



Kyle J. Ocker
Editor & General Manager
Oskaloosa Herald
219 High Ave. East, Oskaloosa, IA 52577
kocker@ottumwacourier.com

Monday, November 6, 2023

via E-mail only

South Central Regional Airport Authority via:
Mike Nardini, Pella City Manager
mnardini@cityofpella.com
Amal Eltahir, Oskaloosa City Manager
aeltahir@oskaloosaiowa.org

RE: A request for public records

Dear SCRAA Records Custodian(s),

Under the Iowa Open Records Law § 22.1 et seq., I am requesting copies of the following records believed to be in your possession:

- Emails sent/received by accounts under the @scraaiowa.com domain name directed to, or received from, either Mike Nardini, Pella City Manager, and/or Amal Eltahir, Oskaloosa City Manager, between July 15, 2023 through October 31, 2023.
- Written correspondence, including but not limited to emails, letters and postcards, sent on behalf of SCRAA regarding farmland leases between October 1, 2023 and October 31, 2023.
- All check requisitions by SCRAA for the months of August 2023 and September 2023.
- Month-end financial statements/reports showing balances and vendor reports for SCRAA for the months of August 2023 and September 2023.
- The SCRAA Fiscal Year 2023-24 Budget, as well as any approved budget amendments for Fiscal Year 2023-24.
- Itemized invoices dated on or after July 1, 2023, from any attorney and/or law firm providing services to SCRAA.
- The agendas and minutes of any SCRAA meeting held in the calendar year 2023 to date.
- The governing/operating bylaws of SCRAA which are currently in effect.

If there are any fees for searching or copying these records, please inform me if the cost will exceed \$25. As the *Oskaloosa Herald* is a recognized news organization with significant readership in the area, and because disclosure of the information is in the public's interest, we would request a waiver of any related fees to the extent possible. Records should be provided electronically when possible to avoid fees related to printing physical copies of records. Upon request, the *Oskaloosa Herald* is willing to provide a removable media storage device, or a cloud-storage service, to assist with the transfer of records should the attachments or files be too large to send via email.

The Iowa Attorney General's Office advises that most requests for records are routine and should be handled immediately. Chapter 22.8 (4) allows for a "good-faith, reasonable delay" under certain circumstances, including to determine whether the records are confidential and not available to the

public. The official having custody of the records being sought is allowed up to 20 calendar days to determine whether the documents should be released, but such delays should not ordinarily exceed 10 business days. The Iowa Supreme Court ruled in a 2013 case (*Horsfield Materials Inc. v. City of Dyersville*) that a government agency can have additional time to comply with a public records request when “the size or nature of the request makes prompt access infeasible.”

In the event this request is denied in whole or in part, please cite any Iowa or Federal code sections you feel justify the partial or complete denial.

Sincerely,

Kyle J. Ocker
Editor and General Manager
Oskaloosa Herald

From: Searle, Jerald Jerald.Searle@hdrinc.com
Subject: SCRAA Meeting
Date: July 17, 2023 at 3:53 PM
To: Jim Hansen jhansen@scraaiowa.com
Cc: amal.eltahir@oskalooaiowa.org



I received a call from Randy D. this afternoon asking again about the land lease for next year. I told him that there is an Executive Committee meeting Wednesday @ 9:00AM. Hopefully, next years land lease can be discussed as September 1 is not too far away.

Thanks

Jerry Searle

Aviation Planner

HDR

300 East Locust Street
Suite 210
Des Moines, Iowa 50309
M 515.971.3100
gerald.searle@hdrinc.com

hdrinc.com/follow-us

From: Mike Nardini mnardini@cityofpella.com

Subject: SCRAA Agenda

Date: July 18, 2023 at 1:30 PM

To: Jim Hansen jhansen@scraaiowa.com, Searle, Jerald Jerald.Searle@hdrinc.com, Amal Eltahir aeltahir@oskaloosaiowa.org



Jim, Jerry, and Amal –

Listed below is the agenda for our meeting tomorrow morning at 9:00 a.m. at the Oskaloosa City Hall.

See you tomorrow.

Mike

-
1. Oskaloosa Update - Amal
 2. Pella Update - Mike
 3. Oskaloosa annexation scenarios/ROW required from IDOT to construct a 5,500 primary runway - Jerry
 4. Project timeline/projected regional airport cash flow needs – Mike
 5. Composition of the SCRAA Board - Jim
 6. Future action plan

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Searle, Jerald Jerald.Searle@hdrinc.com

Subject: RE: SCRAA Agenda

Date: July 18, 2023 at 1:33 PM

To: Mike Nardini mnardini@cityofpella.com, Jim Hansen jhansen@scraaiowa.com, Amal Eltahir aeltahir@oskaloosaiowa.org



Thanks Mike,

Can we also add farm lease to agenda for discussion (as per request from 1 of the tenants). Sept. 1 is fast approaching.

Thanks

Jerry Searle

M 515.971.3100

hdrinc.com/follow-us

From: Mike Nardini <mnardini@cityofpella.com>

Sent: Tuesday, July 18, 2023 1:30 PM

To: Jim Hansen <jhansen@scraaiowa.com>; Searle, Jerald <Jerald.Searle@hdrinc.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>

Subject: SCRAA Agenda

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim, Jerry, and Amal –

Listed below is the agenda for our meeting tomorrow morning at 9:00 a.m. at the Oskaloosa City Hall.

See you tomorrow.

Mike

-
1. Oskaloosa Update - Amal
 2. Pella Update - Mike
 3. Oskaloosa annexation scenarios/ROW required from IDOT to construct a 5,500 primary runway - Jerry
 4. Project timeline/projected regional airport cash flow needs – Mike
 5. Composition of the SCRAA Board - Jim
 6. Future action plan

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Mandy Smith MSmith@cityofpella.com

Subject: SCRAA Board: No Meeting on July 25th

Date: July 20, 2023 at 12:25 PM

To: David Corbin dcorbin@scraaiowa.com, Doug Klahsen dklahsen@scraaiowa.com, Jim Hansen jhansen@scraaiowa.com, Kevin Gaul kgaul@scraaiowa.com, Pam Blomgren pblomgren@scraaiowa.com

Cc: Amy Beattie amy.beattie@brickgentrylaw.com, Jerry Searle Jerald.Searle@hdrinc.com, Mike Nardini mnardini@cityofpella.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Amy Miller Amy.Miller@oskaloosaiowa.org



There will not be a SCRAA meeting on Tuesday, July 25th.

The next SCRAA board meeting date has not been determined at this time. Additional details will be communicated to this group when they are known.

Thank you,

Mandy Smith

City Clerk

City of Pella

825 Broadway Street

Pella, IA 50219

Phone: 641-628-4173

msmith@cityofpella.com

From: Mike Nardini mnardini@cityofpella.com 

Subject: FW: SCRAA Land Lease Amounts

Date: July 20, 2023 at 8:36 AM

To: Jim Hansen jhansen@scraaiowa.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Searle, Jerald Jerald.Searle@hdrinc.com



Jim, Jerry, and Amal –

Attached to this email are the SCRAA farm leases. It appears the leases expire on February 28, 2024. Jim, please let me know how you would like to proceed. A potential option is to schedule another work session for late July/early August and we can discuss this issue.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Mandy Smith <MSmith@cityofpella.com>

Sent: Thursday, July 20, 2023 8:23 AM

To: Mike Nardini <mnardini@cityofpella.com>

Subject: RE: SCRAA Land Lease Amounts

Mike –

Please see attached.

Thank you,
Mandy

From: Mike Nardini <mnardini@cityofpella.com>

Sent: Wednesday, July 19, 2023 2:43 PM

To: Mandy Smith <MSmith@cityofpella.com>

Subject: FW: SCRAA Land Lease Amounts

Mandy –

Please email me the contracts for the attached leases. I would like to verify the contract go thru February 28, 2024.

Thank you.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com



22.10.27 Farm
Lease...D).pdf



22.10.27 Farm
Lease...D).pdf



22.10.27 Farm
Lease...D).pdf



22.10.27 Farm
Lease...D).pdf

From: jhansen@scraaiowa.com
Subject: Farm leases
Date: July 25, 2023 at 8:59 AM
To: mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org, amy.beattie@brickgentrylaw.com
Cc: Jerald.Searle@hdrinc.com



Good morning Amy,

I was approached by one of the tenants of SCRAA property asking about renting in the future. Mike, Amal, Jerry and I briefly discussed this at our last meeting.

What is our requirement in terms of providing public notice and an opportunity to bid on these properties. The guy I spoke with in particular who farms the Wickert property indicated that it will require a couple of years to bring it up to par in terms of soil nutrients, etc. A one year lease does not make that investment prudent. Also, this past year, he sunk some money into the property.

I would like to have the option to re-let some or all of the land to the current tenants without a public bid process. I think it would show good faith on the SCRAAs part and probably enhance the rental value.

Thoughts?

Thanks, Jim

From: Searle, Jerald Jerald.Searle@hdrinc.com
Subject: FW: Farm leases
Date: July 25, 2023 at 11:16 AM
To: Jim Hansen jhansen@scraaiowa.com
Cc: amy.beattie@brickgentrylaw.com, amal.eltahir@oskaloosaiowa.org



I would concur with Amy's comments. Of the 40 airports I have worked on in Iowa, using the ISU rate has been the common practice.

I would (if not already included in the standard language) include a provision to pay for crop damages if a proposed airport improvement would impact the lease hold area.

Since the airport will be constructed over a period of years, the lease hold area will change.

During construction, the need line will be determined each year and the acres available for lease computed and the ISU rate applied. It worked out well over the 3-4 years of construction in Sioux County.

I think you could do a 3 year lease. Realistically, construction probably would not occur within 3 years given a year for annexation, another year to complete land acquisition and another year for Phase I design.

Jerry Searle

M 515.971.3100
hdrinc.com/follow-us

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Tuesday, July 25, 2023 10:18 AM
To: jhansen@scraaiowa.com; mnardini@cityofpella.com;
amal.eltahir@oskaloosaiowa.org
Cc: Searle, Jerald <Jerald.Searle@hdrinc.com>
Subject: Re: Farm leases

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim. There is no legal requirement to go out to bid on the tenant leases. I think it was good practice for that first year, because it opened up the opportunity, but there was no legal requirement.

If we lease for longer than 3 years, we need to go through a public hearing process. That said, I have never dealt with a farm lease where we have gone through a public hearing process!

If we are going to terminate a lease we will need to give written Notice of Termination before September 1st.

Just a FYI as to we handle it in Ankeny. We obtain the annual ISU survey of rents and then go back to the current tenant and offer them a lease for the upcoming year with any adjustment in rent that we think is needed. That has worked well for decades (yes I have been handling them that long!) We have some tenants that have been farming it that long also.

also.

Let me know if you have further questions. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Tuesday, July 25, 2023 at 8:59 AM
To: mnardini@cityofpella.com <mnardini@cityofpella.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>
Subject: Farm leases

Good morning Amy,

I was approached by one of the tenants of SCRAA property asking about renting in the future. Mike, Amal, Jerry and I briefly discussed this at our last meeting.

What is our requirement in terms of providing public notice and an opportunity to bid on these properties. The guy I spoke with in particular who farms the Wickert property indicated that it will require a couple of years to bring it up to par in terms of soil nutrients, etc. A one year lease does not make that investment prudent. Also, this past year, he sunk some money into the property.

I would like to have the option to re-let some or all of the land to the current tenants without a public bid process. I think it would show good faith on the SCRAAs part and probably enhance the rental value.

Thoughts?

Thanks, Jim

From: Amy Beattie Amy.Beattie@brickgentrylaw.com
Subject: Re: Farm leases
Date: July 26, 2023 at 3:17 PM
To: jhansen@scraaiowa.com, Mike Nardini mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com, Mandy Smith MSmith@cityofpella.com



FYI. Attached is the current ISU Case Rent Survey. Given the volatility of rates do we want to just go 2 years out rather than 3? Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Wednesday, July 26, 2023 at 3:06 PM
To: 'Mike Nardini' <mnardini@cityofpella.com>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>
Cc: Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>, 'Mandy Smith' <MSmith@cityofpella.com>
Subject: RE: Farm leases

At first blush, at least, I'd suggest that we offer 3 year contracts with all the current tenants at a rate based on the ISU survey. If any of them do not re-up, we can offer their land those adjoining or advertise.

Thoughts?

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, July 26, 2023 1:25 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>; jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com; Mandy Smith <MSmith@cityofpella.com>
Subject: RE: Farm leases

Jim, Amy, Amal, and Jerry –

Attached to this email is the termination notice we received from Mark Vos today. Jim, please let us know how you would like to proceed.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Tuesday, July 25, 2023 10:18 AM
To: jhansen@scraaiowa.com; Mike Nardini <mnardini@cityofpella.com>;
amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com
Subject: Re: Farm leases

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Let me know if you have further questions. Amy.

Amy S. Beattie
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6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Tuesday, July 25, 2023 at 8:59 AM
To: mnardini@cityofpella.com <mnardini@cityofpella.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>
Subject: Farm leases

Good morning Amy,

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Thoughts?

Thanks, Jim



2023-ISU Farm
Cash R...21].pdf

From: Searle, Jerald Jerald.Searle@hdrinc.com
Subject: RE: Annexation
Date: July 27, 2023 at 12:28 PM
To: Mike Nardini mnardini@cityofpella.com, Amal Eltahir aeltahir@oskaloosaiowa.org
Cc: Jim Hansen jhansen@scraaiowa.com



Mike,

Thanks for the opportunity to comment.

My understanding that since this is a replacement airport, FAA would likely not support Scenario #1 (4,000). However that is their decision.

Scenario # 2 is the most likely scenario for the reason noted above. Based on your notes, 1,234 acres of "consenting " property will be needed. Of that, 371.82 acres would come from the SCRAA leaving 862 acres +/- to be obtained from others (IA DOT ROW, adjacent property owners).

There must be a connection (at least 50') from 163 to the area shown on your map. As such, one or more property owners adjacent to 163 would have to consent. Again, the parcels when combined can not create an island. I do not believe 220th can be used as the County has an easement and the property owners most likely would not consent. Again, that is my understanding at this point in time.

I would agree that there will be adjustments as the City develops its petition.

Jerry Searle

M 515.971.3100
hdrinc.com/follow-us

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Thursday, July 27, 2023 9:44 AM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>
Cc: Jim Hansen <jhansen@scraaiowa.com>
Subject: Annexation

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jerry and Amal –

Attached to this email is our initial calculation of the number of consenting/non-consenting acres required for the Oskaloosa annexation. The calculations were based on the amount non-consenting property required for an initial build of a 4,000-foot primary runway and 5,500-foot primary runway. Listed below is a summary of our initial calculations:

Scenario #1 - Initial build of a 4,000-foot primary runway we believe would require 464 acres of consenting property which would allow a total 116 acres

of nonconsenting property.

Scenario #2 - Initial build of a 5,500-foot primary runway we believe would require 1,234 acres of consenting property which would allow a total 308 acres of nonconsenting property.

Please keep in mind this is an initial draft and it will likely require adjustments/corrections. I have also included a map of the potential non-consenting parcels which would be required under each scenario.

I appreciate your assistance and would like to thank you for reviewing this information.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: HDR Invoice
Date: July 31, 2023 at 8:44 AM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org



Please let me know if you approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



10091425 PRD
6 2023.pdf



Invoice

Please send remittance with copy of invoice to

HDR Inc.

US Engineering Accounts Receivable

PO Box 74008202

Chicago, IL 60674-8202

HDR Engineering, Inc.
101 S. Phillips Avenue, Suite 401
Sioux Falls, SD, 57104
Phone: (605) 977-7740

HDR Invoice No. 1200537951
Invoice Date 7/24/2023
Month Ending 7/1/2023

Attn: Vivian Vriezelaar and Corey Goodenow
South Central Regional Airport Agency
825 Broadway Street
Pella, IA 50219

Project Number Amount Due
10091425 \$26,987.59

South Central Regional Airport Task Order 1 - 6B Public Meetings

Direct Salary Costs (Per Attached)				\$9,062.12	=	\$9,062.12
Overhead:	1.5648	x				<u>\$14,180.41</u>
					Subtotal Labor	\$23,242.53

Fixed Fee:	\$58,245.03			
Previously Invoiced	\$50,798.07			
Invoiced This Period	<u>\$3,486.38</u>			\$3,486.38
Remaining:	\$3,960.58			

Cost of Money	.3537%	x	\$9,062.12	\$32.05
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Expenses				\$226.63
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Original Contract	\$24,749.00
Amendment #1	\$34,006.00
Amendment #2	\$19,930.00
Amendment #3	\$21,024.00
Amendment #4	\$30,084.00
Amendment #5	\$29,900.00
Amendment #6	\$29,895.00
Amendment #7	\$29,895.00
Amendment #8	\$15,000.00
Amendment #9	\$15,000.00
Amendment #10	\$20,000.00
Amendment #11	\$8,000.00
Amendment #12	\$36,200.00
Amendment #13	\$15,000.00
Amendment #14	\$20,000.00
Amendment #15	\$35,000.00
Amendment #16	\$40,000.00
Amendment #17	<u>\$50,000.00</u>
	\$473,683.00

	<u>This Invoice</u>	<u>Previously Billed</u>	<u>Total To Date</u>
Total Invoiced:	\$26,987.59	\$416,919.09	\$443,906.68
Fixed Fee:	\$3,486.38	\$50,798.07	\$54,284.45
Cost of Money:	\$32.05	\$471.29	\$503.34

AMOUNT DUE THIS INVOICE \$26,987.59

**South Central Regional Airport
Task Order 1 - 6B Public Meetings**

Period: June 4, 2023 to July 1, 2023

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Direct Labor \$</u>	<u>Overhead Dollar Amt.</u>	<u>Overhead Plus DL</u>	<u>Fixed Fee</u>	<u>Fixed Fee Plus O.H. & DL</u>
Becker, J.	4.00	\$31.51	\$126.04	\$197.23	\$323.27	\$48.49	\$371.76
Henze, C.	2.00	\$29.52	\$59.04	\$92.39	\$151.43	\$22.71	\$174.14
Hughes, K.	3.00	\$26.01	\$78.03	\$122.10	\$200.13	\$30.02	\$230.15
Junaid, C.	5.00	\$23.00	\$115.00	\$179.95	\$294.95	\$44.24	\$339.20
Kammler, J.	10.50	\$32.22	\$338.31	\$529.39	\$867.70	\$130.16	\$997.85
Kline, M.	30.00	\$43.56	\$1,306.80	\$2,044.88	\$3,351.68	\$502.75	\$3,854.43
McGlynn, C.	0.25	\$28.13	\$7.03	\$11.00	\$18.04	\$2.71	\$20.74
Rupiper, D.	51.00	\$55.03	\$2,806.53	\$4,391.66	\$7,198.19	\$1,079.73	\$8,277.92
Schwebach, C.	2.25	\$52.10	\$117.23	\$183.43	\$300.66	\$45.10	\$345.76
Searle, J.	52.50	\$73.46	\$3,856.65	\$6,034.89	\$9,891.54	\$1,483.73	\$11,375.27
Spradling, J.	2.00	\$76.57	\$153.14	\$239.63	\$392.77	\$58.92	\$451.69
Veldhouse, K.	0.50	\$45.45	\$22.73	\$35.56	\$58.29	\$8.74	\$67.03
Woehl, R.	1.50	\$50.39	\$75.59	\$118.28	\$193.86	\$29.08	\$222.94
Totals	164.50		\$9,062.12	\$14,180.41	\$23,242.53	\$3,486.38	\$26,728.90

OTHER EXPENSES

Travel	\$226.63
Garden & Associates	\$0.00
	<u>\$226.63</u>

From: jhansen@scraaiowa.com 

Subject: RE: HDR Invoice

Date: August 1, 2023 at 10:43 AM

To: Vivian Vriezelaar vvriezelaar@cityofpella.com, aeltahir@oskaloosaiowa.org



Approved. Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>

Sent: Monday, July 31, 2023 8:44 AM

To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org

Subject: HDR Invoice

Please let me know if you approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar

Accounting Manager

City of Pella

825 Broadway St

PO Box 88

Pella, IA 50219

Phone 641-628-4173 ext. 224

Fax 641-628-3120



From: Amy Beattie Amy.Beattie@brickgentrylaw.com
Subject: Re: Farm Leases--SCRAA
Date: August 6, 2023 at 11:35 AM
To: jhansen@scraaiowa.com, amal.eltahir@oskaloosaiowa.org, mnardini@cityofpella.com



Good Morning. We have received a notice from Vos so we will not need to serve him. But I will get the other termination notices done and out.

Has DeRooi already indicated that he will not be farming the 4th parcel? Not sure I heard anything on why we would need to find another tenant for it.

Do we need to have the Lease Committee weigh in on the proposal? Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Wednesday, August 2, 2023 at 2:45 PM
To: amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, mnardini@cityofpella.com <mnardini@cityofpella.com>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Subject: Farm Leases--SCRAA

I met with Randy DeBruin and his son this morning to talk about renting the SCRAA farm ground. Attached is a map he gave me. "Bid 1" is the Wichart property with 113 tillable acres. "Bid 2" is the VanHeukelom property with 110.9 tillable acres. He currently rents this. "Bid 3" is the Vos property with 78.39 tillable acres that Mark Vos no longer wants to rent. And "Bid 4" is the Barnard property currently rented by DeRooi.

Randy would like to rent 1, 2, and 3 for 2-3 years at the ISU rate. If he could do that, he would remove the fence line, trees and shrubs between 1 and 2 making it a more efficient piece of ground to farm. He also talked about cleaning up the north and west parts of #1.

Drew McGee farms #1 now. My thoughts are as follows:

1. Send McGee, DeBruin, Vos and DeRooi termination notices immediately.
2. Lease DeBruin 1, 2, and 3 for 3 years at the ISU rates for those years with the proviso that he removes the fence, trees etc between 1 and 2 and does some clean up on the rest. He said he would also plant cover crops on them for the winter. He would do these improvements yet this fall.
3. Find another tenant for DeRooi. (Would McGee want it?)

Amy has indicated that we don't need to bid it out. This plan would give us fair rent, improve the property and have it resolved for several years.

Thoughts?

thoughts:

Thanks, Jim

From: jhansen@scraaiowa.com 

Subject: Farm Leases--SCRAA

Date: August 2, 2023 at 2:45 PM

To: amal.eltahir@oskalooaiowa.org, mnardini@cityofpella.com, amy.beattie@brickgentrylaw.com



I met with Randy DeBruin and his son this morning to talk about renting the SCRAA farm ground. Attached is a map he gave me. "Bid 1" is the Wichart property with 113 tillable acres. "Bid 2" is the VanHeukelom property with 110.9 tillable acres. He currently rents this. "Bid 3" is the Vos property with 78.39 tillable acres that Mark Vos no longer wants to rent. And "Bid 4" is the Barnard property currently rented by DeRooi.

Randy would like to rent 1, 2, and 3 for 2-3 years at the ISU rate. If he could do that, he would remove the fence line, trees and shrubs between 1 and 2 making it a more efficient piece of ground to farm. He also talked about cleaning up the north and west parts of #1.

