



Brannan Lease Amendment- Ken Mitchell

City Council – March 17, 2026

City Staff Representative:

Scott Olsen, Director of Utilities

Department:

Utilities



Property Location





Background

- City purchased the property from Ready Mixed Concrete Company, a subsidiary of Brannan Sand and Gravel Company, LLC, following completion of mining activities in 2020.
- As negotiated, compensation for the property was a seven-year lease to continue ready mixed concrete, salt squeegee operations and precast concrete activities.
- This equates to approximately \$19,000 in rent for 84 months.



First Amendment to Lease Agreement

- Tenant (Brannan) wishes to continue operations at the property.
- City of Brighton has future plans for the property as a surface water treatment plant to support continued growth in the City. Design for said plant would not likely begin until 2045, with construction starting several years after that.
- Brannan and City have negotiated a lease amendment that is mutually beneficial.



First Amendment to Lease Agreement

- Six (6) year initial lease term, with three (3) optional extensions of three (3) years each.
- From date of execution of First Amendment through end of original lease (August 17, 2027), rent will be \$14,734/month.
 - To account for pre-paid lease as part of property purchase
- Beginning August 17, 2027, rent will be \$34,000/month.
- Rent will increase by 2.5% for each successive renewal term, if exercised.



First Amendment to Lease Agreement

- All other terms of original lease remain in force
 - Requirement to remove any and all private property, buildings, structures, foundations, fixtures, etc. prior to end of lease



Staff Recommendation

- City staff recommend approval of the resolution as drafted, authorizing the City Manager, or designee, to execute the First Amendment to the Lease Agreement



Thank you for your time.

Questions?