Drew McGee farms #1 now. My thoughts are as follows:

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2. Lease DeBruin 1, 2, and 3 for 3 years at the ISU rates for those years with the proviso that he removes the fence, trees etc between 1 and 2 and does some clean up on the rest. He said he would also plant cover crops on them for the winter. He would do these improvements yet this fall.
3. Find another tenant for DeRooi. (Would McGee want it?)

Amy has indicated that we don't need to bid it out. This plan would give us fair rent, improve the property and have it resolved for several years.

Thoughts?

Thanks, Jim



2871_001.pdf

From: Searle, Jerald Jerald.Searle@hdrinc.com
Subject: Mahaska County - 220th / 235 Road Alternatives
Date: August 14, 2023 at 3:46 PM
To: amal.eltahir@oskalooaiowa.org
Cc: Jim Hansen jhansen@scraaiowa.com



Amal,

I checked my email and see that I sent the 2 alternatives (Relocated 220th; 235th Improvements) to Andrew on July 7.
You and Jim were also copied.

As I recall when presented with the 220th relocation alternative, one of the Supervisors thought improvement to 235th a better choice. He gave several reasons why in his opinion 235th was a better alternative. It is my understanding that the County needed more information so an to comment.

It was requested that a more detained framework for discussion (5 % design/concept drawings and cost opinions) be undertaken.

To date we have received no additional comment regarding which road alternative that the county prefers should the project move forward.

Is it reasonable to assume their preferred alternative is 235th Street improvements? Is it reasonable to say that the SCRAA would participate to the extent allowed based on a cost not to exceed that associated with the "in-kind granular surfaced" relocated 220th Street.

The SCRAA needs to know what is acceptable and hopefully that can be discussed at the BOS meeting Monday-August21.

The next time the newspaper prints a story, I hope they can at least acknowledge the reasonable attempts made to address County concerns and Make America Great.

Jerry Searle

Aviation Planner

HDR

300 East Locust Street
Suite 210
Des Moines, Iowa 50309
M 515.971.3100
gerald.searle@hdrinc.com

hdrinc.com/follow-us

From: Mike Nardini mnardini@cityofpella.com

Subject: Out of Office

Date: August 18, 2023 at 8:39 AM

To: Searle, Jerald Jerald.Searle@hdrinc.com, Jim Hansen jhansen@scraaiowa.com, Amy Beattie (amy.beattie@brickgentrylaw.com) amy.beattie@brickgentrylaw.com, Amal Eltahir aeltahir@oskaloosaiowa.org

Cc: Mandy Smith MSmith@cityofpella.com



Jim, Amy, Jerry, and Amal –

Please note, I will be out of the office next week. If you need immediate assistance, please contact Mandy Smith. Otherwise, you can contact me on my cell at 641-416-0216.

Have a good weekend.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: jhansen@scraaiowa.com
Subject: FW: Out of Office
Date: August 18, 2023 at 8:56 AM
To: amal.eltahir@oskaloosaiowa.org, Jerald.Searle@hdrinc.com



I assumed, maybe wrong, that Mike was making arrangements and going to the 4 States conf next week.

However, given the inaction of the Board of Supervisors, I would like to revisit the need to go down there. I do think we need to have a frank discussion with the FAA, but given the usual time constraints at the Conference, I don't know that it is the best venue.

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Friday, August 18, 2023 8:39 AM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>; Jim Hansen <jhansen@scraaiowa.com>; Amy Beattie (amy.beattie@brickgentrylaw.com) <amy.beattie@brickgentrylaw.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>
Cc: Mandy Smith <MSmith@cityofpella.com>
Subject: Out of Office

Jim, Amy, Jerry, and Amal –

Please note, I will be out of the office next week. If you need immediate assistance, please contact Mandy Smith. Otherwise, you can contact me on my cell at 641-416-0216.

Have a good weekend.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com



From: Searle, Jerald Jerald.Searle@hdrinc.com
Subject: Four States Airport Conference - Jeff Deitering Contact Info
Date: August 18, 2023 at 11:38 AM
To: amal.eltahir@oskaloosaiowa.org
Cc: Jim Hansen jhansen@scraaiowa.com

Amal

Link to conference information:

<https://www.4statesairportconference.com/>

Jeff Deitering contact:

Jeff.deitering@faa.gov

816 329-2637

Conference schedule

<https://www.4statesairportconference.com/>

Jerry Searle

Aviation Planner

HDR

300 East Locust Street

Suite 210

Des Moines, Iowa 50309

M 515.971.3100

gerald.searle@hdrinc.com

hdrinc.com/follow-us

From: jhansen@scraaiowa.com
Subject: Meet next week?
Date: August 18, 2023 at 1:43 PM
To: Jeff.deitering@faa.gov
Cc: Jerald.Searle@hdrinc.com, amal.eltahir@oskaloosaiowa.org



Jeff,

Touching base to see if/when we could meet next week at the 4 States Conf. We don't have much news to report I'm afraid. If you would like to get together, Thursday morning may work for me. Another alternative might be Thursday afternoon. Let me know your thoughts and we'll go from there. If you'd like to discuss, my cell is 641.660.2826.

Thanks, Jim

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: HDR Invoice 1200545802
Date: August 22, 2023 at 9:04 AM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org



Just following up to see if you approve the attached invoice for payment.

Thank you.

Please approve the attached HDR invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



10091425 PRD
7 2023.pdf



Invoice

Please send remittance with copy of invoice to

HDR Inc.

US Engineering Accounts Receivable

PO Box 74008202

Chicago, IL 60674-8202

HDR Engineering, Inc.
101 S. Phillips Avenue, Suite 401
Sioux Falls, SD, 57104
Phone: (605) 977-7740

HDR Invoice No. 1200545802
Invoice Date 8/14/2023
Month Ending 7/29/2023

Attn: Vivian Vriezelaar and Corey Goodenow
South Central Regional Airport Agency
825 Broadway Street
Pella, IA 50219

Project Number Amount Due
10091425 \$16,418.00

South Central Regional Airport Task Order 1 - 6B Public Meetings

Direct Salary Costs (Per Attached)				\$5,528.61	\$5,528.61
Overhead:	1.5648	x	\$5,528.61	=	<u>\$8,651.17</u>
				Subtotal Labor	\$14,179.78

Fixed Fee:	\$58,245.03	
Previously Invoiced	\$54,284.45	
Invoiced This Period	<u>\$2,126.97</u>	\$2,126.97
Remaining:	\$1,833.61	

Cost of Money	.3537%	x	\$5,528.61	\$19.55
----------------------	--------	---	------------	---------

Expenses		\$91.70
-----------------	--	---------

Original Contract	\$24,749.00
Amendment #1	\$34,006.00
Amendment #2	\$19,930.00
Amendment #3	\$21,024.00
Amendment #4	\$30,084.00
Amendment #5	\$29,900.00
Amendment #6	\$29,895.00
Amendment #7	\$29,895.00
Amendment #8	\$15,000.00
Amendment #9	\$15,000.00
Amendment #10	\$20,000.00
Amendment #11	\$8,000.00
Amendment #12	\$36,200.00
Amendment #13	\$15,000.00
Amendment #14	\$20,000.00
Amendment #15	\$35,000.00
Amendment #16	\$40,000.00
Amendment #17	<u>\$50,000.00</u>
	\$473,683.00

	<u>This Invoice</u>	<u>Previously Billed</u>	<u>Total To Date</u>
Total Invoiced:	\$16,418.00	\$443,906.68	\$460,324.68
Fixed Fee:	\$2,126.97	\$54,284.45	\$56,411.42
Cost of Money:	\$19.55	\$503.34	\$522.89

AMOUNT DUE THIS INVOICE \$16,418.00

**South Central Regional Airport
Task Order 1 - 6B Public Meetings**

Period: July 2, 2023 to July 29, 2023

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Direct Labor \$</u>	<u>Overhead Dollar Amt.</u>	<u>Overhead Plus DL</u>	<u>Fixed Fee</u>	<u>Fixed Fee Plus O.H. & DL</u>
Becker, J.	2.00	\$31.51	\$63.02	\$98.61	\$161.63	\$24.25	\$185.88
Hamilton, D.	1.00	\$84.66	\$84.66	\$132.48	\$217.14	\$32.57	\$249.71
Henze, C.	1.00	\$29.52	\$29.52	\$46.19	\$75.71	\$11.36	\$87.07
Hughes, K.	2.50	\$26.01	\$65.03	\$101.75	\$166.78	\$25.02	\$191.79
Junaid, C.	12.00	\$23.00	\$276.00	\$431.88	\$707.88	\$106.18	\$814.07
Kammler, J.	5.00	\$32.22	\$161.10	\$252.09	\$413.19	\$61.98	\$475.17
Kline, M.	11.00	\$43.56	\$479.16	\$749.79	\$1,228.95	\$184.34	\$1,413.29
McGlynn, C.	0.00	\$28.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rupiper, D.	41.00	\$55.03	\$2,256.23	\$3,530.55	\$5,786.78	\$868.02	\$6,654.80
Sadadee, S.	1.00	\$41.64	\$41.64	\$65.16	\$106.80	\$16.02	\$122.82
Schwebach, C.	1.00	\$52.10	\$52.10	\$81.53	\$133.63	\$20.04	\$153.67
Searle, J.	27.50	\$73.46	\$2,020.15	\$3,161.13	\$5,181.28	\$777.19	\$5,958.47
Totals	<u>105.00</u>		<u>\$5,528.61</u>	<u>\$8,651.17</u>	<u>\$14,179.78</u>	<u>\$2,126.97</u>	<u>\$16,306.75</u>

OTHER EXPENSES

Travel	\$91.70
Garden & Associates	\$0.00
	<u>\$91.70</u>

From: jhansen@scraaiowa.com
Subject: Annexation
Date: August 30, 2023 at 8:14 AM
To: Jerald.Searle@hdrinc.com, amal.eltahir@oskaloosaiowa.org, mnardini@cityofpella.com



All, pretty good article on the Herald website about the work session yesterday.
Someone should get it to Stu Anderson.

Thanks, Jim

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: SCRAA Property Tax Statements
Date: August 14, 2023 at 2:43 PM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org
Cc: Mike Nardini mnardini@cityofpella.com



Attached is a summary sheet of the property tax statements for Fiscal Year 2022 that are due in September. I have also included a copy of each statement. Please let me know if you approve paying the attached property taxes.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



Property Tax
Statem...22.xlsx



SCRAA Property
Tax St...22.pdf

SCRAA Property Tax Statements - Fiscal Year 2022

<u>Parcel #</u>	<u>Legal Description</u>	<u>Total Tax Due</u>
629300007	S 1/2 SE SW	406
629400006	S 1/2 SW SE	328
632100008	NE NW EXC W 525'	502
632100010	N 1/8 SE NW EXC W 52 5'	70
632100011	W 525' NE NW EXC S 4 71.09" W 415.32"	234
632100014	W 525' N 1/8 SE NW EXC W 415.32'	10
632200001	NW NE	950
632200002	N 1/2 SW NE	674
632200003	PT PARCEL A SW NE	760
632200006	PR PARCEL A NE NE	210
632200008	PT PARCEL A SE NE	972
632400001	PT PARCEL A NW SE	1,746
633100010	PT PARCEL A SW NW	36
633300004	SW SW	1,532
633300005	SE SW	1,476
633300006	PT PARCEL A NW SW	624
1004100010	PARCEL A LOT 5 W 1/2	<u>1,786</u>
	Total	12,316

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21659
000000629300007 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21659
000000629300007 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$406.00 **\$203.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$203.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.

Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.

See reverse side for additional information.

Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the County Auditor with questions.

Parcel 000000629300007 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Gross Acres 18.62
Sect 029 Twn 076 Rng 016 Exempt Acres .00
Net Acres 18.62

Legal Description S 1/2 SE SW

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	15,860	14,535	15,860	14,122	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	15,860	14,535	15,860	14,122		
Less Military Exemption:						

NET TAXABLE VALUE: \$14,535 \$14,122

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 416.41 403.77

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

10.53-

9.91-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$406.00** **\$394.00**

House Tax:

County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.985	207.00	201.26	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.788	55.98	54.43	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.224	49.63	48.29	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	35.94	34.45	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	24.66	23.98	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.599	10.55	9.57	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	9.18	8.92	12,331.00	12,053.00	2.306
ASSESSOR	1.616	6.56	6.77	571,025.00	603,844.00	5.435-
DEBT SERVICE	.847	3.44	3.41	313,200.00	315,207.00	.636-
AG EXT-BRUC TR	.754	3.06	2.92	618,589.00	719,683.00	14.047-

TOTALS: **\$406.00** **\$394.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21659

DUE Sept 30, 2023 \$203.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$203.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21660
000000629400006 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21660
000000629400006 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$328.00 **\$164.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$164.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.

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Parcel 000000629400006 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Gross Acres 19.00
Sect 029 Twn 076 Rng 016 Exempt Acres .00
Net Acres 19.00

Legal Description S 1/2 SW SE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	12,800	11,730	12,800	11,397	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	12,800	11,730	12,800	11,397		
Less Military Exemption:						

NET TAXABLE VALUE: \$11,730 \$11,397

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 336.05 325.86

Less Credits of:

Homestead/DVH Credit

Ag Land Credit 8.50-

6.66-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$328.00** **\$320.00**

House Tax:

County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.983	167.23	163.46	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.787	45.22	44.21	3,073,641.00	3,011,260.00	2.071
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GENERAL SUPP.	6.073	19.92	19.47	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.598	8.52	7.77	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.259	7.41	7.24	12,331.00	12,053.00	2.306
ASSESSOR	1.616	5.30	5.50	571,025.00	603,844.00	5.435-
DEBT SERVICE	.848	2.78	2.77	313,200.00	315,207.00	.636-
AG EXT:BRUC TB	.753	2.47	2.37	618,589.00	719,683.00	14.047-

TOTALS: **\$328.00** **\$320.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21660

DUE Sept 30, 2023 \$164.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$164.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21661

000000632100008 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21661

000000632100008 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$502.00 **\$251.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$251.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000000632100008 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 24.09
Exempt Acres .00
Net Acres 24.09
Legal Description NE NW EXC W 525'

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale	
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate		
Land:	19,580	17,944	19,580	17,434	Special Assessment	no	
Buildings:					Drainage Assessment	no	
Dwelling:					Tax Sale	no	
TOTAL VALUE:	19,580	17,944	19,580	17,434			
Less Military Exemption:							

NET TAXABLE VALUE: \$17,944 \$17,434

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 514.07 498.47

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

13.00-

11.95-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$502.00 \$486.00

House Tax:

County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.984	255.95	248.26	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.787	69.21	67.14	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.225	61.37	59.55	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.853	44.44	42.50	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	30.49	29.58	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.598	13.04	11.80	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	11.35	11.00	12,331.00	12,053.00	2.306
ASSESSOR	1.616	8.11	8.36	571,025.00	603,844.00	5.435-
DEBT SERVICE	.849	4.26	4.21	313,200.00	315,207.00	.636-
AG EXT/BRUC/TB	.753	3.78	3.60	618,589.00	719,683.00	14.047-

TOTALS: \$502.00 \$486.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21661

DUE Sept 30, 2023 \$251.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$251.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21662
000000632100010 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21662
000000632100010 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$70.00 **\$35.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$35.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
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County Auditor with questions.

Parcel 000000632100010 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 3.01
Exempt Acres .00
Net Acres 3.01
Legal Description N 1/8 SE NW EXC W 52 5'

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Tax, Specials, Drainage, Tax Sale	
Land:	2,720	2,493	2,720	2,422	Delinquent Real Estate	no
Buildings:					Special Assessment	no
Dwelling:					Drainage Assessment	no
TOTAL VALUE:	2,720	2,493	2,720	2,422	Tax Sale	no
Less Military Exemption:						

NET TAXABLE VALUE: \$2,493 \$2,422

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 71.42 69.25

Less Credits of:

Homestead/DVH Credit

Ag Land Credit 1.81-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$70.00 \$68.00

House Tax: County EMS \$ 247,110.00

Taxing Authority:	Distribution of your current & prior year taxes			Total property taxes levied by taxing authority		
	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.986	35.69	34.74	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.786	9.65	9.39	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.229	8.56	8.33	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.857	6.20	5.95	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.071	4.25	4.14	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.600	1.82	1.65	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.257	1.58	1.54	12,331.00	12,053.00	2.306
ASSESSOR	1.614	1.13	1.17	571,025.00	603,844.00	5.435-
DEBT SERVICE	.843	.59	.59	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.757	.53	.50	618,589.00	719,683.00	14.047-

TOTALS: \$70.00 \$68.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21662

DUE Sept 30, 2023 \$35.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$35.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21663
000000632100011 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21663
000000632100011 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$234.00 **\$117.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$117.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
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County Auditor with questions.

Parcel 000000632100011 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 10.76
Exempt Acres .00
Net Acres 10.76
Legal Description W 525' NE NW EXC S 4 71.09' W 415.32'

VALUATIONS AND TAXES THIS YEAR		LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	
Land:	9,120	8,358	9,120	8,121	Delinquent Real Estate no
Buildings:					Special Assessment no
Dwelling:					Drainage Assessment no
TOTAL VALUE:	9,120	8,358	9,120	8,121	Tax Sale no
Less Military Exemption:					

NET TAXABLE VALUE: \$8,358 \$8,121

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 239.44 232.19

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

6.06-

6.18-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$234.00** **\$226.00**

House Tax:

County EMS \$ 247,110.00

Distribution of your current & prior year taxes		Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Percent +/-
PELLA SCH	50.989	119.31	115.44	15,659,645.00 15,552,170.00 .691
RURAL BASIC	13.786	32.26	31.22	3,073,641.00 3,011,260.00 2.071
GENERAL BASIC	12.226	28.61	27.70	4,319,282.00 4,304,323.00 .347
HOSPITAL	8.850	20.71	19.76	3,127,493.00 3,071,121.00 1.835
GENERAL SUPP.	6.073	14.21	13.75	2,145,878.00 2,137,500.00 .391
DMAC-ANKENY	2.598	6.08	5.49	41,019,999.00 36,929,401.00 11.076
MADISON-OSKA FI	2.261	5.29	5.12	12,331.00 12,053.00 2.306
ASSESSOR	1.615	3.78	3.89	571,025.00 603,844.00 5.435-
DEBT SERVICE	.850	1.99	1.96	313,200.00 315,207.00 .636-
AG EXT-BRUC TB	.752	1.76	1.67	618,589.00 719,683.00 14.047-

TOTALS: **\$234.00** **\$226.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21663

DUE Sept 30, 2023 \$117.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$117.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21664
000000632100014 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21664
000000632100014 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$10.00 **\$5.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$5.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
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County Auditor with questions.

Parcel 000000632100014 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres .37
Exempt Acres .00
Net Acres .37
Legal Description W 525' N 1/8 SE NW E XC W 415.32'

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	370	339	370	329	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	370	339	370	329		
Less Military Exemption:						

NET TAXABLE VALUE: \$339 \$329
Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency
EQUALS GROSS TAX OF: 9.71 9.41
Less Credits of:
Homestead/DVH Credit
Ag Land Credit .25- .16-
Family Farm Credit
Business Prop Tax Credit Fund
Low Income/Elderly Credit
Prepaid Tax

NET ANNUAL TAXES: \$10.00 \$10.00

House Tax:				County EMS \$ 247,110.00		
Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	51.000	5.10	5.11	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.800	1.38	1.38	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.100	1.21	1.23	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.900	.89	.87	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.100	.61	.61	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.600	.26	.24	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.300	.23	.23	12,331.00	12,053.00	2.306
ASSESSOR	1.600	.16	.17	571,025.00	603,844.00	5.435-
AG EXT/BRUC TB	.800	.08	.07	618,589.00	719,683.00	14.047-
DEBT SERVICE	.800	.08	.09	313,200.00	315,207.00	.636-

TOTALS: \$10.00 \$10.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21664

DUE Sept 30, 2023 \$5.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$5.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21665

000000632200001 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21665

000000632200001 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$950.00 **\$475.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$475.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
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County Auditor with questions.

Parcel 000000632200001 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Gross Acres 40.00
Sect 032 Twn 076 Rng 016 Exempt Acres .00
Net Acres 40.00

Legal Description NW NE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	37,100	34,000	37,100	33,034	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	37,100	34,000	37,100	33,034		
Less Military Exemption:						

NET TAXABLE VALUE: \$34,000 \$33,034

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 974.05 944.49

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$950.00 \$922.00

House Tax: County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.985	484.36	470.97	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.787	130.98	127.38	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.226	116.15	112.99	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	84.09	80.62	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	57.70	56.11	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.597	24.67	22.40	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	21.48	20.87	12,331.00	12,053.00	2.306
ASSESSOR	1.616	15.35	15.85	571,025.00	603,844.00	5.435-
DEBT SERVICE	.848	8.06	7.98	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.754	7.16	6.83	618,589.00	719,683.00	14.047-

TOTALS: \$950.00 \$922.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21665

DUE Sept 30, 2023 \$475.00

Date Paid: _____

CHECK# _____

DUE March 31, 2024 \$475.00

Date Paid: _____

CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21666
000000632200002 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21666
000000632200002 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$674.00 **\$337.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$337.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

668 000 MADISON TWP

PELLA SCHOOL

OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.

Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.

See reverse side for additional information.

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Parcel 000000632200002 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Gross Acres 20.00
Sect 032 Twn 076 Rng 016 Exempt Acres .00
Net Acres 20.00

Legal Description N 1/2 SW NE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	26,320	24,120	26,320	23,436	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	26,320	24,120	26,320	23,436		
Less Military Exemption:						

NET TAXABLE VALUE: \$24,120 \$23,436

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 691.00 670.07

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

17.48-

16.59-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$674.00** **\$654.00**

House Tax:

County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.984	343.64	334.07	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.788	92.93	90.35	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.224	82.39	80.16	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	59.66	57.18	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	40.94	39.80	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.598	17.51	15.89	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	15.24	14.81	12,331.00	12,053.00	2.306
ASSESSOR	1.616	10.89	11.24	571,025.00	603,844.00	5.435-
DEBT SERVICE	.849	5.72	5.66	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.754	5.08	4.84	618,589.00	719,683.00	14.047-

TOTALS: **\$674.00** **\$654.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21666

DUE Sept 30, 2023

\$337.00

Date Paid:

CHECK#

DUE March 31, 2024

\$337.00

Date Paid:

CHECK#

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21667
000000632200003 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21667
000000632200003 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$760.00 **\$380.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$380.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000000632200003 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 20.00
Exempt Acres .00
Net Acres 20.00
Legal Description PT PARCEL A SW NE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	29,720	27,236	29,720	26,463	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	29,720	27,236	29,720	26,463		
Less Military Exemption:						

NET TAXABLE VALUE: \$27,236 \$26,463

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 780.27 756.62

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

19.73-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$760.00 \$738.00

House Tax:

County EMS \$ 247,110.00

Taxing Authority:	%Total	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority		
		Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.985	387.49	376.98	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.788	104.79	101.96	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.225	92.91	90.43	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.851	67.27	64.53	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	46.16	44.91	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.597	19.74	17.93	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	17.18	16.71	12,331.00	12,053.00	2.306
ASSESSOR	1.616	12.28	12.69	571,025.00	603,844.00	5.435-
DEBT SERVICE	.849	6.45	6.39	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.754	5.73	5.47	618,589.00	719,683.00	14.047-

TOTALS: \$760.00 \$738.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21667

DUE Sept 30, 2023 \$380.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$380.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21668
000000632200006 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21668
000000632200006 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$210.00 **\$105.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$105.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel: 000000632200006 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 8.09
Exempt Acres .00
Net Acres 8.09
Legal Description PT PARCEL A NE NE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	
Land:	8,230	7,542	8,230	7,328	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	8,230	7,542	8,230	7,328		
Less Military Exemption:						

NET TAXABLE VALUE: \$7,542 \$7,328

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 216.07 209.52

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

5.46-

5.24-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$210.00** **\$204.00**

House Tax:

County EMS \$ 247,110.00

Taxing Authority:	%Total	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority		
		Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.987	107.07	104.21	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.786	28.95	28.18	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.233	25.69	24.99	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	18.59	17.84	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.071	12.75	12.41	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.595	5.45	4.96	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.262	4.75	4.62	12,331.00	12,053.00	2.306
ASSESSOR	1.614	3.39	3.51	571,025.00	603,844.00	5.435-
DEBT SERVICE	.848	1.78	1.77	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.752	1.58	1.51	618,589.00	719,683.00	14.047-

TOTALS: **\$210.00** **\$204.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21668

DUE Sept 30, 2023 \$105.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$105.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21669
000000632200008 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21669
000000632200008 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$972.00 **\$486.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$486.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000000632200008 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 30.65
Exempt Acres .00
Net Acres 30.65
Legal Description PT PARCEL A SE NE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax.	Specials.	Drainage.	Tax Sale
Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	Special Assessment	Drainage Assessment	Tax Sale		
Land: 38,020	34,843	38,020	33,853	no	no	no	no		
Buildings:									
Dwelling:									
TOTAL VALUE:	38,020	34,843	38,020	33,853					
Less Military Exemption:									

NET TAXABLE VALUE: \$34,843 \$33,853

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 998.20 967.91

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$972.00** **\$942.00**

House Tax: County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.986	495.58	481.19	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.788	134.02	130.14	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.223	118.81	115.43	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	86.04	82.37	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	59.04	57.33	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.598	25.25	22.88	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.260	21.97	21.33	12,331.00	12,053.00	2.306
ASSESSOR	1.616	15.71	16.19	571,025.00	603,844.00	5.435-
DEBT SERVICE	.849	8.25	8.16	313,200.00	315,207.00	.636-
AG EXT BRUC TB	.754	7.33	6.98	618,589.00	719,683.00	14.047-

TOTALS: \$972.00 \$942.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21669

DUE Sept 30, 2023 \$486.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$486.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21670
000000632400001 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
21670
000000632400001 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$1,746.00 **\$873.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$873.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE 668 000 MADISON TWP PELLA SCHOOL OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
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County Auditor with questions.

Parcel 000000632400001 00 Location:

668 000 MADISON TWP PELLA SCHOOL OSKA FIRE Sect 032 Twn 076 Rng 016
Gross Acres 40.00
Exempt Acres .00
Net Acres 40.00
Legal Description PT PARCEL A NW SE

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	68,210	62,510	68,210	60,735	Special Assesment	no
Buildings:					Drainage Assesment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	68,210	62,510	68,210	60,735		
Less Military Exemption:						

NET TAXABLE VALUE: \$62,510 \$60,735

Value Times Levy per 1000 of: 28.6485800 28.5915700 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 1,790.82 1,736.51

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

45.29-

44.31-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$1,746.00** **\$1,692.00**

House Tax: County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
PELLA SCH	50.984	890.20	864.30	15,659,645.00	15,552,170.00	.691
RURAL BASIC	13.788	240.73	233.75	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.226	213.46	207.36	4,319,282.00	4,304,323.00	.347
HOSPITAL	8.852	154.55	147.95	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.074	106.05	102.97	2,145,878.00	2,137,500.00	.391
DMAC-ANKENY	2.597	45.35	41.10	41,019,999.00	36,929,401.00	11.076
MADISON-OSKA FI	2.261	39.47	38.30	12,331.00	12,053.00	2.306
ASSESSOR	1.616	28.22	29.09	571,025.00	603,844.00	5.435-
DEBT SERVICE	.848	14.81	14.65	313,200.00	315,207.00	.636-
AG EXT-BRUC' TB	.754	13.16	12.53	618,589.00	719,683.00	14.047-

TOTALS: \$1,746.00 \$1,692.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-21670

DUE Sept 30, 2023 \$873.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$873.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17857
000000633100010 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17857
000000633100010 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$36.00 **\$18.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$18.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

568 000 MADISON TWP

OSKALOOSA SCH

OSKA FIRE

568 000 MADISON TWP

OSKALOOSA SCH

OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.

Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.

See reverse side for additional information.

Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the County Auditor with questions.

Parcel 000000633100010 00 Location:

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

Gross Acres .98
Sect 033 Twn 076 Rng 016 Exempt Acres .00
Net Acres .98

Legal Description PT PARCEL A SW NW

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	1,520	1,393	1,520	1,353	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	1,520	1,393	1,520	1,353		

Less Military Exemption:

NET TAXABLE VALUE: \$1,393 \$1,353

Value Times Levy per 1000 of: 27.5487200 27.7561200 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 38.38 37.55

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

1.49-

1.57-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: **\$36.00** **\$36.00**

House Tax:

City EMS \$ 494,090.00 County EMS \$ 247,110.00

Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
OSKALOOSA SCH	47.001	16.92	17.13	8,773,212.00	9,039,206.00	2.942-
RURAL BASIC	14.333	5.16	5.12	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.722	4.58	4.55	4,319,282.00	4,304,323.00	.347
HOSPITAL	9.194	3.31	3.24	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.306	2.27	2.26	2,145,878.00	2,137,500.00	.391
IHCC-OTTUMWA	4.722	1.70	1.63	8,954,081.00	8,494,493.00	5.410
MADISON-OSKA FI	2.361	.85	.84	12,331.00	12,053.00	2.306
ASSESSOR	1.694	.61	.64	571,025.00	603,844.00	5.435-
DEBT SERVICE	.889	.32	.32	313,200.00	315,207.00	.636-
AG EXT-BRUC TB	.778	.28	.27	618,589.00	719,683.00	14.047-

TOTALS: \$36.00 \$36.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-17857

DUE Sept 30, 2023 \$18.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$18.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17858
000000633300004 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17858
000000633300004 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$1,532.00 **\$766.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$766.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE 568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000000633300004 00 Location:

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE Sect 033 Twn 076 Rng 016
Gross Acres 39.00
Exempt Acres .00
Net Acres 39.00
Legal Description SW SW

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	
Land:	63,100	57,827	63,100	56,185	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	63,100	57,827	63,100	56,185		

Less Military Exemption:

NET TAXABLE VALUE:	\$57,827	\$56,185
Value Times Levy per 1000 of:	27.5487200	27.7561200
EQUALS GROSS TAX OF:	1,593.06	1,559.48
Less Credits of:		
Homestead/DVH Credit		
Ag Land Credit	61.81-	65.64-
Family Farm Credit		
Business Prop Tax Credit Fund		
Low Income/Elderly Credit		
Prepaid Tax		

NET ANNUAL TAXES: \$1,532.00 \$1,494.00

House Tax:				City EMS \$ 494,090.00	County EMS \$ 247,110.00
Distribution of your current & prior year taxes				Total property taxes levied by taxing authority	
Taxing Authority:	%Total	Current	Prior	Current	Prior
OSKALOOSA SCH	47.011	720.23	710.98	8,773,212.00	9,039,206.00
RURAL BASIC	14.338	219.66	212.61	3,073,641.00	3,011,260.00
GENERAL BASIC	12.713	194.76	189.60	4,319,282.00	4,304,323.00
HOSPITAL	9.206	141.03	134.56	3,127,493.00	3,071,121.00
GENERAL SUPP.	6.316	96.76	93.66	2,145,878.00	2,137,500.00
IHCC-OTTUMWA	4.717	72.27	67.57	8,954,081.00	8,494,493.00
MADISON-OSKA FI	2.351	36.01	34.84	12,331.00	12,053.00
ASSESSOR	1.681	25.75	26.46	571,025.00	603,844.00
DEBT SERVICE	.883	13.52	13.32	313,200.00	315,207.00
AG EXT/BRUC TB	.784	12.01	11.40	618,589.00	719,683.00

TOTALS: \$1,532.00 \$1,494.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-17858

DUE Sept 30, 2023 \$766.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$766.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17859

000000633300005 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17859

000000633300005 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$1,476.00 **\$738.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$738.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000000633300005 00 Location:

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

Gross Acres 39.00
Sect 033 Twn 076 Rng 016 Exempt Acres .00
Net Acres 39.00

Legal Description SE SW

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Assessed	Taxable		Assessed	Taxable	Delinquent Real Estate	no
Land: 60,860	55,774		60,860	54,190	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	60,860	55,774	60,860	54,190		
Less Military Exemption:						

NET TAXABLE VALUE: \$55,774 \$54,190

Value Times Levy per 1000 of: 27.5487200 27.7561200 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 1,536.50 1,504.10

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

59.61-

63.93-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$1,476.00 \$1,440.00

House Tax:				City EMS \$ 494,090.00 County EMS \$ 247,110.00		
Distribution of your current & prior year taxes				Total property taxes levied by taxing authority		
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
OSKALOOSA SCH	47.013	693.90	685.28	8,773,212.00	9,039,206.00	2.942-
RURAL BASIC	14.338	211.63	204.93	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.713	187.64	181.79	4,319,282.00	4,304,323.00	.347
HOSPITAL	9.205	135.87	129.70	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.316	93.23	90.27	2,145,878.00	2,137,500.00	.391
IHCC-OTTUMWA	4.717	69.63	65.12	8,954,081.00	8,494,493.00	5.410
MADISON-OSKA FI	2.351	34.70	33.58	12,331.00	12,053.00	2.306
ASSESSOR	1.681	24.81	25.50	571,025.00	603,844.00	5.435-
DEBT SERVICE	.882	13.02	12.84	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.784	11.57	10.99	618,589.00	719,683.00	14.047-

TOTALS: \$1,476.00 \$1,440.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#

23/24 10-17859

DUE Sept 30, 2023

Date Paid:

CHECK#

\$738.00

DUE March 31, 2024

Date Paid:

CHECK#

\$738.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17860
000000633300006 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
17860
000000633300006 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$624.00 **\$312.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$312.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE 568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
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County Auditor with questions.

Parcel 000000633300006 00 Location:

568 000 MADISON TWP OSKALOOSA SCH OSKA FIRE Sect 033 Twn 076 Rng 016
Gross Acres 18.07
Exempt Acres .00
Net Acres 18.07
Legal Description PT PARCEL A NW SW

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Age	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	
Land:	25,680	23,534	25,680	22,866	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	25,680	23,534	25,680	22,866		

Less Military Exemption:

NET TAXABLE VALUE: \$23,534 \$22,866

Value Times Levy per 1000 of: 27.5487200 27.7561200 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 648.33 634.67

Less Credits of:

Homestead/DVH Credit
Ag Land Credit 25.15- 27.04-
Family Farm Credit
Business Prop Tax Credit Fund
Low Income/Elderly Credit
Prepaid Tax

NET ANNUAL TAXES: **\$624.00** **\$608.00**

House Tax:

City EMS \$ 494,090.00 County EMS \$ 247,110.00

Taxing Authority:	Distribution of your current & prior year taxes			Total property taxes levied by taxing authority		
	%Total	Current	Prior	Current	Prior	Percent +/-
OSKALOOSA SCH	47.012	293.36	289.34	8,773,212.00	9,039,206.00	2.942-
RURAL BASIC	14.338	89.47	86.53	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.712	79.32	76.75	4,319,282.00	4,304,323.00	.347
HOSPITAL	9.205	57.44	54.76	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.316	39.41	38.11	2,145,878.00	2,137,500.00	.391
IHCC-OTTUMWA	4.718	29.44	27.50	8,954,081.00	8,494,493.00	5.410
MADISON-OSKA FI	2.351	14.67	14.18	12,331.00	12,053.00	2.306
ASSESSOR	1.681	10.49	10.77	571,025.00	603,844.00	5.435-
DEBT SERVICE	.883	5.51	5.42	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.784	4.89	4.64	618,589.00	719,683.00	14.047-

TOTALS: **\$624.00** **\$608.00**

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
23/24 10-17860
DUE Sept 30, 2023 \$312.00
Date Paid: _____
CHECK# _____

DUE March 31, 2024 \$312.00
Date Paid: _____
CHECK# _____

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
08804

000001004100010 00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#
08804

000001004100010 00

TOTAL TAX DUE: or **Sept 30, 2023**
\$1,786.00 **\$893.00**
DED 019996821 Delinquent October 1, 2023

TAX DUE: **March 31, 2024**
\$893.00
DED 019996821 Delinquent April 1, 2024

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

D SOUTH CENTRAL REGIONAL AIRPORT AGENCY
825 BROADWAY ST
PELLA IA 50219-1521

509 000 GARFIELD TWP OSKALOOSA SCH OSKA FIRE

509 000 GARFIELD TWP OSKALOOSA SCH OSKA FIRE

Mahaska County Tax Bill for Fiscal Year 2022. Pay on-line at www.iowatreasurers.org.
Based on January 1, 2022 Valuations. Taxes for July 1, 2022 through June 30, 2023 Payable September 2023 and March 2024.
See reverse side for additional information.
Due to recent law change, polling places will now be open from 7AM-8PM on election day with some rare exceptions. Contact the
County Auditor with questions.

Parcel 000001004100010 00 Location:

509 000 GARFIELD TWP OSKALOOSA SCH OSKA FIRE

Gross Acres 45.51
Sect 004 Twn 075 Rng 016 Exempt Acres .00
Net Acres 45.51

Legal Description PARCEL A LOT 5 W 1/2

VALUATIONS AND TAXES THIS YEAR			LAST YEAR		TAXES DUE	Delinquent Tax, Specials, Drainage, Tax Sale
Agr	Assessed	Taxable	Assessed	Taxable	Delinquent Real Estate	no
Land:	73,690	67,532	73,690	65,614	Special Assessment	no
Buildings:					Drainage Assessment	no
Dwelling:					Tax Sale	no
TOTAL VALUE:	73,690	67,532	73,690	65,614		
Less Military Exemption:						

NET TAXABLE VALUE: \$67,532 \$65,614

Value Times Levy per 1000 of: 27.5255900 27.7332800 South Central Regional Airport Agency

EQUALS GROSS TAX OF: 1,858.86 1,819.69

Less Credits of:

Homestead/DVH Credit

Ag Land Credit

72.18-

78.13-

Family Farm Credit

Business Prop Tax Credit Fund

Low Income/Elderly Credit

Prepaid Tax

NET ANNUAL TAXES: \$1,786.00 \$1,742.00

House Tax:

County EMS \$ 247,110.00

Taxing Authority:	Distribution of your current & prior year taxes			Total property taxes levied by taxing authority		
	%Total	Current	Prior	Current	Prior	Percent +/-
OSKALOOSA SCH	47.053	840.35	829.68	8,773,212.00	9,039,206.00	2.942-
RURAL BASIC	14.351	256.30	248.11	3,073,641.00	3,011,260.00	2.071
GENERAL BASIC	12.723	227.24	220.09	4,319,282.00	4,304,323.00	.347
HOSPITAL	9.213	164.55	157.03	3,127,493.00	3,071,121.00	1.835
GENERAL SUPP.	6.321	112.90	109.29	2,145,878.00	2,137,500.00	.391
IHCC-OTTUMWA	4.721	84.32	78.85	8,954,081.00	8,494,493.00	5.410
GARFIELD	2.269	40.52	39.22	30,515.00	30,553.00	.124-
ASSESSOR	1.682	30.04	30.88	571,025.00	603,844.00	5.435-
DEBT SERVICE	.883	15.77	15.55	313,200.00	315,207.00	.636-
AG EXT/BRUC TB	.784	14.01	13.30	618,589.00	719,683.00	14.047-

TOTALS: \$1,786.00 \$1,742.00

Shauna Hol
Mahaska County Treasurer
106 South 1st Street Phone: 641-673-5482
Oskaloosa, Iowa 52577
treasurer@mahaskacountyia.gov

Receipt#

23/24 10-08804

DUE Sept 30, 2023

Date Paid:

CHECK#

\$893.00

DUE March 31, 2024

Date Paid:

CHECK#

\$893.00

From: jhansen@scraaiowa.com
Subject: RE: SCRAA Property Tax Statements
Date: August 15, 2023 at 1:47 PM
To: Vivian Vriezelaar vvriezelaar@cityofpella.com, aeltahir@oskaloosaiowa.org
Cc: Mike Nardini mnardini@cityofpella.com

Approved. Thanks, Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Monday, August 14, 2023 2:44 PM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Mike Nardini <mnardini@cityofpella.com>
Subject: SCRAA Property Tax Statements

Attached is a summary sheet of the property tax statements for Fiscal Year 2022 that are due in September. I have also included a copy of each statement. Please let me know if you approve paying the attached property taxes.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120

From: jhansen@scraaiowa.com
Subject: RE: Meet next week?
Date: August 18, 2023 at 2:31 PM
To: Jeff.deitering@faa.gov
Cc: Jerald.Searle@hdrinc.com, amal.eltahir@oskaloosaiowa.org



Hi Jeff, schedule looks to be open now on Thursday. Let me know your preference on time. I would like to confirm that reps from IDOT could be in the meeting as well.

Jerry, any thoughts on your schedule or that of IDOT officials?

Thanks Jim

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Sent: Friday, August 18, 2023 1:43 PM
To: 'Jeff.deitering@faa.gov' <Jeff.deitering@faa.gov>
Cc: Jerald.Searle@hdrinc.com; amal.eltahir@oskaloosaiowa.org
Subject: Meet next week?

Jeff,

Touching base to see if/when we could meet next week at the 4 States Conf. We don't have much news to report I'm afraid. If you would like to get together, Thursday morning may work for me. Another alternative might be Thursday afternoon. Let me know your thoughts and we'll go from there. If you'd like to discuss, my cell is 641.660.2826.

Thanks, Jim

From: jhansen@scraaiowa.com
Subject: September meetings.
Date: August 28, 2023 at 2:55 PM

To: amal.eltahir@oskaloosaiowa.org, mnardini@cityofpella.com, Jerald.Searle@hdrinc.com, amy.beattie@brickgentrylaw.com



All, I'd like to schedule an exec committee meeting and a full board meeting in September. Agenda items will include:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.

I'm available the weeks of September 4, 11, and 25. I am on vacation the week of September 18.

Mike, would you please work on getting these meetings scheduled?

Thanks, Jim

From: Amy Beattie Amy.Beattie@brickgentrylaw.com

Subject: Re: September meetings.

Date: August 29, 2023 at 6:41 AM

To: Mike Nardini mnardini@cityofpella.com, jhansen@scraaiowa.com, amal.eltahir@oskaloosaiowa.org, Jerald.Searle@hdrinc.com



Mike. Either of those times will work for me. I would prefer TEAMS but am certainly willing to meeting in person. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: Mike Nardini <mnardini@cityofpella.com>

Date: Monday, August 28, 2023 at 7:17 PM

To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, jhansen@scraaiowa.com
<jhansen@scraaiowa.com>, amal.eltahir@oskaloosaiowa.org
<amal.eltahir@oskaloosaiowa.org>, Jerald.Searle@hdrinc.com
<Jerald.Searle@hdrinc.com>

Subject: RE: September meetings.

Please let me know if any of the following times/dates work for an SCRAA Executive Committee meeting:

Wednesday, September 13th at noon

Thursday, September 14th at noon

Please also let me know if you prefer to meet via TEAMS or in person.

Have a good night.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Sent: Monday, August 28, 2023 3:57 PM

To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; Mike Nardini
<mnardini@cityofpella.com>; Jerald.Searle@hdrinc.com

Subject: Re: September meetings.

Good afternoon. I am out of the country the last two weeks of September.

I would be available for a Board meeting on September 6th, or on September 13 or 14. And if I can get someone to cover another meeting I could be available on Tuesday September 12th.

Sorry my time is so limited in September! Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Monday, August 28, 2023 at 2:55 PM
To: amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, mnardini@cityofpella.com <mnardini@cityofpella.com>, Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Subject: September meetings.

All, I'd like to schedule an exec committee meeting and a full board meeting in September. Agenda items will include:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.

I'm available the weeks of September 4, 11, and 25. I am on vacation the week of September 18.

Mike, would you please work on getting these meetings scheduled?

Thanks, Jim

From: David Krutzfeldt DKrutzfeldt@oskaloosaiowa.org
Subject: RE: Board of Supervisors Meeting - Agenda
Date: September 1, 2023 at 9:20 AM
To: Amal Eltahir aeltahir@oskaloosaiowa.org, Jim Hansen jhansen@scraaiowa.com

DK

Great News!

From: Amal Eltahir aeltahir@oskaloosaiowa.org
Sent: Friday, September 1, 2023 9:14 AM
To: Jim Hansen jhansen@scraaiowa.com; David Krutzfeldt DKrutzfeldt@oskaloosaiowa.org
Subject: FW: Board of Supervisors Meeting - Agenda

220th St discussion made it to the agenda!

From: Teri Rogers rogers@mahaskacountyia.gov
Sent: Friday, September 1, 2023 9:12 AM
To: Alexandria Valster Avalster@oskaloosaiowa.org; Alven Meppelink alvenmeppelink@yahoo.com; Amal Eltahir aeltahir@oskaloosaiowa.org; DEVORE, Amanda devorea@wmpenn.edu; Andrew Ritland ritland@mahaskacounty.org; Andrew McGuire mcguire@mahaskacounty.org; Ben Hoskinson hoskinson@mahaskacountyia.gov; Beth Danowsky beth.danowsky@musco.com; Brian Knudtson knudtson@mahaskacounty.org; carri@twincedar.bank; Carter Brehm brehm@mahaskacountyia.gov; Chris Clingan clingan@mahaskacountyia.gov; Shauna Hol vanpolen@mahaskacounty.org; Darin D. Hite hite@mahaskacounty.org; Deann De Groot ddegroot@mahaskachamber.org; Deb newsclerk@ottumwacourier.com; Emily Hefner hefner@mahaskacounty.org; Eric Dursky dursky@mahaskacounty.org; Helena Hayes helenahayes74@yahoo.com; Jamey Robinson jrobinson@mahaskaema.com; Jean Stanford jeanstanford@hushmail.com; Jeanette Newendorp newendorp@mahaskacountyia.gov; Jody Van Patten vanpatten@mahaskacounty.org; Joyce Wilson wilcom442@gmail.com; KBOE radio news@kboeradio.com; Keith Wemm keith@ordinancewatch.com; Ken Allsup info@oskynews.org; Kim Newendorp knewendorp@mahaskacounty.org; Lindsey Thomas thomas@mahaskacounty.org; Lorraine Sinnott sinnott@mahaskacounty.org; Michelle Kent kent@mahaskacountyia.gov; Oskaloosa Herald oskynews@oskyherald.com; Oskaloosa Herald oskylegals@oskyherald.com; Renee Simpson sheriff@mahaskacounty.org; Russ Van Renterghem rvanrenterghem@mahaskacounty.org; Shauna Hol shaunahol@mahaskacountyia.gov; Sone Scott s1scott@hotmail.com; Sue Brown thefremontbrowns@gmail.com; Supervisors supervisors@mahaskacounty.org; Teri Rogers tcjuiceplus@gmail.com; Tom Flaherty flaherty@mahaskacountyia.gov; Tracey Ver Steegh versteegh@mahaskacounty.org; Troy Bemis bemis@mahaskacounty.org
Subject: Board of Supervisors Meeting - Agenda

Thanks,
Teri

Teri Rogers
Mahaska County Auditor

Mahaska County Auditor

106 South 1st Street

Oskaloosa, IA 52577

(641) 673-7148 (ext 214)

Email: rogers@mahaskacountyia.gov



From: Chris Kukla <chris.kukla@area15rpc.com>
Subject: RE: Information on the South Central Iowa Airport (Oskaloosa/Pella)
Date: September 7, 2023 at 9:46 AM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>
Cc: Jim Hansen <jhansen@scraaiowa.com>, amal.eltahir@oskaloosaiowa.org

Thank you. When we have a draft chapter complete, it will be sent to you for review and comment.

Chris

Chris Kukla
Transportation Director
Area 15 Regional Planning Commission
P.O. Box 1110
Ottumwa, IA 52501
(641) 684-6551
chris.kukla@area15rpc.com

From: Searle, Jerald <Jerald.Searle@hdrinc.com>
Sent: Thursday, September 7, 2023 9:42 AM
To: Chris Kukla <chris.kukla@area15rpc.com>
Cc: Jim Hansen <jhansen@scraaiowa.com>; amal.eltahir@oskaloosaiowa.org
Subject: RE: Information on the South Central Iowa Airport (Oskaloosa/Pella)

Thanks Chris.....see below.

Jerry Searle
M 515.971.3100
hdrinc.com/follow-us

From: Chris Kukla <chris.kukla@area15rpc.com>
Sent: Thursday, September 7, 2023 8:33 AM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>
Subject: RE: Information on the South Central Iowa Airport (Oskaloosa/Pella)

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for responding and giving me an update on the status, I would also like to double check some other figures for the South Central IA Airport we have, in case they have changed.

Estimated/projected cost \$30 million. **Given the increase in constructions costs over time, it is reasonable to assume a cost closer to 40 million.**

Initially will have a 5,500 foot primary runway, which will be extended to 6,700 feet.
Correct: Phase I: 5,500' extended to 6,700'. A crosswind runway will be added in 10-20 years. **Correct**

Storage for 50 aircraft. **Yes**

Projected to have 14,700 aircraft operations during first year, which will increase to 21,102 operations in 2040. Projected to serve 72 based aircraft in 2040. **Correct**

Chris

Chris Kukla
Transportation Director
Area 15 Regional Planning Commission
P.O. Box 1110
Ottumwa, IA 52501
(641) 684-6551
chris.kukla@area15rpc.com

From: Searle, Jerald <Jerald.Searle@hdrinc.com>
Sent: Wednesday, September 6, 2023 2:47 PM
To: Chris Kukla <chris.kukla@area15rpc.com>
Cc: Jim Hansen <jhansen@scraaiowa.com>; amal.eltahir@oskaloosaiowa.org
Subject: RE: Information on the South Central Iowa Airport (Oskaloosa/Pella)

Jerry Searle
M 515.971.3100
hdrinc.com/follow-us

From: Chris Kukla <chris.kukla@area15rpc.com>
Sent: Wednesday, September 6, 2023 2:18 PM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>
Subject: Information on the South Central Iowa Airport (Oskaloosa/Pella)

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jerry,

In 2018 I believe you helped me with some information on the planned Oskaloosa/Pella airport for our Long-Range Transportation Plan. I am in the process of updating our LRTP and would like to update that information to keep it current and was wondering if you could assist.

In the plan, which was adopted in 2019, we had written that the airport was targeted for completion in 2024, is this still when the airport is expected to open? **NO. The City of Oskaloosa is moving forward with a proposed annexation area that will include all or part of the proposed airport. This process is expected to extend into 2024. Assuming all goes well, the airport may be operational sometime in 2028 or 2029.**

We had also written that land acquisition was in progress and was expected to continue for the next three years. Is land acquisition complete? **NO, the land acquisition process is on-going. Land acquisition may be completed sometime in 2025 or 2026.**

We had written that the next steps after land acquisition would be grading and drainage and then paving and vertical infrastructure. Has grading and drainage been complete? NO, grading and drainage improvements are expected to commence once a sufficient property interest has been acquired. Has paving and vertical infrastructure been started? NO, paving, marking & lighting improvements along with the vertical infrastructure will begin once grading and drainage improvements are in place.

Thank you,
Chris

Chris Kukla
Transportation Director
Area 15 Regional Planning Commission
P.O. Box 1110
Ottumwa, IA 52501
(641) 684-6551
chris.kukla@area15rpc.com

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: HDR Invoice 1200554439
Date: September 11, 2023 at 8:13 AM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org
Cc: Brian Weuve bweuve@cityofpella.com



Please approve the attached HDR invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



10091425 PRD
8 2023.pdf



Invoice

Please send remittance with copy of invoice to

HDR Inc.

US Engineering Accounts Receivable

PO Box 74008202

Chicago, IL 60674-8202

HDR Engineering, Inc.
101 S. Phillips Avenue, Suite 401
Sioux Falls, SD, 57104
Phone: (605) 977-7740

HDR Invoice No. 1200554439
Invoice Date 9/11/2023
Month Ending 8/26/2023

Project Number Amount Due
10091425 \$5,072.12

Attn: Vivian Vriezelaar and Corey Goodenow
South Central Regional Airport Agency
825 Broadway Street
Pella, IA 50219

South Central Regional Airport Task Order 1 - 6B Public Meetings

Direct Salary Costs (Per Attached)				\$1,717.58
Overhead:	1.5648	x	\$1,717.58 =	<u>\$2,687.67</u>
			Subtotal Labor	\$4,405.25

Fixed Fee:	\$58,245.03	
Previously Invoiced	\$56,411.42	
Invoiced This Period	\$660.79	\$660.79
Remaining:	<u>\$1,172.82</u>	

Cost of Money	.3537%	x	\$1,717.58	\$6.08
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Expenses

Original Contract	\$24,749.00
Amendment #1	\$34,006.00
Amendment #2	\$19,930.00
Amendment #3	\$21,024.00
Amendment #4	\$30,084.00
Amendment #5	\$29,900.00
Amendment #6	\$29,895.00
Amendment #7	\$29,895.00
Amendment #8	\$15,000.00
Amendment #9	\$15,000.00
Amendment #10	\$20,000.00
Amendment #11	\$8,000.00
Amendment #12	\$36,200.00
Amendment #13	\$15,000.00
Amendment #14	\$20,000.00
Amendment #15	\$35,000.00
Amendment #16	\$40,000.00
Amendment #17	<u>\$50,000.00</u>
	\$473,683.00

	<u>This Invoice</u>	<u>Previously Billed</u>	<u>Total To Date</u>
Total Invoiced:	\$5,072.12	\$460,324.68	\$465,396.80
Fixed Fee:	\$660.79	\$56,411.42	\$57,072.21
Cost of Money:	\$6.08	\$522.89	\$528.97

AMOUNT DUE THIS INVOICE \$5,072.12

**South Central Regional Airport
Task Order 1 - 6B Public Meetings**

Period: July 30, 2023 to August 26, 2023

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Direct Labor \$</u>	<u>Overhead Dollar Amt.</u>	<u>Overhead Plus DL</u>	<u>Fixed Fee</u>	<u>Fixed Fee Plus O.H. & DL</u>
Becker, J.	6.00	\$31.51	\$189.06	\$295.84	\$484.90	\$72.74	\$557.64
Hughes, K.	1.00	\$26.01	\$26.01	\$40.70	\$66.71	\$10.01	\$76.72
Junaid, C.	0.00	\$23.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Kammler, J.	0.00	\$32.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Kline, M.	0.00	\$43.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
McGlynn, C.	0.00	\$28.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rupiper, D.	0.00	\$55.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sadadee, S.	1.00	\$41.64	\$41.64	\$65.16	\$106.80	\$16.02	\$122.82
Schwebach, C.	1.25	\$52.10	\$65.13	\$101.91	\$167.03	\$25.06	\$192.09
Searle, J.	19.00	\$73.46	\$1,395.74	\$2,184.05	\$3,579.79	\$536.97	\$4,116.76
Totals	<u>28.25</u>		<u>\$1,717.58</u>	<u>\$2,687.67</u>	<u>\$4,405.25</u>	<u>\$660.79</u>	<u>\$5,066.04</u>

OTHER EXPENSES

Travel	\$0.00
Garden & Associates	<u>\$0.00</u>
	\$0.00

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: Brick Gentry Invoice
Date: September 11, 2023 at 11:04 AM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org
Cc: Brian Weuve bweuve@cityofpella.com



Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



Brick Gentry PC
Invoice...80.pdf

From: jhansen@scraaiowa.com
Subject: RE: Brick Gentry Invoice
Date: September 11, 2023 at 1:15 PM
To: Vivian Vriezelaar vvriezelaar@cityofpella.com, aeltahir@oskaloosaiowa.org
Cc: Brian Weuve bweuve@cityofpella.com

Approved. Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Monday, September 11, 2023 11:04 AM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Brian Weuve <bweuve@cityofpella.com>
Subject: Brick Gentry Invoice

Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120

From: jhansen@scraaiowa.com
Subject: RE: Call at noon
Date: September 13, 2023 at 10:56 AM
To: Mike Nardini mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org, Jerald.Searle@hdrinc.com, amy.beattie@brickgentrylaw.com

Thanks Mike.

Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, September 13, 2023 10:44 AM
To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; Jerald.Searle@hdrinc.com; amy.beattie@brickgentrylaw.com
Subject: RE: Call at noon

Jim –

I have added the appointment of officers (item #1 below) to the agenda for our call today. Listed below is the updated agenda for the meeting:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.
4. Appointment of Officers
5. Discussion on next SCRAA Board Meeting/date/location

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Sent: Wednesday, September 13, 2023 10:35 AM
To: Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskaloosaiowa.org; Jerald.Searle@hdrinc.com; amy.beattie@brickgentrylaw.com
Subject: Call at noon

Do we have an agenda for the call today? Definitely want to cover:

1. Appointment of officers.
2. Farm Leases.
3. Update on Annexation.

With regard to the farm leases, see the attached map provided to me by Randy DeBruin

with regard to the farm leases, see the attached map provided to me by Randy DeBrum. He rented the 110 acres of the Van Heukelom property and would like to renew that and add what are marked as parcels 1 and 3, the Wichart and Vos properties. He is not interested in the Barnard property which I guess is rented by DeRooi. (We need to discuss this property as well.)

He would lease them at the ISU rate for the land and would agree to remove the fence rows (marked with my dashes) on the east and south side of the Wichart property. In addition, he would "clean up" the same property along 210th and Highland which he thinks looks pretty bad.

Thanks, Jim

From: jhansen@scraaiowa.com 

Subject: Call at noon

Date: September 13, 2023 at 10:35 AM

To: mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org, Jerald.Searle@hdrinc.com, amy.beattie@brickgentrylaw.com



Do we have an agenda for the call today? Definitely want to cover:

1. Appointment of officers.
2. Farm Leases.
3. Update on Annexation.

With regard to the farm leases, see the attached map provided to me by Randy DeBruin. He rented the 110 acres of the Van Heukelom property and would like to renew that and add what are marked as parcels 1 and 3, the Wichart and Vos properties. He is not interested in the Barnard property which I guess is rented by DeRooi. (We need to discuss this property as well.)

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Thanks, Jim

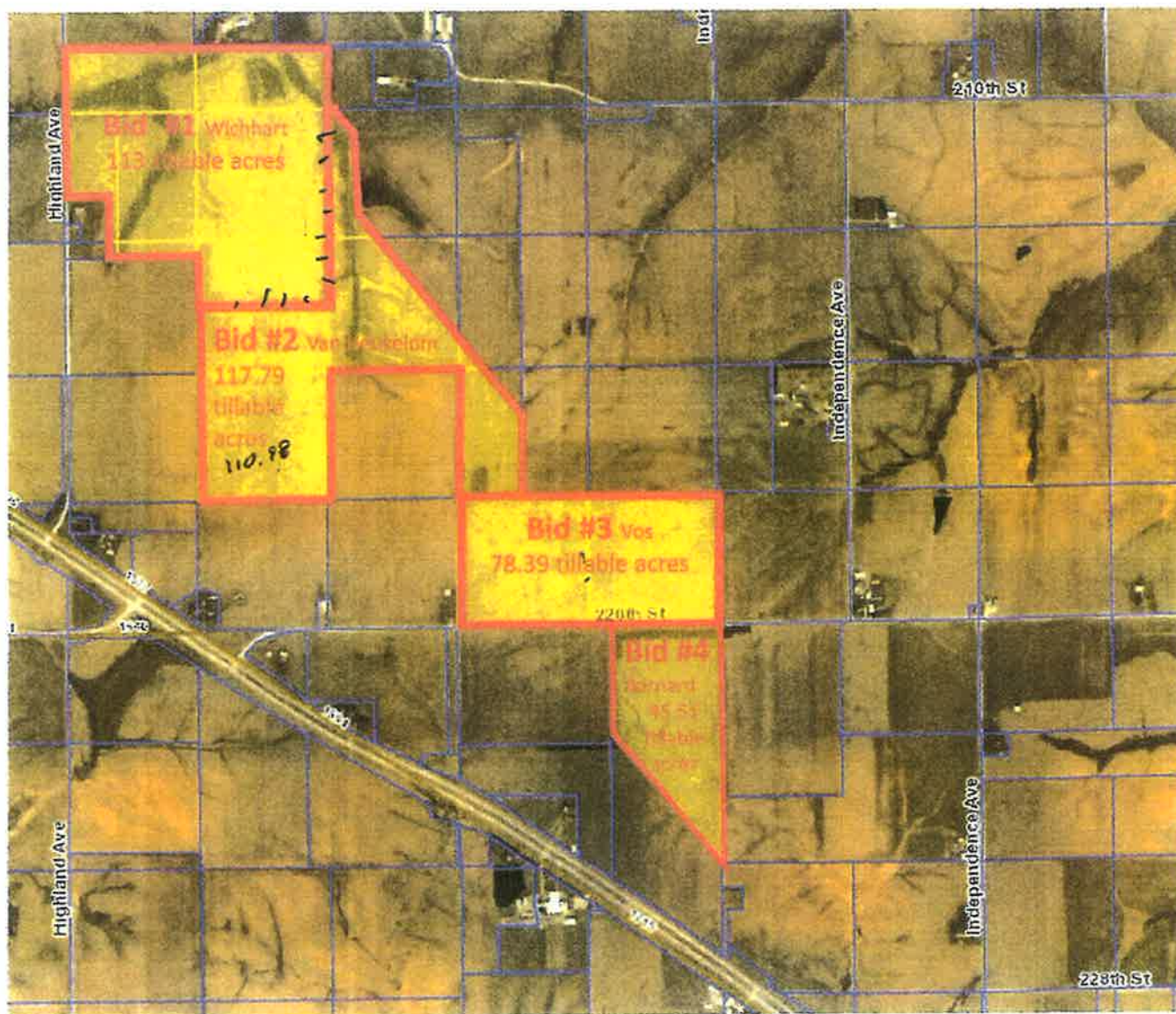


3248_001.pdf

Drawn
 #1 - McCre
 - fence rows
 - will take out

110.98
 2 Loran
 - interest in
 1 + 3
 also
 #3 is Vos

#4 De Rooi



From: Mike Nardini mnardini@cityofpella.com 

Subject: Farm Leases

Date: September 13, 2023 at 11:40 AM

To: Jim Hansen jhansen@scraaiowa.com, Searle, Jerald Jerald.Searle@hdrinc.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Amy Beattie (amy.beattie@brickgentrylaw.com) amy.beattie@brickgentrylaw.com



Jim, Amy, Jerry, and Amal –

Attached to this email is a summary of the current farm leases. In addition, I have also attached a copy of the ISU cash rental survey that Amy had previously provided.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com



Farm Leases
March 2023.xlsx



2023-ISU Farm
Cash R...tes.pdf

SCRAA Farm Leases

Property	Leased Acres	Leasee	Lease Term	Annual Rent	Price Per Acre	Payment/Key Terms
Van Heukelom	117.79	Randy De Bruin	March 1, 2023 to February 28, 2024	\$ 50,100	425.33	50% on March 1, 023 and 50% on September 1, 2023
Wichhart	113	Drew Mc Gee	March 1, 2023 to February 28, 2024	\$ 41,567	367.85	50% on March 1, 023 and 50% on September 1, 2023
Barnard	45.51	Robert DeRooi	March 1, 2023 to February 28, 2024	\$ 20,200	443.86	50% on March 1, 023 and 50% on September 1, 2023
Vos	78.39	Mark Vos	March 1, 2023 to February 28, 2024	\$ 37,300	475.83	50% on March 1, 023 and 50% on September 1, 2023
	<u>354.69</u>			<u>\$ 149,167</u>		

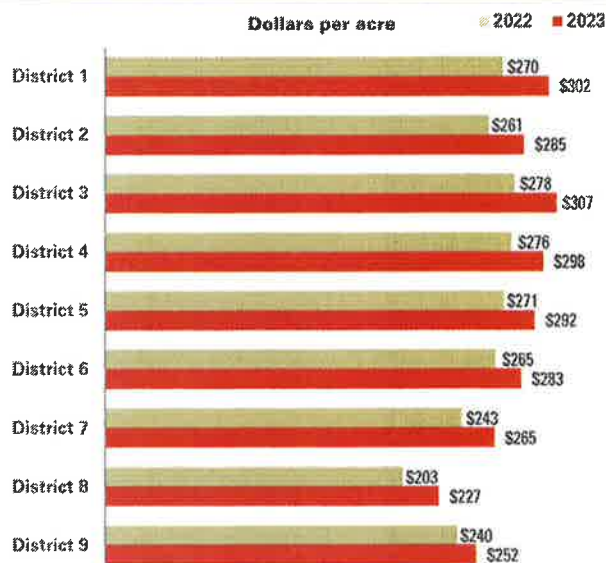
Cash Rental Rates for Iowa 2023 Survey

The cash rental rate information presented in this publication is from a survey of farmers, landowners, agricultural lenders, and professional farm managers. They supplied information based on their best judgments about **typical cash rental rates** for high, medium, and low quality cropland in their counties, as well as for land devoted to production of hay, oats, and pasture. **The survey does not ask about rents for individual farms.** The rental rates summarized in this publication do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts. Oats, hay, and pasture rents are only available at the district level.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,306 usable responses was 42% from farm operators, 37% from landowners, 9% from professional farm managers and realtors, 7% from agricultural lenders, and 5% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 1.4 million cash rented acres across the state.

Additional survey information about cash rental rates by county is available from the [USDA National Agricultural Statistics Service \(NASS\)](https://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php), www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php.

Figure 1. Comparison of Average Cash Rent by Crop Reporting District, 2022-2023.



Determining Cash Rents

This summary can be used as a reference point for determining an appropriate cash rental rate for a particular farm. The following may justify a higher or lower than average rent in specific cases:

- Small size or unusual shape of fields
- Terraces or creeks that affect the time it takes to plant and harvest crops
- Difficult or restricted access to fields
- High or low fertility levels or pH index
- Existence of contracts for growing seed or specialty grains, or manure application
- Above-average local grain prices due to proximity to biofuel plants or feed mills
- USDA program variables, such as crop bases and assigned yields
- Longevity of the lease
- Other services performed by the tenant

Resources for further details on rental agreements can be found on the [Ag Decision Maker Leasing](https://www.extension.iastate.edu/agdm/wdleasing.html) page, located under [Whole Farm, Leasing](https://www.extension.iastate.edu/agdm/wdleasing.html), www.extension.iastate.edu/agdm/wdleasing.html.

- [Computing a Cropland Cash Rental Rate](https://store.extension.iastate.edu/product/1818), store.extension.iastate.edu/product/1818
- [Computing a Pasture Rental Rate](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf), www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf
- [Flexible Farm Lease Agreements](https://store.extension.iastate.edu/product/1794), store.extension.iastate.edu/product/1794
- [Historical County Cropland Rental Rates](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf), www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf

Definitions

Number of responses—number of individuals who reported typical rental rates for each county.

2018-2022 average yields—based on available farm level data collected by USDA National Agricultural Statistics Service (NASS) for each county.

Average row crop CSR2 index—average corn suitability rating 2 (CSR2) for the highest rated soils in each county, up to 110% of the number of acres planted to corn and soybeans in that county. Note: CSR2 values, updated in 2020, are based on the USDA NRCS [Web Soil Survey](https://websoilsurvey.sc.egov.usda.gov), <https://websoilsurvey.sc.egov.usda.gov>.

High, medium, and low quality third land—quality of land planted to corn and soybeans, using typical corn and soybean yields collected by USDA NASS as a reference for land quality within the county.

Typical corn and soybean yields—average yields for the high third, medium third, and low third productivity farms in each county, special tabulation by USDA NASS, 2018-2022.

Average rents per five-year average yield or CSR2—overall average rent for corn and soybean land in each county, divided by the five-year average corn yield, the five-year average soybean yield, and the average row crop CSR2 index value for each county.

High-productivity pasture—pasture with adequate fence and water that can stock a cow in 2.5 or fewer acres.

Low-productivity pasture—pasture with adequate fence and water that needs more than 2.5 acres to stock a cow.

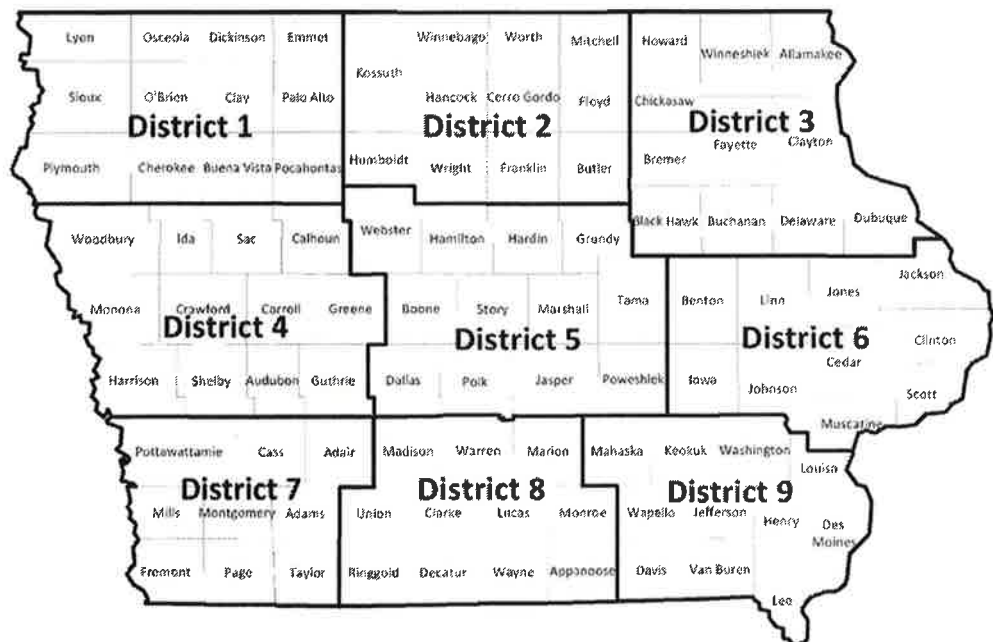
Pasture, \$/Animal Unit Month (AUM)—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

Cornstalk grazing—includes grazing of cornstalks in fall or winter, but not mechanical harvesting.

Hunting rights—rent charged to allow hunting on land, per year.

2019-2023 Overall Average of Typical Cash Rents for Corn and Soybean Acres by Iowa Crop Reporting District (dollars per tillable acre).

	2019	2020	2021	2022	2023
District 1	\$231	\$239	\$242	\$270	\$302
District 2	219	225	238	261	285
District 3	237	248	253	278	307
District 4	235	237	247	276	298
District 5	231	232	245	271	292
District 6	229	232	243	265	283
District 7	207	203	214	243	265
District 8	174	176	188	203	227
District 9	210	205	221	240	252
State	\$219	\$222	\$232	\$256	\$279



Prepared by Alejandro Plastina, extension economist;
Ann Johanns, extension program specialist;
Ayah Gleisner, Jacob Severn, Savanna Wuebker, Roger Castillo Ramos,
Kalpes Bhandari, Madhav Dhimal, undergraduate research assistants

Farm Management Field Specialists
www.extension.iastate.edu/ag/farm-management
www.extension.iastate.edu/agdm
store.extension.iastate.edu

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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

County	District 1 Average	Buena Vista	Cherokee	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Pocahontas	Sioux
Number of responses ^{1/}	211	15	23	20	9	9	10	17	11	20	37	21	19
2018 - 2022 average corn yield	193	194	202	181	179	185	197	204	191	185	199	194	205
2018 - 2022 average soybean yield	58	58	60	55	54	56	60	61	57	56	55	56	65
Average row crop CSR2 index	85	86	90	86	87	81	80	94	86	82	82	82	88
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre													
Overall average	\$302	\$302	\$337	\$277	\$272	\$268	\$336	\$324	\$299	\$283	\$298	\$293	\$333
High quality third													
Average response	\$354	\$355	\$417	\$331	\$313	\$328	\$387	\$368	\$349	\$332	\$345	\$336	\$382
Range of responses		280-450	335-600	250-450	280-350	250-435	350-425	300-425	300-405	285-415	240-550	275-440	300-500
Medium quality third													
Average response	\$300	\$287	\$325	\$268	\$277	\$261	\$343	\$329	\$303	\$277	\$294	\$295	\$339
Range of responses		200-375	250-400	200-350	240-300	225-330	325-385	270-395	275-350	250-300	220-375	250-350	275-450
Low quality third													
Average response	\$252	\$265	\$270	\$231	\$227	\$215	\$277	\$276	\$246	\$239	\$254	\$249	\$278
Range of responses		190-340	200-325	175-280	210-250	170-250	225-360	195-360	225-275	150-275	190-350	200-285	200-390
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022													
Corn	High third	215	216	226	210	194	202	221	225	208	201	219	237
	Middle third	191	194	204	181	179	184	194	203	191	177	187	206
	Low third	168	173	179	154	156	167	178	182	166	141	166	184
Soybeans	High third	64	63	65	62	59	61	68	66	62	61	62	73
	Middle third	57	56	57	53	54	54	60	59	58	54	52	67
	Low third	49	46	52	44	47	46	53	54	49	46	45	58
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data													
Rent per bushel of corn yield	\$1.56	\$1.56	\$1.67	\$1.53	\$1.52	\$1.45	\$1.71	\$1.59	\$1.57	\$1.53	\$1.50	\$1.51	\$1.62
Rent per bushel of soybean yield	\$5.22	\$5.21	\$5.62	\$5.04	\$5.04	\$4.79	\$5.60	\$5.31	\$5.25	\$5.05	\$5.42	\$5.23	\$5.12
Rent per CSR2 index point	\$3.54	\$3.51	\$3.74	\$3.22	\$3.13	\$3.31	\$4.20	\$3.45	\$3.48	\$3.45	\$3.63	\$3.57	\$3.78

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 2

County	District 2 Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winnebago	Worth	Wright	
Number of responses ^{1/}	208	13	23	11	33	21	15	21	13	18	13	27	
2018 - 2022 average corn yield	198	206	195	197	201	198	190	192	202	200	202	193	
2018 - 2022 average soybean yield	57	58	57	55	58	58	57	58	58	59	57	57	
Average row crop CSR2 index	79	80	79	83	81	76	81	79	83	74	77	79	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre													
Overall average	\$285	\$298	\$292	\$256	\$296	\$269	\$302	\$287	\$291	\$282	\$257	\$302	
High quality third													
Average response	\$330	\$343	\$340	\$300	\$334	\$318	\$349	\$324	\$340	\$333	\$298	\$354	
Range of responses		240-420	255-400	250-400	270-450	260-395	300-405	275-450	285-390	275-395	235-390	300-450	
Medium quality third													
Average response	\$285	\$313	\$291	\$250	\$301	\$268	\$297	\$292	\$289	\$277	\$254	\$303	
Range of responses		220-365	230-350	200-300	230-390	200-345	220-340	240-375	245-350	230-330	190-350	250-375	
Low quality third													
Average response	\$239	\$238	\$243	\$218	\$254	\$221	\$260	\$244	\$242	\$237	\$220	\$251	
Range of responses		175-300	190-310	170-250	200-350	180-270	200-300	200-310	200-300	160-280	150-310	200-310	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022													
Corn	High third	216	223	214	213	226	211	219	203	224	217	218	211
	Middle third	196	187	191	193	208	195	201	194	199	198	198	193
	Low third	171	165	173	164	178	173	175	155	172	181	174	173
Soybeans	High third	63	62	63	63	64	63	62	63	63	64	60	61
	Middle third	57	56	57	53	57	58	56	59	58	59	53	57
	Low third	49	49	52	46	51	52	48	44	51	54	47	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data													
Rent per bushel of corn yield	\$1.44	\$1.45	\$1.50	\$1.30	\$1.47	\$1.36	\$1.59	\$1.49	\$1.44	\$1.41	\$1.27	\$1.56	
Rent per bushel of soybean yield	\$4.96	\$5.14	\$5.12	\$4.65	\$5.10	\$4.64	\$5.30	\$4.95	\$5.02	\$4.78	\$4.51	\$5.30	
Rent per CSR2 index point	\$3.59	\$3.73	\$3.70	\$3.08	\$3.65	\$3.54	\$3.73	\$3.63	\$3.51	\$3.81	\$3.34	\$3.82	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 3

County	District 3 Average	Allamakee and Winneshek	Black Hawk	Bremer	Buchanan	Chickasaw	Clayton	Delaware	Dubuque	Fayette	Howard	
Number of responses ^{1/}	109	10	13	10	11	18	8	9	6	7	17	
2018 - 2022 average corn yield	203	198	195	205	207	203	200	214	213	199	199	
2018 - 2022 average soybean yield	60	58	58	60	60	57	60	65	65	59	56	
Average row crop CSR2 index	79	76	86	84	83	83	68	77	69	81	83	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$307	\$302	\$307	\$325	\$285	\$294	\$314	\$339	\$338	\$297	\$271	
High quality third												
Average response	\$371	\$346	\$384	\$377	\$345	\$350	\$413	\$404	\$438	\$338	\$313	
Range of responses		300-415	300-450	325-425	250-450	280-440	350-450	350-450	330-650	280-410	250-375	
Medium quality third												
Average response	\$304	\$311	\$290	\$323	\$281	\$288	\$294	\$346	\$335	\$291	\$280	
Range of responses		300-350	230-350	300-400	220-375	220-345	250-325	300-375	280-380	260-350	225-350	
Low quality third												
Average response	\$247	\$248	\$246	\$277	\$230	\$244	\$235	\$268	\$240	\$263	\$221	
Range of responses		195-300	200-300	200-350	170-310	190-300	180-250	200-300	200-285	240-300	150-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	223	213	226	235	224	219	219	226	239	216	213
	Middle third	202	191	192	215	205	197	193	215	213	199	196
	Low third	175	169	169	183	169	180	160	190	183	180	171
Soybeans	High third	67	65	65	71	66	62	70	73	73	67	60
	Middle third	60	57	58	62	59	56	62	66	65	60	54
	Low third	51	54	49	49	47	46	48	56	56	52	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.51	\$1.53	\$1.57	\$1.59	\$1.38	\$1.45	\$1.57	\$1.58	\$1.59	\$1.49	\$1.36	
Rent per bushel of soybean yield	\$5.13	\$5.21	\$5.29	\$5.42	\$4.75	\$5.16	\$5.23	\$5.22	\$5.20	\$5.03	\$4.84	
Rent per CSR2 index point	\$3.92	\$3.97	\$3.57	\$3.87	\$3.43	\$3.54	\$4.62	\$4.40	\$4.90	\$3.67	\$3.27	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 4

District 4														
County	Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Woodbury	
Number of responses ^{1/}	148	10	22	13	14	12	12	12	7	8	12	13	13	
2018 - 2022 average corn yield	198	196	194	199	213	195	191	176	215	186	208	201	207	
2018 - 2022 average soybean yield	57	57	56	59	61	56	53	52	62	56	57	57	57	
Average row crop CSR2 index	78	77	84	80	73	82	83	73	81	71	86	72	73	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre														
Overall average	\$298	\$290	\$303	\$296	\$308	\$275	\$268	\$321	\$334	\$302	\$299	\$290	\$289	
High quality third														
Average response	\$346	\$333	\$353	\$349	\$369	\$316	\$316	\$362	\$385	\$366	\$340	\$335	\$331	
Range of responses		275-425	255-400	295-400	325-425	285-350	280-400	325-400	340-450	320-425	290-410	275-450	250-510	
Medium quality third														
Average response	\$297	\$292	\$293	\$296	\$294	\$272	\$272	\$325	\$335	\$303	\$297	\$291	\$294	
Range of responses		250-380	230-370	265-325	270-325	250-310	240-350	300-375	280-400	265-350	265-350	250-375	225-375	
Low quality third														
Average response	\$251	\$245	\$264	\$243	\$262	\$237	\$216	\$277	\$283	\$238	\$258	\$244	\$243	
Range of responses		200-350	200-340	190-300	225-280	200-260	180-250	235-325	265-300	200-300	240-300	210-325	185-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022														
Corn	High third	218	215	210	216	233	217	211	191	236	218	224	215	225
	Middle third	193	191	195	195	208	180	168	170	210	192	204	194	203
	Low third	168	173	178	174	194	138	140	157	192	152	172	167	183
Soybeans	High third	63	62	64	64	66	62	57	59	66	63	62	61	64
	Middle third	57	57	58	58	60	57	49	54	60	56	56	56	58
	Low third	49	51	52	48	55	48	43	46	50	48	47	48	46
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data														
Rent per bushel of corn yield	\$1.51	\$1.48	\$1.56	\$1.49	\$1.45	\$1.41	\$1.40	\$1.82	\$1.55	\$1.62	\$1.44	\$1.44	\$1.40	
Rent per bushel of soybean yield	\$5.24	\$5.09	\$5.41	\$5.02	\$5.05	\$4.91	\$5.06	\$6.17	\$5.39	\$5.39	\$5.25	\$5.09	\$5.07	
Rent per CSR2 index point	\$3.84	\$3.77	\$3.61	\$3.70	\$4.22	\$3.35	\$3.23	\$4.40	\$4.12	\$4.25	\$3.48	\$4.03	\$3.96	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 5

District 5														
County	Average	Boone	Dallas	Grundy	Hamilton	Hardin	Jasper	Marshall	Polk	Poweshiek	Story	Tama	Webster	
Number of responses ^{1/}	220	21	18	16	21	26	12	17	19	10	27	15	18	
2018 - 2022 average corn yield	196	192	181	207	190	196	213	218	188	190	188	196	196	
2018 - 2022 average soybean yield	58	57	56	62	55	59	61	64	55	57	56	59	55	
Average row crop CSR2 index	84	85	88	88	80	84	80	82	89	79	86	85	78	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre														
Overall average	\$292	\$290	\$286	\$319	\$275	\$297	\$289	\$289	\$289	\$278	\$291	\$305	\$296	
High quality third														
Average response	\$343	\$348	\$330	\$374	\$320	\$347	\$334	\$329	\$340	\$351	\$332	\$372	\$332	
Range of responses		295-480	275-400	290-450	255-380	275-440	290-375	260-400	260-550	300-450	275-400	300-450	255-400	
Medium quality third														
Average response	\$289	\$283	\$290	\$316	\$276	\$288	\$285	\$292	\$284	\$262	\$290	\$295	\$304	
Range of responses		260-350	250-350	265-360	225-330	220-350	245-315	225-350	220-450	200-300	240-350	270-350	230-370	
Low quality third														
Average response	\$245	\$238	\$238	\$268	\$229	\$256	\$248	\$246	\$242	\$222	\$251	\$250	\$253	
Range of responses		180-325	200-280	230-295	180-275	200-300	220-275	175-300	200-340	180-275	210-300	225-300	200-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022														
Corn	High third	222	211	205	235	218	222	239	250	215	213	214	228	217
	Middle third	198	193	179	214	195	203	204	225	194	183	187	196	198
	Low third	172	169	146	191	179	176	183	186	164	166	161	163	179
Soybeans	High third	64	67	60	68	59	67	68	70	62	61	60	66	61
	Middle third	57	59	51	60	54	56	60	63	50	57	54	60	55
	Low third	48	47	40	54	47	47	54	52	44	44	46	53	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data														
Rent per bushel of corn yield	\$1.49	\$1.51	\$1.58	\$1.54	\$1.45	\$1.52	\$1.36	\$1.33	\$1.54	\$1.46	\$1.55	\$1.56	\$1.51	
Rent per bushel of soybean yield	\$5.04	\$5.09	\$5.11	\$5.15	\$5.00	\$5.03	\$4.74	\$4.52	\$5.25	\$4.88	\$5.20	\$5.17	\$5.38	
Rent per CSR2 index point	\$3.49	\$3.41	\$3.25	\$3.63	\$3.44	\$3.54	\$3.61	\$3.52	\$3.25	\$3.52	\$3.38	\$3.59	\$3.79	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

County	District 6 Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott	
Number of responses ^{1/}	123	23	24	9	7	7	14	12	12	7	8	
2018 - 2022 average corn yield	198	198	200	203	190	197	190	200	205	195	202	
2018 - 2022 average soybean yield	60	62	63	61	55	60	57	60	60	60	64	
Average row crop CSR2 index	81	86	86	74	79	67	85	77	87	83	89	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$283	\$293	\$285	\$265	\$258	\$287	\$277	\$304	\$308	\$223	\$331	
High quality third												
Average response	\$343	\$339	\$333	\$319	\$318	\$368	\$328	\$363	\$372	\$304	\$384	
Range of responses		265-400	270-400	270-380	250-385	250-480	265-380	300-425	300-460	240-385	275-450	
Medium quality third												
Average response	\$276	\$294	\$283	\$267	\$242	\$285	\$275	\$293	\$294	\$205	\$326	
Range of responses		240-375	225-375	225-320	200-315	225-350	230-300	260-325	250-360	175-220	260-385	
Low quality third												
Average response	\$230	\$245	\$239	\$208	\$213	\$209	\$228	\$256	\$257	\$160	\$283	
Range of responses		190-300	175-325	175-240	180-285	200-235	160-280	235-290	200-330	150-180	240-320	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	217	218	226	220	208	214	196	219	225	220	223
	Middle third	192	189	203	196	183	188	175	189	193	201	201
	Low third	166	163	183	177	161	169	140	165	160	168	174
Soybeans	High third	67	66	70	68	63	69	61	70	65	64	73
	Middle third	59	59	63	62	52	62	55	59	56	60	64
	Low third	50	50	53	51	44	53	44	49	51	48	54
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.43	\$1.48	\$1.43	\$1.31	\$1.36	\$1.46	\$1.46	\$1.52	\$1.50	\$1.14	\$1.64	
Rent per bushel of soybean yield	\$4.70	\$4.73	\$4.52	\$4.34	\$4.69	\$4.78	\$4.86	\$5.07	\$5.13	\$3.72	\$5.17	
Rent per CSR2 index point	\$3.50	\$3.41	\$3.31	\$3.58	\$3.27	\$4.28	\$3.26	\$3.95	\$3.54	\$2.69	\$3.72	

^{1/} Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District 7 Average	Adair	Adams ^{2/}	Cass	Fremont and Page	Mills	Montgomery	Pottawattamie	Taylor	
Number of responses ^{1/}	103	15	9	13	14	13	9	20	10	
2018 - 2022 average corn yield	185	165	172	188	191	197	195	199	169	
2018 - 2022 average soybean yield	53	50	n/a	55	55	51	55	55	53	
Average row crop CSR2 index	80	79	79	79	80	82	79	79	81	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$265	\$224	\$266	\$268	\$257	\$281	\$274	\$287	\$261	
High quality third										
Average response	\$309	\$257	\$319	\$317	\$306	\$318	\$317	\$328	\$310	
Range of responses		225-300	250-400	275-400	235-415	245-375	245-400	250-425	250-400	
Medium quality third										
Average response	\$267	\$221	\$273	\$265	\$254	\$290	\$279	\$294	\$259	
Range of responses		175-270	210-330	220-325	210-370	225-320	220-350	230-350	200-330	
Low quality third										
Average response	\$218	\$194	\$206	\$222	\$209	\$236	\$226	\$238	\$213	
Range of responses		150-250	175-265	190-250	180-275	195-285	190-275	200-300	160-265	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022										
Corn	High third	205	182	188	215	216	216	215	223	184
	Middle third	185	166	171	188	189	201	198	200	170
	Low third	149	138	158	140	153	170	170	134	129
Soybeans	High third	60	56	n/a	61	62	63	60	62	59
	Middle third	54	50	n/a	53	56	54	55	54	53
	Low third	46	45	n/a	44	45	50	49	45	47
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data										
Rent per bushel of corn yield	\$1.44	\$1.36	\$1.55	\$1.43	\$1.35	\$1.43	\$1.41	\$1.44	\$1.54	
Rent per bushel of soybean yield	\$4.96	\$4.48	\$5.02	\$4.87	\$4.67	\$5.51	\$4.98	\$5.22	\$4.92	
Rent per CSR2 index point	\$3.32	\$2.84	\$3.37	\$3.39	\$3.21	\$3.43	\$3.47	\$3.63	\$3.22	

^{1/} Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

^{2/} Only one year of soybean yields published in this time frame.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose and Wayne	Clarke	Decatur	Lucas and Monroe	Madison	Marion	Ringgold	Union	Warren	
Number of responses ^{1/}	84	11	12	6	7	12	14	7	9	6	
2018 - 2022 average corn yield	166	165	159	160	155	176	184	160	168	163	
2018 - 2022 average soybean yield	51	50	48	48	49	54	58	48	52	51	
Average row crop CSR2 index	79	68	77	75	77	86	80	76	85	85	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre											
Overall average	\$227	\$193	\$238	\$208	\$187	\$238	\$253	\$269	\$253	\$203	
High quality third											
Average response	\$275	\$232	\$283	\$243	\$218	\$287	\$324	\$333	\$313	\$242	
Range of responses		175-380	240-360	220-275	175-275	270-310	280-350	225-425	250-375	220-285	
Medium quality third											
Average response	\$224	\$191	\$235	\$207	\$185	\$235	\$236	\$275	\$251	\$199	
Range of responses		150-250	200-300	190-250	150-225	200-285	200-300	180-375	200-330	180-220	
Low quality third											
Average response	\$182	\$158	\$196	\$174	\$158	\$193	\$201	\$198	\$196	\$167	
Range of responses		110-190	165-275	150-225	110-210	150-250	180-250	150-235	150-250	150-200	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022											
Corn	High third	185	178	190	197	165	198	205	182	176	176
	Middle third	161	155	150	177	146	174	170	158	161	156
	Low third	131	135	126	133	103	152	143	137	134	113
Soybeans	High third	57	55	55	54	52	59	65	61	59	53
	Middle third	49	46	44	46	46	54	57	52	50	45
	Low third	40	41	38	35	37	45	46	41	42	36
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data											
Rent per bushel of corn yield	\$1.37	\$1.17	\$1.50	\$1.30	\$1.21	\$1.35	\$1.38	\$1.68	\$1.51	\$1.25	
Rent per bushel of soybean yield	\$4.47	\$3.86	\$4.96	\$4.33	\$3.82	\$4.41	\$4.36	\$5.60	\$4.87	\$3.98	
Rent per CSR2 index point	\$2.89	\$2.84	\$3.09	\$2.77	\$2.43	\$2.77	\$3.16	\$3.54	\$2.98	\$2.39	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 9

County	District 9 Average	Davis and Wapello	Des Moines	Henry	Jefferson	Keokuk	Lee	Louisa	Mahaska	Van Buren	Washington	
Number of responses ^{1/}	100	12	6	20	9	8	10	9	10	9	7	
2018 - 2022 average corn yield	179	164	189	172	174	178	177	188	193	164	191	
2018 - 2022 average soybean yield	56	52	62	59	55	55	57	57	59	50	57	
Average row crop CSR2 index	79	74	84	81	79	80	75	80	81	73	82	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$252	\$223	\$232	\$279	\$235	\$247	\$320	\$263	\$224	\$202	\$298	
Irrigated land average							\$398					
High quality third												
Average response	\$303	\$264	\$278	\$327	\$286	\$315	\$383	\$334	\$258	\$243	\$344	
Range of responses		200-330	225-350	285-375	200-360	220-380	380-395	300-375	225-350	170-300	265-390	
Medium quality third												
Average response	\$249	\$224	\$218	\$279	\$239	\$232	\$320	\$247	\$224	\$208	\$298	
Range of responses		175-280	160-280	225-325	185-320	185-295	220-370	210-300	195-275	145-280	210-360	
Low quality third												
Average response	\$205	\$182	\$198	\$231	\$179	\$193	\$257	\$210	\$190	\$156	\$252	
Range of responses		140-250	145-250	200-300	150-240	160-245	180-335	170-260	175-225	100-230	150-325	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	199	165	211	206	187	201	211	214	214	177	204
	Middle third	173	141	187	176	164	182	174	189	194	148	173
	Low third	148	114	173	148	129	155	149	155	177	121	154
Soybeans	High third	62	58	69	65	58	59	66	63	66	53	63
	Middle third	55	50	63	53	53	56	54	55	59	48	56
	Low third	44	39	52	42	42	48	45	41	51	34	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.41	\$1.36	\$1.23	\$1.62	\$1.35	\$1.39	\$1.81	\$1.40	\$1.16	\$1.23	\$1.56	
Rent per bushel of soybean yield	\$4.48	\$4.29	\$3.74	\$4.73	\$4.27	\$4.49	\$5.61	\$4.61	\$3.80	\$4.04	\$5.23	
Rent per CSR2 index point	\$3.20	\$3.01	\$2.76	\$3.44	\$2.97	\$3.09	\$4.27	\$3.29	\$2.77	\$2.77	\$3.63	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL RATE SURVEY SUMMARY BY CROP REPORTING DISTRICT

District	State Average	Northwest District 1 Average	North Central District 2 Average	Northeast District 3 Average	West Central District 4 Average	Central District 5 Average	East Central District 6 Average	Southwest District 7 Average	South Central District 8 Average	Southeast District 9 Average
Number of responses ^{1/}	1,306	211	208	109	148	220	123	103	84	100
2018 - 2022 average corn yield	195	193	198	203	198	196	198	185	166	179
2018 - 2022 average soybean yield	57	58	57	60	57	58	60	53	51	56
Average row crop CSR2 index	80	85	79	79	78	84	81	80	79	79
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$279	\$302	\$285	\$307	\$298	\$292	\$283	\$265	\$227	\$252
Irrigated land average	\$325		\$302							\$348
Average response										
High quality third	\$330	\$354	\$330	\$371	\$346	\$343	\$343	\$309	\$275	\$303
Medium quality third	\$277	\$300	\$285	\$304	\$297	\$289	\$276	\$267	\$224	\$249
Low quality third	\$230	\$252	\$239	\$247	\$251	\$245	\$230	\$218	\$182	\$205
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022										
Corn	High third	211	215	216	223	218	222	217	205	199
	Middle third	188	191	196	202	193	198	192	185	173
	Low third	161	168	171	175	168	172	166	149	148
Soybeans	High third	63	64	63	67	63	64	67	60	62
	Middle third	56	57	57	60	57	57	59	54	55
	Low third	47	49	49	51	49	48	50	46	44
Average Rents per Five-year Average Yield or CSR2										
Rent per bushel of corn yield	\$1.46	\$1.56	\$1.44	\$1.51	\$1.51	\$1.49	\$1.43	\$1.44	\$1.37	\$1.41
Rent per bushel of soybean yield	\$4.91	\$5.22	\$4.96	\$5.13	\$5.24	\$5.04	\$4.70	\$4.96	\$4.47	\$4.48
Rent per CSR2 index point	\$3.48	\$3.54	\$3.59	\$3.92	\$3.84	\$3.49	\$3.50	\$3.32	\$2.89	\$3.20
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre^{2/}										
Alfalfa hay, established	\$194	\$173	\$232	\$267	\$203	\$185	\$233	\$139	\$145	\$172
Grass hay, established	\$139	\$79	\$145	\$239	\$190	\$101	\$164	\$91	\$103	\$139
Oats	\$168	\$165	\$196	\$241			\$222	\$94	\$118	\$139
High-productivity pasture	\$92	\$92	\$82	\$87	\$105	\$87	\$110	\$101	\$87	\$79
Low-productivity pasture	\$62	\$48	\$46	\$60	\$70	\$64	\$92	\$66	\$58	\$56
Pasture, \$/animal unit month (AUM)	\$28	\$22		\$34				\$29		
Cornstalk grazing	\$13	\$13	\$11		\$11	\$18		\$9	\$15	
Hunting rights	\$15				\$17	\$21		\$11	\$11	\$16

^{1/} Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

^{2/} No values are reported if fewer than five responses were received.

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: Brick Gentry Invoice #407660
Date: October 9, 2023 at 1:54 PM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org



Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



Brick Gentry PC
Inv #407660.pdf

From: jhansen@scraaiowa.com
Subject: RE: Brick Gentry Invoice #407660
Date: October 12, 2023 at 2:06 PM
To: Vivian Vriezelaar vvriezelaar@cityofpella.com, aeltahir@oskaloosaiowa.org



Approved. Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Monday, October 9, 2023 1:54 PM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Subject: Brick Gentry Invoice #407660

Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120

From: Mike Nardini mnardini@cityofpella.com 

Subject: FW: Airport Layout Plan

Date: October 13, 2023 at 10:30 AM

To: Jim Hansen jhansen@scraaiowa.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Searle, Jerald Jerald.Searle@hdrinc.com



Jim, Amal, and Jerry –

FYI, attached to this email is our staff report for the proposed Airport Layout Plan at the Pella Municipal Airport. Jim, I updated Jerry and Amal on this issue. Let me know if we need to schedule a call to discuss.

Have a good weekend.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com



J-1 Memo
Airport...lan.doc



THE
CITY of PELLA

STAFF MEMO TO COUNCIL

ITEM NO: J-1
SUBJECT: Pella Municipal Airport Layout Plan
DATE: October 17, 2023

BACKGROUND:

The purpose of this Policy and Planning session is to discuss submitting a request to the Federal Aviation Administration (FAA) to update the Airport Layout Plan (ALP) for the Pella Municipal Airport. As background, an ALP is a long-range planning document which is intended to identify needed aviation capital improvements over a twenty-year time period. The ALP is also necessary to secure funding for aviation enhancements. For the Pella Municipal Airport, this could include a new parallel taxiway, widening the runway, and additional areas for municipal and corporate hangers. The current year budget includes \$350,000 to update the ALP. The proposed funding source for the plan update is FAA entitlement funds of \$315,000 and City of Pella matching funds for \$35,000.

As Council is aware, the City of Pella is currently working with the City of Oskaloosa to build the South Central Regional Airport. However, if for any reason the regional airport does not proceed, the City of Pella will need to be prepared to make significant improvements at the current Pella Municipal Airport. The first step in planning for these improvements is an ALP for the Pella Municipal Airport. It is also important to note, if the FAA approves proceeding with a new ALP for the Pella Municipal Airport, it will take approximately three to four months to hire a consultant to generate the plan. Hopefully within that time period, we will have a better understanding of the status and timeframe involved with the proposed regional airport.

ATTACHMENTS: None
REPORT PREPARED BY: City Administration
REVIEWED BY: City Administrator, Public Works Director, City Clerk
RECOMMENDATION: Submit a request to the FAA for an ALP for the Pella Municipal Airport

From: jhansen@scraaiowa.com

Subject: RE: Airport Layout Plan

Date: October 16, 2023 at 8:42 AM

To: Mike Nardini mnardini@cityofpella.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Searle, Jerald Jerald.Searle@hdrinc.com



No need, Mike. Appears to be what we discussed.

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>

Sent: Friday, October 13, 2023 10:30 AM

To: Jim Hansen <jhansen@scraaiowa.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>; Searle, Jerald <Jerald.Searle@hdrinc.com>

Subject: FW: Airport Layout Plan

Jim, Amal, and Jerry –

FYI, attached to this email is our staff report for the proposed Airport Layout Plan at the Pella Municipal Airport. Jim, I updated Jerry and Amal on this issue. Let me know if we need to schedule a call to discuss.

Have a good weekend.

Mike

Mike Nardini

City Administrator

825 Broadway

Pella, Iowa 50219

Phone: 641-628-4173

email: mnardini@cityofpella.com

From: Amy Beattie Amy.Beattie@brickgentrylaw.com
Subject: Farm Lease for VanHuekeom, Vos and Wichart Properties
Date: October 14, 2023 at 11:27 AM
To: randyldebruin@gmail.com
Cc: Jim Hansen jhansen@scraaiowa.com, Mike Nardini mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org



Good Morning. This email is a follow up to my conversation with Randy concerning the Farm Lease with the SCRAA.

Randy. Following a previous conversation with my client and the subsequent conversation with you, I prepared the attached Lease for everyone to review. Please note that it is being sent to you at the same time it is sent to Jim, Mike and Amal. It is subject to any changes that they want made to it; particularly concerning the lease rates.

I am attaching the ISU survey so that everyone has it readily available.

Please let me know what questions, changes or corrections that anyone has.

Also, Randy and I discussed whether he would be interested in including the Barnard property in the lease. He said he would be but only if Mr. DeRooi does not want to farm it. My notes seem to indicate that Mr. DeRooi may have told Jim, Mike or Amal that he did not want to farm it. Is that correct? If not, I will reach out to him concerning the lease.

Let me know. Thanks! Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

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Treasury Circular 230 Disclosure: To the extent this communication contains any statement regarding federal taxes, that statement was not written or intended to be used, and it cannot be used, by any person (i) as a basis for avoiding federal tax penalties that may be imposed on that person, or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.



2024 Farm 2023-ISU Farm
Lease...).docx Cash R...21].pdf

From: Mike Nardini mnardini@cityofpella.com
Subject: FW: Farm Lease for VanHuekeom, Vos and Wichart Properties
Date: October 23, 2023 at 2:26 PM
To: Amy Beattie (amy.beattie@brickgentrylaw.com) amy.beattie@brickgentrylaw.com, Jim Hansen jhansen@scraaiowa.com, Amal Eltahir aeltahir@oskaloosaiowa.org



Amy –

Thank you for the update. I also appreciate you handling this item for the SCRAA. In reviewing this matter, the proposed farm rental income is approximately \$35,000 less per year than the current rental income (see attached summary). I also realize that in exchange for the reduced rental amount the tenant is making permanent improvements to the SCRAA's property as outlined in Section 26 of the contract. Therefore, my questions below relate to the required improvements as outlined in Section 26 of the agreement.

1. For Section 26, should we add an exhibit to the agreement which identifies the area(s) to be improved under the agreement?
2. It doesn't appear Section 26 contains a deadline date for making the improvements to the SCRAA property. Therefore, if a deadline date has not been established for making the improvements, should the deadline date be earlier than the contract termination date? My concern is if we don't have a deadline date for making the improvements, what happens if the tenant doesn't make the improvements?
3. Should Section 26 of the agreement contain a provision which makes the improvements subject to approval by a designee of the SCRAA?

Also, I have not had any contact with Mr. DeRooi regarding the future rental of the Barnard parcel.

Thanks once again for handling the negotiations for us.

Mike
Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Saturday, October 14, 2023 11:27 AM
To: randyldebruin@gmail.com
Cc: Jim Hansen <jhansen@scraaiowa.com>; Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskaloosaiowa.org
Subject: Farm Lease for VanHuekeom, Vos and Wichart Properties

Good Morning. This email is a follow up to my conversation with Randy concerning the Farm Lease with the SCRAA.

Randy. Following a previous conversation with my client and the subsequent conversation with you, I prepared the attached Lease for everyone to review. Please note that it is being sent to you at the same time it is sent to Jim, Mike and Amal. It is subject to any changes that they want made to it; particularly concerning the lease rates.

I am attaching the ISU survey so that everyone has it readily available.

Please let me know what questions, changes or corrections that anyone has.

Also, Randy and I discussed whether he would be interested in including the Barnard property in the lease. He said he would be but only if Mr. DeRooi does not want to farm it. My notes seem to indicate that Mr. DeRooi may have told Jim, Mike or Amal that he did not want to farm it. Is that correct? If not, I will reach out to him concerning the lease.

Let me know. Thanks! Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

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2024 Farm
Lease...).docx



2023-ISU Farm
Cash R...21].pdf



Farm Lease
Summa...23.xlsx

From: Vivian Vriezelaar vvriezelaar@cityofpella.com 
Subject: HDR Invoice #1200562633
Date: October 17, 2023 at 6:36 AM
To: jhansen@scraaiowa.com, aeltahir@oskaloosaiowa.org
Cc: Brian Weuve bweuve@cityofpella.com



Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



10091425 PRD
9 2023.pdf



Invoice

Please send remittance with copy of invoice to

HDR Inc.

US Engineering Accounts Receivable

PO Box 74008202

Chicago, IL 60674-8202

HDR Engineering, Inc.

101 S. Phillips Avenue, Suite 401
Sioux Falls, SD, 57104
Phone: (605) 977-7740

HDR Invoice No. 1200562633

Invoice Date 10/16/2023

Month Ending 9/30/2023

Project Number Amount Due
10091425 \$3,882.83

Attn: Vivian Vriezelaar and Brian Weuve
South Central Regional Airport Agency
825 Broadway Street
Pella, IA 50219

South Central Regional Airport Task Order 1 - 6B Public Meetings

Direct Salary Costs (Per Attached)				\$1,314.85
Overhead:	1.5648	x	\$1,314.85 =	<u>\$2,057.48</u>
			Subtotal Labor	\$3,372.33
Fixed Fee:	\$58,245.03			
Previously Invoiced	\$57,072.21			
Invoiced This Period	<u>\$505.85</u>			\$505.85
Remaining:	\$666.97			

Cost of Money	.3537%	x	\$1,314.85	\$4.65
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Expenses

\$0.00

Original Contract	\$24,749.00
Amendment #1	\$34,006.00
Amendment #2	\$19,930.00
Amendment #3	\$21,024.00
Amendment #4	\$30,084.00
Amendment #5	\$29,900.00
Amendment #6	\$29,895.00
Amendment #7	\$29,895.00
Amendment #8	\$15,000.00
Amendment #9	\$15,000.00
Amendment #10	\$20,000.00
Amendment #11	\$8,000.00
Amendment #12	\$36,200.00
Amendment #13	\$15,000.00
Amendment #14	\$20,000.00
Amendment #15	\$35,000.00
Amendment #16	\$40,000.00
Amendment #17	<u>\$50,000.00</u>
	\$473,683.00

	This Invoice	Previously Billed	Total To Date
Total Invoiced:	\$3,882.83	\$465,396.80	\$469,279.63
Fixed Fee:	\$505.85	\$57,072.21	\$57,578.06
Cost of Money:	\$4.65	\$528.97	\$533.62

AMOUNT DUE THIS INVOICE \$3,882.83

**South Central Regional Airport
Task Order 1 - 6B Public Meetings**

Period: August 27, 2023 to September 30, 2023

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Direct Labor \$</u>	<u>Overhead Dollar Amt.</u>	<u>Overhead Plus DL</u>	<u>Fixed Fee</u>	<u>Fixed Fee Plus O.H. & DL</u>
Becker, J.	7.00	\$31.51	\$220.57	\$345.15	\$565.72	\$84.86	\$650.58
Hughes, K.	0.75	\$26.01	\$19.51	\$30.53	\$50.03	\$7.51	\$57.54
Saladee, S.	1.00	\$41.64	\$41.64	\$65.16	\$106.80	\$16.02	\$122.82
Schwebach, C.	1.50	\$52.10	\$78.15	\$122.29	\$200.44	\$30.07	\$230.51
Searle, J.	13.00	\$73.46	\$954.98	\$1,494.35	\$2,449.33	\$367.40	\$2,816.73
Totals	<u>23.25</u>		<u>\$1,314.85</u>	<u>\$2,057.48</u>	<u>\$3,372.33</u>	<u>\$505.85</u>	<u>\$3,878.18</u>

OTHER EXPENSES

Travel	\$0.00
Garden & Associates	\$0.00
	<u>\$0.00</u>

From: jhansen@scraaiowa.com
Subject: RE: HDR Invoice #1200562633
Date: October 17, 2023 at 8:49 AM
To: Vivian Vriezelaar vvriezelaar@cityofpella.com, aeltahir@oskaloosaiowa.org
Cc: Brian Weuve bweuve@cityofpella.com



Approved. Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Tuesday, October 17, 2023 6:37 AM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Brian Weuve <bweuve@cityofpella.com>
Subject: HDR Invoice #1200562633

Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



From: Mandy Smith MSmith@cityofpella.com
Subject: Next SCRAA Board Meeting: November 28th
Date: October 24, 2023 at 4:42 PM
To: David Corbin dcorbin@scraaiowa.com, Doug Klahsen dklahsen@scraaiowa.com, Jim Hansen jhansen@scraaiowa.com, Kevin Gaul (kgaul@scraaiowa.com) kgaul@scraaiowa.com, pblomgren@scraaiowa.com
Cc: Amy Beattie amy.beattie@brickgentrylaw.com, Searle, Jerald Jerald.Searle@hdrinc.com, Mike Nardini mnardini@cityofpella.com, Amal Eltahir aeltahir@oskaloosaiowa.org, Amy Miller amiller@oskaloosaiowa.org

SCRAA Board –

We are tentatively planning to hold the next SCRAA Board meeting on **Tuesday, November 28th**.

Please let Mike and me know if you can't attend that meeting.

Thank you,

Mandy Smith
City Clerk/Human Resources Director
825 Broadway Street
Pella, IA 50219
641.628.4173 x231
msmith@cityofpella.com

From: jhansen@scraaiowa.com 
Subject: RE: Farm Lease for VanHuekeom, Vos and Wichart Properties
Date: October 31, 2023 at 8:42 AM
To: Amy Beattie Amy.Beattie@brickgentrylaw.com, Mike Nardini mnardini@cityofpella.com, Amal Eltahir aeltahir@oskaloosaiowa.org



Ha!

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Monday, October 30, 2023 3:55 PM
To: jhansen@scraaiowa.com; 'Mike Nardini' <mnardini@cityofpella.com>; 'Amal Eltahir' <aeltahir@oskaloosaiowa.org>
Subject: Re: Farm Lease for VanHuekeom, Vos and Wichart Properties

Goodness. One of those days. Thank you JIM! Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Date: Monday, October 30, 2023 at 3:53 PM
To: jhansen@scraaiowa.com <jhansen@scraaiowa.com>, 'Mike Nardini' <mnardini@cityofpella.com>, 'Amal Eltahir' <aeltahir@oskaloosaiowa.org>
Subject: Re: Farm Lease for VanHuekeom, Vos and Wichart Properties

Thank you Mike. Just get the original to Mandy at some point before the next meeting. That way she will have the original for the Board meeting.

And yes, I will send it on to Randy to let him know that it will be on the next meeting for formal approval. I think he is planning on being at that meeting. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Monday, October 30, 2023 at 2:35 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, 'Mike Nardini' <mnardini@cityofpella.com>, 'Amal Eltahir' <aeltahir@oskaloosaiowa.org>
Subject: RE: Farm Lease for VanHuekeom, Vos and Wichart Properties

Attached is the signed agreement with DePaulis. Amy, do you want the original? Also,

Attached is the signed agreement with DeBruin. Amy, do you want the original? Also, please forward to Randy—I don't have his email address.

Thanks, Jim

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Sent: Friday, October 27, 2023 2:07 PM

To: jhansen@scraaiowa.com; 'Mike Nardini' <mnardini@cityofpella.com>; 'Amal Eltahir' <aeltahir@oskaloosaiowa.org>

Subject: Re: Farm Lease for VanHuekeom, Vos and Wichart Properties

I do not think we need to give him a discount. And have no problem with going back to him and telling him one year under the same terms and conditions as last year, including the rent. If he does not want it, we know that DeBruin will take it. Amy.

Amy S. Beattie

BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>

Date: Friday, October 27, 2023 at 2:02 PM

To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, 'Mike Nardini' <mnardini@cityofpella.com>, 'Amal Eltahir' <aeltahir@oskaloosaiowa.org>

Subject: RE: Farm Lease for VanHuekeom, Vos and Wichart Properties

Amy, I'll leave it to you to decide if we absolutely need to give De Rooi the same price/term. That being said, he has been very uncooperative with us and I do not want to provide him with a discount. Also, I would only give him one year.

Thanks, Jim

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Sent: Friday, October 27, 2023 1:02 PM

To: Mike Nardini <mnardini@cityofpella.com>; Jim Hansen <jhansen@scraaiowa.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>

Subject: Re: Farm Lease for VanHuekeom, Vos and Wichart Properties

Mike. This email is a follow up to my conversation with you, with Randy DeBruin and with Robert DeRooi.

First, I have confirmed that Robert DeRooi does want to farm the Barnard parcel. He would like a two year lease to give him some certainty. He also would like to have the same lease rate as Randy DeBruin is getting on the Vos farm because of the similarity in those properties. I told him that I would communicate that to you. But did tell him Randy was doing clean up on the property as part of the

consideration. So...are you OK with a two year lease? And what do you want me to communicate for the lease rate?

Second, when I talked to Randy I discussed Mike's concerns about making sure that work gets done on the property. To address the concerns, and based on my discussion with Mike, please see the revised language in the last numbered paragraph. Also, please note when I talked to Randy he reminded me that the acreage we had used in the last year's lease is incorrect, as the Van Huekelom acreage should have been 110.98. Accordingly, I have adjusted the leased acreage by 6.81 acres. I am going to go ahead and send this draft of the lease to Randy but with the understanding that it is subject to review and approval of the Board. I already advised him that the meeting will not be until November.

Third, he is anxious to get in and start applying fertilizer and working on the properties. As was done last year, I am sending out letters (attached) to the other two tenants to let them know that he may be getting onto the property once they have their crops out. Randy is aware that his improvements to the property (which he says will be in the thousands of dollars...?) need to get done.

Let me know as you have questions. And let me know the terms you want for DeRooi, and if the DeBruin Lease is acceptable. Thanks! Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: Mike Nardini <mnardini@cityofpella.com>
Date: Monday, October 23, 2023 at 2:26 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, Jim Hansen <jhansen@scraaiowa.com>, Amal Eltahir <aeltahir@oskaloosaiowa.org>
Subject: FW: Farm Lease for VanHuekeom, Vos and Wichart Properties

Amy –

Thank you for the update. I also appreciate you handling this item for the SCRAA. In reviewing this matter, the proposed farm rental income is approximately \$35,000 less per year than the current rental income (see attached summary). I also realize that in exchange for the reduced rental amount the tenant is making permanent improvements to the SCRAA's property as outlined in Section 26 of the contract. Therefore, my questions below relate to the required improvements as outlined in Section 26 of the agreement.

1. For Section 26, should we add an exhibit to the agreement which identifies the area(s) to be improved under the agreement?

2. It doesn't appear Section 26 contains a deadline date for making the improvements to the SCRAA property. Therefore, if a deadline date has not been established for making the improvements, should the deadline date be earlier than the contract termination date? My concern is if we don't have a deadline date for making the improvements, what happens if the tenant doesn't make the improvements?
3. Should Section 26 of the agreement contain a provision which makes the improvements subject to approval by a designee of the SCRAA?

Also, I have not had any contact with Mr. DeRooi regarding the future rental of the Barnard parcel.

Thanks once again for handling the negotiations for us.

Mike
Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Saturday, October 14, 2023 11:27 AM
To: randyldebruin@gmail.com
Cc: Jim Hansen <jhansen@scraaiowa.com>; Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskalooaiowa.org
Subject: Farm Lease for VanHuekeom, Vos and Wichart Properties

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Let me know. Thanks! Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

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From: jhansen@scraaiowa.com 
Subject: FW: HDR Invoice #1200562633
Date: October 31, 2023 at 2:35 PM
To: Vivian Vriezelaar vvriezelaar@cityofpella.com, mnardini@cityofpella.com, amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com

Vivian, all, these two task orders are approved for payment.

Thanks, Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Tuesday, October 17, 2023 6:37 AM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Brian Weuve <bweuve@cityofpella.com>
Subject: HDR Invoice #1200562633

Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120



10091425 PRD
9 2023.pdf



SCRAA Task
Order 1...3).pdf



Invoice

Please send remittance with copy of invoice to

HDR Inc.

US Engineering Accounts Receivable

PO Box 74008202

Chicago, IL 60674-8202

HDR Engineering, Inc.
101 S. Phillips Avenue, Suite 401
Sioux Falls, SD, 57104
Phone: (605) 977-7740

HDR Invoice No. 1200562633
Invoice Date 10/16/2023
Month Ending 9/30/2023

Project Number Amount Due
10091425 \$3,882.83

Attn: Vivian Vriezelaar and Brian Weuve
South Central Regional Airport Agency
825 Broadway Street
Pella, IA 50219

South Central Regional Airport Task Order 1 - 6B Public Meetings

Direct Salary Costs (Per Attached)				\$1,314.85
Overhead:	1.5648	x	\$1,314.85 =	<u>\$2,057.48</u>
			Subtotal Labor	\$3,372.33
Fixed Fee:	\$58,245.03			
Previously Invoiced	\$57,072.21			
Invoiced This Period	\$505.85			\$505.85
Remaining:	\$666.97			

Cost of Money	.3537%	x	\$1,314.85	\$4.65
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Expenses				\$0.00
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Original Contract	\$24,749.00
Amendment #1	\$34,006.00
Amendment #2	\$19,930.00
Amendment #3	\$21,024.00
Amendment #4	\$30,084.00
Amendment #5	\$29,900.00
Amendment #6	\$29,895.00
Amendment #7	\$29,895.00
Amendment #8	\$15,000.00
Amendment #9	\$15,000.00
Amendment #10	\$20,000.00
Amendment #11	\$8,000.00
Amendment #12	\$36,200.00
Amendment #13	\$15,000.00
Amendment #14	\$20,000.00
Amendment #15	\$35,000.00
Amendment #16	\$40,000.00
Amendment #17	\$50,000.00
	<u>\$473,683.00</u>

	<u>This Invoice</u>	<u>Previously Billed</u>	<u>Total To Date</u>
Total Invoiced:	\$3,882.83	\$465,396.80	\$469,279.63
Fixed Fee:	\$505.85	\$57,072.21	\$57,578.06
Cost of Money:	\$4.65	\$528.97	\$533.62

AMOUNT DUE THIS INVOICE \$3,882.83

**South Central Regional Airport
Task Order 1 - 6B Public Meetings**

Period: August 27, 2023 to September 30, 2023

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Direct Labor \$</u>	<u>Overhead Dollar Amt.</u>	<u>Overhead Plus DL</u>	<u>Fixed Fee</u>	<u>Fixed Fee Plus O.H. & DL</u>
Becker, J.	7.00	\$31.51	\$220.57	\$345.15	\$565.72	\$84.86	\$650.58
Hughes, K.	0.75	\$26.01	\$19.51	\$30.53	\$50.03	\$7.51	\$57.54
Saladee, S.	1.00	\$41.64	\$41.64	\$65.16	\$106.80	\$16.02	\$122.82
Schwebach, C.	1.50	\$52.10	\$78.15	\$122.29	\$200.44	\$30.07	\$230.51
Searle, J.	13.00	\$73.46	\$954.98	\$1,494.35	\$2,449.33	\$367.40	\$2,816.73
Totals	<u>23.25</u>		<u>\$1,314.85</u>	<u>\$2,057.48</u>	<u>\$3,372.33</u>	<u>\$505.85</u>	<u>\$3,878.18</u>

OTHER EXPENSES

Travel	\$0.00
Garden & Associates	\$0.00
	<u>\$0.00</u>

AMENDMENT 18 TO TASK ORDER NO. 1

THIS AMENDMENT #18 TO Task Order No. 1 is made by and between South Central Regional Airport Agency (SCRAA) ("OWNER") and HDR Engineering, Inc. (HDR) ("ENGINEER").

WHEREAS, OWNER and ENGINEER entered into Task Order No. 1, dated January 15, 2018; and

WHEREAS, OWNER and ENGINEER wish to amend Task Order No. 1 as contained herein.

OWNER and ENGINEER hereby agree as follows:

1.1 Task Order No. 1 is hereby amended as follows:

Section 2.0 Scope of Work shall be modified to include the following:
Additional Planning and Engineering tasks

IN WITNESS WHEREOF, the parties hereto have executed this Amendment #18 to Task Order No. 1 and accept all of the modifications contained herein, this 3rd day of October, 2023.

"OWNER"

BY: _____

NAME: Jim Hansen

TITLE: Chair

"ENGINEER"

BY: Jason L. Kjenstad

NAME: Jason Kjenstad

TITLE: Sr. Vice President

HDR

South Central Regional Airport Agency | Task Order 1 - Amendment 18

Personnel		Jerry Searle			Carla Schwebach							
Rate Category/Description		FAA Lead			Accountant							
Direct Rate		\$73.46			\$52.10						Total Hours	Total Cost
TASK 8 – General Planning/Engineering Services												
		88			5						93	\$ 6,725
Subtotals		88			5						93	\$ 6,725
Task Expenses												\$ 53
Task Total Cost												\$ 6,778
Direct Labor												\$ 6,725
Overhead (157.28%)												\$ 10,577.05
Total Labor												\$ 17,302.03
Fixed Fee (15%)												\$ 2,595.30
Facilities Capital Cost of Money (.2857%)												\$ 49.43
Total Expenses												\$ 53
Total Cost												\$ 20,000
Expenses												
TASK 8 – General Planning/Engineering Services												
Direct Expenses		Direct Expenses										
Mileage	\$53.00	Mileage										
		Printing										
Total Direct Costs	\$53.00	Total Direct Costs										

Subject: Regional Airport Meeting
Location: Oskaloosa City Hall /Teams Meeting

Start: Wed 7/19/2023 9:00 AM
End: Wed 7/19/2023 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Mike Nardini
Required Attendees: Jim Hansen; Searle, Jerald; Amal Eltahir
Optional Attendees: Jim Hansen

Jim, Jerry, and Amal –

Listed below is the agenda for tomorrow's meeting.

See you at the Oskaloosa City Hall.

Mike

1. Oskaloosa Update - Amal
2. Pella Update - Mike
3. Oskaloosa annexation scenarios/ROW required from IDOT to construct a 5,500 primary runway - Jerry
4. Project timeline/projected regional airport cash flow needs – Mike
5. Composition of the SCRAA Board - Jim
6. Future action plan

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 221 648 298 596

Passcode: fbWzXi

[Download Teams](#) | [Join on the web](#)

From: Searle, Jerald <Jerald.Searle@hdrinc.com>
Sent: Tuesday, July 18, 2023 1:33 PM
To: Mike Nardini; Jim Hansen; Amal Eltahir
Subject: RE: SCRAA Agenda

Thanks Mike,

Can we also add farm lease to agenda for discussion (as per request from 1 of the tenants). Sept. 1 is fast approaching.
Thanks

Jerry Searle
M 515.971.3100
hdrinc.com/follow-us

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Tuesday, July 18, 2023 1:30 PM
To: Jim Hansen <jhansen@scraaiowa.com>; Searle, Jerald <Jerald.Searle@hdrinc.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>
Subject: SCRAA Agenda

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim, Jerry, and Amal –

Listed below is the agenda for our meeting tomorrow morning at 9:00 a.m. at the Oskaloosa City Hall.

See you tomorrow.

Mike

-
1. Oskaloosa Update - Amal
 2. Pella Update - Mike
 3. Oskaloosa annexation scenarios/ROW required from IDOT to construct a 5,500 primary runway - Jerry
 4. Project timeline/projected regional airport cash flow needs – Mike
 5. Composition of the SCRAA Board - Jim
 6. Future action plan

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Mike Nardini
Sent: Thursday, July 20, 2023 8:36 AM
To: Jim Hansen; Amal Eltahir; Searle, Jerald
Subject: FW: SCRAA Land Lease Amounts
Attachments: 22.10.27 Farm Lease Fixed Cash Rent-Barnard Property-DeRooi (FULLY EXECUTED).pdf;
22.10.27 Farm Lease Fixed Cash Rent-Van Heukelom-DeBruin (FULLY EXECUTED).pdf;
22.10.27 Farm Lease Fixed Cash Rent-Vos-Vos (FULLY EXECUTED).pdf; 22.10.27 Farm
Lease Fixed Cash Rent-Wichhart Property-McGee (FULLY EXECUTED).pdf

Jim, Jerry, and Amal –

Attached to this email are the SCRAA farm leases. It appears the leases expire on February 28, 2024. Jim, please let me know how you would like to proceed. A potential option is to schedule another work session for late July/early August and we can discuss this issue.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Mandy Smith <MSmith@cityofpella.com>
Sent: Thursday, July 20, 2023 8:23 AM
To: Mike Nardini <mnardini@cityofpella.com>
Subject: RE: SCRAA Land Lease Amounts

Mike –

Please see attached.

Thank you,
Mandy

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, July 19, 2023 2:43 PM
To: Mandy Smith <MSmith@cityofpella.com>
Subject: FW: SCRAA Land Lease Amounts

Mandy –

Please email me the contracts for the attached leases. I would like to verify the contract go thru February 28, 2024.

Thank you.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: pblomgren@scraaiowa.com
Sent: Sunday, July 23, 2023 1:48 PM
To: Mike Nardini
Cc: Mandy Smith
Subject: Re: SCRAA Board: No Meeting on July 25th

Done. Thanks, Mike.
Pam

On Jul 23, 2023, at 1:25 PM, Mike Nardini <mnardini@cityofpella.com> wrote:

Pam –

We would appreciate it if you could post notice of the cancellation on the website and Facebook page.

Thank you for your assistance.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: pblomgren@scraaiowa.com <pblomgren@scraaiowa.com>
Sent: Sunday, July 23, 2023 11:04 AM
To: Mandy Smith <MSmith@cityofpella.com>
Cc: Mike Nardini <mnardini@cityofpella.com>
Subject: Re: SCRAA Board: No Meeting on July 25th

Mandy,

I didn't see your normal request to post this information on FB and the website. Does that mean you do not want anything on the website or on FB?

I'll hold off until I hear from you and/or Mike.

Thanks,
Pam

On Jul 20, 2023, at 12:25 PM, Mandy Smith <MSmith@cityofpella.com> wrote:

There will not be a SCRAA meeting on Tuesday, July 25th.

The next SCRAA board meeting date has not been determined at this time.
Additional details will be communicated to this group when they are known.

Thank you,

Mandy Smith

City Clerk

City of Pella

825 Broadway Street

Pella, IA 50219

Phone: 641-628-4173

msmith@cityofpella.com

From: jhansen@scraaiowa.com
Sent: Wednesday, July 26, 2023 4:03 PM
To: Mike Nardini; 'Amy Beattie'; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com; Mandy Smith
Subject: RE: Farm leases

As they are above the survey, maybe we just renew at the same rate. I only mention 3 years as that was the term one of the tenants was interested in so that he could get some ROI for rebuilding the soil.

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, July 26, 2023 3:35 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>; jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com; Mandy Smith <MSmith@cityofpella.com>
Subject: RE: Farm leases

Amy, thank you for the information. Attached is a summary of the current SCRAA farm leases. As an FYI, it appears all of the SCRAA leases are currently above the ISU Cash Rent Survey.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Wednesday, July 26, 2023 3:17 PM
To: jhansen@scraaiowa.com; Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com; Mandy Smith <MSmith@cityofpella.com>
Subject: Re: Farm leases

FYI. Attached is the current ISU Case Rent Survey. Given the volatility of rates do we want to just go 2 years out rather than 3? Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Wednesday, July 26, 2023 at 3:06 PM
To: 'Mike Nardini' <mnardini@cityofpella.com>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>
Cc: Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>, 'Mandy Smith' <MSmith@cityofpella.com>
Subject: RE: Farm leases

At first blush, at least, I'd suggest that we offer 3 year contracts with all the current tenants at a rate based on the ISU survey. If any of them do not re-up, we can offer their land those adjoining or advertise.

Thoughts?

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, July 26, 2023 1:25 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>; jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com; Mandy Smith <MSmith@cityofpella.com>
Subject: RE: Farm leases

Jim, Amy, Amal, and Jerry –

Attached to this email is the termination notice we received from Mark Vos today. Jim, please let us know how you would like to proceed.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Tuesday, July 25, 2023 10:18 AM
To: jhansen@scraaiowa.com; Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com
Subject: Re: Farm leases

Jim. There is no legal requirement to go out to bid on the tenant leases. I think it was good practice for that first year, because it opened up the opportunity, but there was no legal requirement.

If we lease for longer than 3 years, we need to go through a public hearing process. That said, I have never dealt with a farm lease where we have gone through a public hearing process!

If we are going to terminate a lease we will need to give written Notice of Termination before September 1st.

Just a FYI as to we handle it in Ankeny. We obtain the annual ISU survey of rents and then go back to the current tenant and offer them a lease for the upcoming year with any adjustment in rent that we think is needed. That has worked well for decades (yes I have been handling them that long!) We have some tenants that have been farming it that long also.

Let me know if you have further questions. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Tuesday, July 25, 2023 at 8:59 AM
To: mnardini@cityofpella.com <mnardini@cityofpella.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>
Subject: Farm leases

Good morning Amy,

I was approached by one of the tenants of SCRAA property asking about renting in the future. Mike, Amal, Jerry and I briefly discussed this at our last meeting.

What is our requirement in terms of providing public notice and an opportunity to bid on these properties. The guy I spoke with in particular who farms the Wickert property indicated that it will require a couple of years to bring it up to par in terms of soil nutrients, etc. A one year lease does not make that investment prudent. Also, this past year, he sunk some money into the property.

I would like to have the option to re-let some or all of the land to the current tenants without a public bid process. I think it would show good faith on the SCRAAs part and probably enhance the rental value.

Thoughts?

Thanks, Jim

From: Searle, Jerald <Jerald.Searle@hdrinc.com>
Sent: Thursday, July 27, 2023 12:29 PM
To: Mike Nardini; Amal Eltahir
Cc: Jim Hansen
Subject: RE: Annexation

Follow Up Flag: Follow up
Flag Status: Flagged

Mike,

Thanks for the opportunity to comment.

My understanding that since this is a replacement airport, FAA would likely not support Scenario #1 (4,000). However that is their decision.

Scenario # 2 is the most likely scenario for the reason noted above. Based on your notes, 1,234 acres of "consenting" property will be needed. Of that, 371.82 acres would come from the SCRAA leaving 862 acres +/- to be obtained from others (IA DOT ROW, adjacent property owners).

There must be a connection (at least 50') from 163 to the area shown on your map. As such, one or more property owners adjacent to 163 would have to consent. Again, the parcels when combined can not create an island. I do not believe 220th can be used as the County has an easement and the property owners most likely would not consent. Again, that is my understanding at this point in time.

I would agree that there will be adjustments as the City develops its petition.

Jerry Searle
M 515.971.3100
hdrinc.com/follow-us

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Thursday, July 27, 2023 9:44 AM
To: Searle, Jerald <Jerald.Searle@hdrinc.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>
Cc: Jim Hansen <jhansen@scraaiowa.com>
Subject: Annexation

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jerry and Amal –

Attached to this email is our initial calculation of the number of consenting/non-consenting acres required for the Oskaloosa annexation. The calculations were based on the amount non-consenting property required for an initial build of a 4,000-foot primary runway and 5,500-foot primary runway. Listed below is a summary of our initial calculations:

Scenario #1 - Initial build of a 4,000-foot primary runway we believe would require 464 acres of consenting property which would allow a total 116 acres of nonconsenting property.

Scenario #2 - Initial build of a 5,500-foot primary runway we believe would require 1,234 acres of consenting property which would allow a total 308 acres of nonconsenting property.

Please keep in mind this is an initial draft and it will likely require adjustments/corrections. I have also included a map of the potential non-consenting parcels which would be required under each scenario.

I appreciate your assistance and would like to thank you for reviewing this information.

Have a good day.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Tuesday, August 8, 2023 2:32 PM
To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; Mike Nardini
Subject: Re: Farm Leases--SCRAA

I will get them out. Thanks Jim. And thinking ahead, just so you are aware, I am out of the country the last two weeks of September. So if there is a meeting during those weeks I will send one of my partners to it. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Date: Tuesday, August 8, 2023 at 2:11 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, mnardini@cityofpella.com <mnardini@cityofpella.com>
Subject: RE: Farm Leases--SCRAA

I think we should go ahead and send the termination of leases out. Yes, probably should have a board meeting on the new leases. Maybe September. We could then catch up on appointing officers, etc.

Thanks, Jim

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Sunday, August 6, 2023 11:35 AM
To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; mnardini@cityofpella.com
Subject: Re: Farm Leases--SCRAA

Good Morning. We have received a notice from Vos so we will not need to serve him. But I will get the other termination notices done and out.

Has DeRooi already indicated that he will not be farming the 4th parcel? Not sure I heard anything on why we would need to find another tenant for it.

Do we need to have the Lease Committee weigh in on the proposal? Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>

Date: Wednesday, August 2, 2023 at 2:45 PM

To: amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, mnardini@cityofpella.com <mnardini@cityofpella.com>, Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Subject: Farm Leases--SCRAA

I met with Randy DeBruin and his son this morning to talk about renting the SCRAA farm ground. Attached is a map he gave me. "Bid 1" is the Wichart property with 113 tillable acres. "Bid 2" is the VanHeukelom property with 110.9 tillable acres. He currently rents this. "Bid 3" is the Vos property with 78.39 tillable acres that Mark Vos no longer wants to rent. And "Bid 4" is the Barnard property currently rented by DeRooi.

Randy would like to rent 1, 2, and 3 for 2-3 years at the ISU rate. If he could do that, he would remove the fence line, trees and shrubs between 1 and 2 making it a more efficient piece of ground to farm. He also talked about cleaning up the north and west parts of #1.

Drew McGee farms #1 now. My thoughts are as follows:

1. Send McGee, DeBruin, Vos and DeRooi termination notices immediately.
2. Lease DeBruin 1, 2, and 3 for 3 years at the ISU rates for those years with the proviso that he removes the fence, trees etc between 1 and 2 and does some clean up on the rest. He said he would also plant cover crops on them for the winter. He would do these improvements yet this fall.
3. Find another tenant for DeRooi. (Would McGee want it?)

Amy has indicated that we don't need to bid it out. This plan would give us fair rent, improve the property and have it resolved for several years.

Thoughts?

Thanks, Jim

From: jhansen@scraaiowa.com
Sent: Tuesday, August 15, 2023 1:47 PM
To: Vivian Vriezelaar; aeltahir@oskaloosaiowa.org
Cc: Mike Nardini
Subject: RE: SCRAA Property Tax Statements

Approved. Thanks, Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Monday, August 14, 2023 2:44 PM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Mike Nardini <mnardini@cityofpella.com>
Subject: SCRAA Property Tax Statements

Attached is a summary sheet of the property tax statements for Fiscal Year 2022 that are due in September. I have also included a copy of each statement. Please let me know if you approve paying the attached property taxes.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120

From: Mike Nardini
Sent: Friday, August 18, 2023 8:39 AM
To: Searle, Jerald; Jim Hansen; Amy Beattie (amy.beattie@brickgentrylaw.com); Amal Eltahir
Cc: Mandy Smith (MSmith@cityofpella.com)
Subject: Out of Office

Jim, Amy, Jerry, and Amal –

Please note, I will be out of the office next week. If you need immediate assistance, please contact Mandy Smith. Otherwise, you can contact me on my cell at 641-416-0216.

Have a good weekend.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: jhansen@scraaiowa.com
Sent: Tuesday, August 29, 2023 9:43 AM
To: 'Searle, Jerald'; 'Amal Eltahir'; 'Amy Beattie'; Mike Nardini
Subject: RE: September meetings.

Either is fine for me as well. Probably makes sense to do a Teams meeting to keep Amy in the loop.

Thanks, Jim

From: Searle, Jerald <Jerald.Searle@hdrinc.com>
Sent: Tuesday, August 29, 2023 8:01 AM
To: Amal Eltahir <aeltahir@oskaloosaiowa.org>; Amy Beattie <Amy.Beattie@brickgentrylaw.com>; Mike Nardini <mnardini@cityofpella.com>; jhansen@scraaiowa.com
Subject: Re: September meetings.

Either date works for me

Thanks

Jerry

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From: Amal Eltahir <aeltahir@oskaloosaiowa.org>
Sent: Tuesday, August 29, 2023 7:55 AM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>; Mike Nardini <mnardini@cityofpella.com>; jhansen@scraaiowa.com <jhansen@scraaiowa.com>; Searle, Jerald <Jerald.Searle@hdrinc.com>
Subject: RE: September meetings.

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Both times work for me.

Thanks!

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Tuesday, August 29, 2023 6:42 AM
To: Mike Nardini <mnardini@cityofpella.com>; jhansen@scraaiowa.com; Amal Eltahir <aeltahir@oskaloosaiowa.org>; Jerald.Searle@hdrinc.com
Subject: Re: September meetings.

Mike. Either of those times will work for me. I would prefer TEAMS but am certainly willing to meeting in person. Amy.

Amy S. Beattie

BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

From: Mike Nardini <mnardini@cityofpella.com>

Date: Monday, August 28, 2023 at 7:17 PM

To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>, jhansen@scraaiowa.com <jhansen@scraaiowa.com>, amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>

Subject: RE: September meetings.

Please let me know if any of the following times/dates work for an SCRAA Executive Committee meeting:

Wednesday, September 13th at noon

Thursday, September 14th at noon

Please also let me know if you prefer to meet via TEAMS or in person.

Have a good night.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Sent: Monday, August 28, 2023 3:57 PM

To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; Mike Nardini <mnardini@cityofpella.com>; Jerald.Searle@hdrinc.com

Subject: Re: September meetings.

Good afternoon. I am out of the country the last two weeks of September.

I would be available for a Board meeting on September 6th, or on September 13 or 14. And if I can get someone to cover another meeting I could be available on Tuesday September 12th.

Sorry my time is so limited in September! Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>

Date: Monday, August 28, 2023 at 2:55 PM

To: amal.eltahir@oskaloosaiowa.org <amal.eltahir@oskaloosaiowa.org>, mnardini@cityofpella.com <mnardini@cityofpella.com>, Jerald.Searle@hdrinc.com <Jerald.Searle@hdrinc.com>, Amy Beattie

<Amy.Beattie@brickgentrylaw.com>

Subject: September meetings.

All, I'd like to schedule an exec committee meeting and a full board meeting in September. Agenda items will include:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.

I'm available the weeks of September 4, 11, and 25. I am on vacation the week of September 18.

Mike, would you please work on getting these meetings scheduled?

Thanks, Jim

From: jhansen@scraaiowa.com
Sent: Wednesday, August 30, 2023 8:14 AM
To: Jerald.Searle@hdrinc.com; amal.eltahir@oskaloosaiowa.org; Mike Nardini
Subject: Annexation

All, pretty good article on the Herald website about the work session yesterday. Someone should get it to Stu Anderson.

Thanks, Jim

From: jhansen@scraaiowa.com
Sent: Wednesday, August 30, 2023 1:26 PM
To: Mike Nardini
Subject: FW: - +09K FAA Single Audit Reminder

FYI. Thanks, Jim

From: Hyatt, Ed (FAA) <Ed.Hyatt@faa.gov>
Sent: Wednesday, August 30, 2023 11:08 AM
To: jhansen@scraaiowa.com
Subject: - +09K FAA Single Audit Reminder

Dear Airport Sponsor:

This letter is to inform you of your responsibility to complete the requirements under the Single Audit Act of 1984. The Single Audit Act requires that non-Federal entities expending \$750,000 or more in their fiscal year, in Federal awards, must complete annual or program-specific audits. You have received this letter because your entity may have potentially triggered the single audit requirement by expending \$750,000 or more in Airport Improvement Program (AIP) funding. Therefore, you are legally required to complete an annual audit in accordance with this Act of 1984 (as amended) and 2 CFR 200 Subpart F – Audits Requirements.

Audit reporting requirements:

Audit reports are due by the earlier date of either 30 days after receipt of your auditor's report(s), or nine months after their fiscal period end date. Sponsors required to conduct a single audit must submit their audit electronically to the Federal Audit Clearinghouse (FAC) via their Internet Data Entry System. For more detailed information on the FAC please reference the following web site: <https://harvester.census.gov/facweb>.

The FAC will transition from the U.S. Census Bureau (Census) to the U.S. General Services Administration (GSA) on October 1, 2023. At that time, all submissions will need to be made through the [new FAC](#), hosted by GSA. Any draft not fully submitted to the Census FAC by October 1, 2023 may need to be completely re-started at the new GSA FAC. Click [here](#) to access/bookmark the future GSA FAC site and get updates about the transition.

Expectations:

- On March 19, 2021, OMB issued memo, [M-21-20](#), providing that respondents who had not yet filed their single audits with the Federal Audit Clearinghouse as of the date of the memo (Mar 19, 2021), and that had fiscal years ending on or before *June 30, 2021*, could delay the submission of their single audit to the Federal Audit Clearinghouse up to six months beyond their normal due date. Please reference the link above to access the full memo for complete details.
- Any 2022 submissions with fiscal periods ending between *January 1, 2022 and October 31, 2022*, is waived for the requirement 2 CFR 200.512(1) stating that single audits are due to the Federal Audit Clearinghouse 30 days after receipt of the auditor's report(s). These audits will be considered on time if they are submitted *within nine months* after their fiscal period end date.

- Under the Stafford Act, the following were declared as major disaster areas: Puerto Rico, Alaska, Florida, South Carolina, and North Carolina. OMB has granted a six (6) month extension for all single audits that cover recipients in these affected areas and have due dates between *September 18, 2022 and December 31, 2022*. Recipients in the less affected areas are encouraged to submit their reports as soon as possible.

Sincerely,

Ed Hyatt, P.E.
Manager of Planning and Engineering ACE-630 Federal Aviation Administration
901 Locust, Room 364
Kansas City, MO 64106-2325
Phone: 816-329-2605
Fax: 816-329-2610

Subject: SCRAA Executive Committee Meeting
Location: Microsoft Teams Meeting

Start: Wed 9/13/2023 12:00 PM
End: Wed 9/13/2023 1:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Mike Nardini
Required Attendees: Jim Hansen; Kevin Gaul (kgaul@scraaiowa.com); Amy Beattie (amy.beattie@brickgentrylaw.com); Searle, Jerald

Please let me know if you can attend this Teams Meeting. Listed below is the tentative agenda:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.
4. Discussion on next SCRAA Board Meeting/date/location

Have a good weekend.

Mike

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 230 701 527 800

Passcode: PAWewD

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

From: jhansen@scraaiowa.com
Sent: Wednesday, September 13, 2023 10:57 AM
To: Mike Nardini; amal.eltahir@oskaloosaiowa.org; Jerald.Searle@hdrinc.com; amy.beattie@brickgentrylaw.com
Subject: RE: Call at noon

Thanks Mike.

Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Wednesday, September 13, 2023 10:44 AM
To: jhansen@scraaiowa.com; amal.eltahir@oskaloosaiowa.org; Jerald.Searle@hdrinc.com; amy.beattie@brickgentrylaw.com
Subject: RE: Call at noon

Jim –

I have added the appointment of officers (item #1 below) to the agenda for our call today. Listed below is the updated agenda for the meeting:

1. Update on annexation plan/discussion with IDOT/FAA.
2. Update on City of Pella plans.
3. Discussion and approval of farm leases.
4. Appointment of Officers
5. Discussion on next SCRAA Board Meeting/date/location

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: jhansen@scraaiowa.com <jhansen@scraaiowa.com>
Sent: Wednesday, September 13, 2023 10:35 AM
To: Mike Nardini <mnardini@cityofpella.com>; amal.eltahir@oskaloosaiowa.org; Jerald.Searle@hdrinc.com; amy.beattie@brickgentrylaw.com
Subject: Call at noon

Do we have an agenda for the call today? Definitely want to cover:

1. Appointment of officers.

2. Farm Leases.
3. Update on Annexation.

With regard to the farm leases, see the attached map provided to me by Randy DeBruin. He rented the 110 acres of the Van Heukelom property and would like to renew that and add what are marked as parcels 1 and 3, the Wichart and Vos properties. He is not interested in the Barnard property which I guess is rented by DeRooi. (We need to discuss this property as well.)

He would lease them at the ISU rate for the land and would agree to remove the fence rows (marked with my dashes) on the east and south side of the Wichart property. In addition, he would "clean up" the same property along 210th and Highland which he thinks looks pretty bad.

Thanks, Jim

From: Mike Nardini
Sent: Wednesday, September 13, 2023 11:40 AM
To: Jim Hansen; Searle, Jerald; Amal Eltahir; Amy Beattie (amy.beattie@brickgentrylaw.com)
Subject: Farm Leases
Attachments: Farm Leases March 2023.xlsx; 2023-ISU Farm Cash Rental Rates.pdf

Jim, Amy, Jerry, and Amal –

Attached to this email is a summary of the current farm leases. In addition, I have also attached a copy of the ISU cash rental survey that Amy had previously provided.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

Subject: Farm Lease for VanHuekeom, Vos and Wichart Properties
Date: Saturday, October 14, 2023 at 11:26:45 AM Central Daylight Time
From: Amy Beattie
To: randyldebruin@gmail.com
CC: Jim Hansen, Mike Nardini, amal.eltahir@oskaloosaiowa.org
Attachments: image001.png, 2024 Farm Lease Fixed Cash Rent-Van Heukelom-DeBruin (New).docx, 2023-ISU Farm Cash Rental Rates[21].pdf

Good Morning. This email is a follow up to my conversation with Randy concerning the Farm Lease with the SCRAA.

Randy. Following a previous conversation with my client and the subsequent conversation with you, I prepared the attached Lease for everyone to review. Please note that it is being sent to you at the same time it is sent to Jim, Mike and Amal. It is subject to any changes that they want made to it; particularly concerning the lease rates.

I am attaching the ISU survey so that everyone has it readily available.

Please let me know what questions, changes or corrections that anyone has.

Also, Randy and I discussed whether he would be interested in including the Barnard property in the lease. He said he would be but only if Mr. DeRooi does not want to farm it. My notes seem to indicate that Mr. DeRooi may have told Jim, Mike or Amal that he did not want to farm it. Is that correct? If not, I will reach out to him concerning the lease.

Let me know. Thanks! Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

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From: jhansen@scraaiowa.com
Sent: Monday, October 16, 2023 8:42 AM
To: Mike Nardini; 'Amal Eltahir'; 'Searle, Jerald'
Subject: RE: Airport Layout Plan

No need, Mike. Appears to be what we discussed.

Thanks, Jim

From: Mike Nardini <mnardini@cityofpella.com>
Sent: Friday, October 13, 2023 10:30 AM
To: Jim Hansen <jhansen@scraaiowa.com>; Amal Eltahir <aeltahir@oskaloosaiowa.org>; Searle, Jerald <Jerald.Searle@hdrinc.com>
Subject: FW: Airport Layout Plan

Jim, Amal, and Jerry –

FYI, attached to this email is our staff report for the proposed Airport Layout Plan at the Pella Municipal Airport. Jim, I updated Jerry and Amal on this issue. Let me know if we need to schedule a call to discuss.

Have a good weekend.

Mike

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

Sent: Monday, October 23, 2023 2:37 PM
To: Jim Hansen; Amal Eltahir; Amy Beattie (amy.beattie@brickgentrylaw.com); Searle, Jerald
Subject: SCRAA Board Meeting

Jim, Amy, Jerry, and Amal –

Jim, I wanted to check to see if you wanted to try and schedule our next SCRAA Board meeting

Mike Nardini
City Administrator
825 Broadway
Pella, Iowa 50219
Phone: 641-628-4173
email: mnardini@cityofpella.com

From: pblomgren@scraaiowa.com
Sent: Monday, October 30, 2023 12:22 PM
To: Mandy Smith; Mike Nardini
Subject: Re: Next SCRAA Board Meeting: November 28th

Mandy and Mike,

Unless the weather is uncooperative, I should be able to attend and it has been penciled in on my calendar. I have difficulty seeing at night so I keep traveling after dark at a minimum; inclement weather would mean I would request phoning in if possible.

Thanks,
Pam

On Oct 24, 2023, at 4:42 PM, Mandy Smith <MSmith@cityofpella.com> wrote:

SCRAA Board –

We are tentatively planning to hold the next SCRAA Board meeting on **Tuesday, November 28th**.

Please let Mike and me know if you can't attend that meeting.

Thank you,

Mandy Smith

City Clerk/Human Resources Director

825 Broadway Street

Pella, IA 50219

641.628.4173 x231

msmith@cityofpella.com

From: jhansen@scraaiowa.com
Sent: Tuesday, October 31, 2023 2:36 PM
To: Vivian Vriezelaar; Mike Nardini; amal.eltahir@oskaloosaiowa.org
Cc: Jerald.Searle@hdrinc.com
Subject: FW: HDR Invoice #1200562633
Attachments: 10091425 PRD 9 2023.pdf; SCRAA Task Order 1 Amendment 18 to Task Order 1 (003).pdf

Vivian, all, these two task orders are approved for payment.

Thanks, Jim

From: Vivian Vriezelaar <vvriezelaar@cityofpella.com>
Sent: Tuesday, October 17, 2023 6:37 AM
To: jhansen@scraaiowa.com; aeltahir@oskaloosaiowa.org
Cc: Brian Weuve <bweuve@cityofpella.com>
Subject: HDR Invoice #1200562633

Please approve the attached invoice for payment.

Thank you,

Vivian Vriezelaar
Accounting Manager
City of Pella
825 Broadway St
PO Box 88
Pella, IA 50219
Phone 641-628-4173 ext. 224
Fax 641-628-3120

Subject: SCRAA-Revised Draft of Lease Agreement
Date: Friday, October 27, 2023 at 1:06:07 PM Central Daylight Time
From: Amy Beattie
To: randyldebruin@gmail.com
Attachments: image001.png, 2024 Farm Lease Fixed Cash Rent-Van Heukelom-DeBruin 23.10.27.dotx, 23.10.23 Letter to Vos (Vos).doc, 23.10.23 Letter to Vande Voort (Wichhart).doc

Randy, I am attaching the lease agreement, revised after our conversation yesterday. Please note that it is being sent this afternoon to my client, so is sent subject to any changes that they may need to it. In the meantime, I also am sending out the attached letters to the other current tenants so they know you will be on the property once they get their crops out of the ground. Let me know if you have any questions. Thanks. Amy.

Amy S. Beattie



BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

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Subject: Re: SCRAA-Revised Draft of Lease Agreement
Date: Friday, October 27, 2023 at 1:42:12 PM Central Daylight Time
From: Amy Beattie
To: randyldebruin@gmail.com
Attachments: image001.png, 23.10.23 Letter to McGee (Wichhart).doc

Well. The attachment would help. Here you go. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Date: Friday, October 27, 2023 at 1:40 PM
To: randyldebruin@gmail.com <randyldebruin@gmail.com>
Subject: Re: SCRAA-Revised Draft of Lease Agreement

Randy. Here is the corrected letter being sent on the Wichhart property. It is going to Drew McGee. Amy.

Amy S. Beattie
BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Date: Friday, October 27, 2023 at 1:06 PM
To: randyldebruin@gmail.com <randyldebruin@gmail.com>
Subject: SCRAA-Revised Draft of Lease Agreement

Randy. I am attaching the lease agreement, revised after our conversation yesterday. Please note that it is being sent this afternoon to my client, so is sent subject to any changes that they may need to it. In the meantime, I also am sending out the attached letters to the other current tenants so they know you will be on the property once they get their crops out of the ground. Let me know if you have any questions. Thanks.
Amy.

Amy S. Beattie



BRICK GENTRY PC
6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

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FARM LEASE – FIXED CASH RENT

THIS LEASE ("Lease") is made between South Central Regional Airport Agency ("Landlord"), whose address for the purpose of this Lease is 825 Broadway Street, Pella, IA 50219, and RSD Farms, Inc., an Iowa corporation ("Tenant"), whose address for the purpose of this Lease is 2082 210th Street, Oskaloosa, IA 52577.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Mahaska County, Iowa (the "Real Estate"):

(Van Heukelom)

Parcel A of Section 32 – Township 76 North – Range 16 West of the 5th P.M., Mahaska County, Iowa. Said Parcel A is more particularly described as follows: Beginning at the SE corner of the East $\frac{1}{2}$ - NE $\frac{1}{4}$ of said Section 32; thence S $89^{\circ} 43' 20''$ W 1318.51 feet along the South line thereof to the SW corner of said East $\frac{1}{2}$ - NE $\frac{1}{4}$; thence S $0^{\circ} 13' 30''$ E 1323.85 feet along the East line of the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ of said Section 32 to the SE corner thereof; thence S $89^{\circ} 46' 20''$ W 1320.16 feet along the South line of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$ to the SW corner thereof; thence N $0^{\circ} 09' 25''$ W 1321.94 feet along the West line of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$ to the NW corner thereof; thence N $0^{\circ} 30' 35''$ W 661.30 feet along the West line of the South $\frac{1}{2}$ - SW $\frac{1}{4}$ - NE $\frac{1}{4}$ of said Section 32 to the NW corner thereof; thence N $89^{\circ} 41' 20''$ E 1318.93 feet along the North line of said South $\frac{1}{2}$ - SW $\frac{1}{4}$ - NE $\frac{1}{4}$ to the NE corner thereof; thence N $0^{\circ} 28' 55''$ W 661.30 feet along the East line of said SE $\frac{1}{4}$ - NE $\frac{1}{4}$ to the NE corner thereof, also being the West line of the East $\frac{1}{2}$ - NE $\frac{1}{4}$ of said Section 32; thence continuing N $0^{\circ} 28' 55''$ W 592.57 feet along said West line; thence S $40^{\circ} 06' 05''$ E 2069.66 feet to the East line of said East $\frac{1}{2}$ - NE $\frac{1}{4}$; thence S $0^{\circ} 15' 10''$ E 325.62 feet along said East line to the Point of Beginning; and

Parcel A of Section 33 – Township 76 North – Range 16 West of the 5th P.M., Mahaska County, Iowa. Said Parcel A is more particularly described as follows: Beginning at the SW corner of the West $\frac{1}{2}$ - SW $\frac{1}{4}$ - NW $\frac{1}{4}$ of said Section 33; thence N $0^{\circ} 15' 10''$ W 325.62 feet along the West line thereof; thence S $40^{\circ} 06' 05''$ E 1031.70 feet to the East line of the West $\frac{1}{4}$ - NW $\frac{1}{4}$ - SW $\frac{1}{4}$ of said Section 33; thence S $0^{\circ} 17' 30''$ E 860.26 feet along said East line to the SE corner of said West $\frac{1}{2}$ - NW $\frac{1}{4}$ - SW $\frac{1}{4}$; thence South $89^{\circ} 49' 25''$ W 660.45 feet along the South line of said West $\frac{1}{2}$ - NW $\frac{1}{4}$ - SW $\frac{1}{4}$ to the SW corner thereof; thence N $0^{\circ} 18' 15''$ W 1325.83 feet along the West line of said West $\frac{1}{2}$ - NW $\frac{1}{4}$ - SW $\frac{1}{4}$ to the NW corner thereof, being the Point of Beginning of said Parcel A.

(Vos)

The South Half of the Southwest Quarter of Section 33, Township 76 North, Range 16 West of the 5th P.M., Mahaska County, Iowa.

(Wichhart)

Parcel B of Section 29 and Section 32 - Township 76 North - Range 16 West of the 5th P.M., Mahaska County, Iowa, being the South Half of the Southeast Quarter of the Southwest Quarter and the South Half of the Southwest Quarter of the Southeast Quarter of said Section 29, and a part of the Northeast Quarter of the

Northwest Quarter, and the Northwest Quarter of the Northeast Quarter, and a part of the North One-Eighth of the Southeast Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter of the Northeast Quarter in said Section 32. Said Parcel B is more particularly described as follows: Beginning at the NW corner of said South ½ - SE ¼ of Section 29; thence N 89°48'40" E 2643.00 feet along the North line thereof and the North line of said South ½ - SW ¼ - SE ¼ of Section 29 to the NE corner thereof; thence S 0°19'10" E 661.30 feet along the East line of said South ½ - SW ¼ - SE ¼ of Section 29 to the SE corner thereof; thence S 0°28'55" E 1322.61 feet along the East line of said NW ¼ - NE ¼ of Section 32 to the SE corner thereof; thence continuing S 0°28'55" E 661.30 feet along the East line of said North ½ - SW ¼ - NE ¼ of Section 32 to the SE corner thereof; thence S 89°41'20" W 1318.93 feet along the South line of said North ½ - SW ¼ - NE ¼ to the SW corner thereof; thence N 0°30'35" W 506.60 feet along the West line of said North ½ - SW ¼ - NE ¼ to the SE corner of said North 1/8 - SE ¼ - NW ¼; thence S 89°18'45" W 903.06 feet to the SE corner of a tract of land described in Book 2012, Page 1124, Mahaska County Records; thence N 0°22'35" W 165.65 feet along the East line of said tract of land to the North line of said North 1/8 - SE ¼ - NW ¼; thence N 0°35'35" W 471.09 feet along the East line of said tract of land to the NE corner thereof; thence S 89°49'05" W 415.32 feet along the North line of said tract of land to the NW corner thereof being on the West line of said NE ¼ - NW ¼ of Section 32; thence N 0°35'35" W 851.29 feet along said West line to the NW corner of said NE ¼ - NW ¼ of Section 32; thence N 0°35'35" W 661.19 feet along the West line of said South ½ - SE ¼ - SW ¼ of Section 29 to the NW corner thereof and the Point of Beginning. Said Parcel B contains 139.13 acres subject to the county roadways known as 210th Street on the North side of said Parcel B and Highland Avenue on the West side of said Parcel B. Said county roadways contain 3.12 acres.

and containing 309.18 tillable acres per county FSA records, more or less, with possession by Tenant for a term of 2 years to commence on March 1, 2024, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

Annual cash rent of \$350.00 per acre for 189.37 acres (\$66,279.50) and \$225.00 for 113 acres (\$25,425.00). Rent shall be payable as follows: \$45,852.25 on March 1 of each year and \$45,852.25 on October 1 of each year.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or

products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion. All machinery, inputs equipment, and labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. Tenant agrees to furnish, at Tenant's cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.
5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS) conservation plan and any other required environmental plans for the real estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate. Tenant shall investigate and report all broken or inoperative tile lines to Landlord. Repairs and maintenance of tile will be paid for by December 15th of the lease year.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of

application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government programs.

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge:

- i. Neither Landlord nor Landlord's former or present tenants are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all

fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the words "may not" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. **TERMINATION OF LEASE.** This Lease shall not automatically renew upon expiration. In the event that Landlord shall choose to construct on the Real Estate, Landlord shall have the right to terminate this lease with 90 days written notice to Tenant. In the event Landlord exercises Landlord's right to termination, Landlord shall compensate Tenant for the input costs and expenses expended by Tenant for the then current crop year. All notices of termination of this Lease shall be as provided by law.
8. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$150 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
9. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes. Landlord retains the right to use or lease the Real Estate for hunting, fishing, or other recreational purposes, but such use shall not interfere with the regular operation of the farm and notice of entry shall be provided to Tenant three (3) days prior to entry for such purposes. Tenant may not use the Real Estate for hunting, fishing, or recreational purposes.
10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

11. **REPAIRS.** Tenant shall maintain the fences on the Real Estate in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord. If a fence must be totally replaced Landlord will pay one-half of the labor.
12. **IMPROVEMENTS.** Intentionally omitted.
13. **WELL, WATER AND SEPTIC SYSTEMS.** Intentionally omitted.
14. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
15. **NO AGENCY.** Unless otherwise provided in writing, Tenant is not an agent of the Landlord.
16. **HOUSING.** Intentionally omitted.
17. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
18. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
19. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
20. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 7, which shall be governed by the Code of Iowa.
21. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
22. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
23. **CHOICE OF LAW.** This Lease shall be construed under the laws of the State of Iowa.

24. **INSURANCE/TAXES.** Landlord will pay all real estate taxes and maintain insurance on Landlord's interest in the Real Estate. Tenant shall insure its interest in the Real Estate and maintain liability insurance that names Landlord as an additional named insured.

25. **MEDIATION.** The parties agree to mediate any dispute prior to litigation.

26. ADDITIONAL PROVISION.

- a. Before putting in crops for the 2024-25 crop year, Tenant shall remove the fence, trees, etc. between the tillable acres leased under this Agreement and shall generally clean said acres of brush. Said improvements to the Real Estate shall be made in consultation with SCRAA Board Chairperson Jim Hansen and in the areas generally set out on the attached map.
- b. Further, subject to allowable weather conditions, Tenant shall plant cover crops on the harvested tillable acres leased under this Lease.

DATED: _____.

TENANT:

LANDLORD:
South Central Regional Airport Agency

RSD Farms, Inc., Tenant
Randy DeBruin, President

Jim Hansen, Chairperson

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____,
by Randy DeBruin as President of RSD Farms, Inc.

Signature of Notary Public

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____,
by Jim Hansen, Chairperson of the South Central Regional Airport Agency.

Signature of Notary Public

November 19, 2023

*Sent out October 27, 2023.
Computer auto-mat. cally changes date.*

Mark Vos
1856 Highway 163
Oskaloosa, IA 52577-8821

Dear Mr. Vos:

Thank you for working with the South Central Regional Aviation Agency over the last years. We understand that you soon will have, if you have not already, completed harvesting of the 2023 crops on the property.

As you are aware, the Lease with you provides in Paragraph 9:

LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease.

Therefore, in accordance with this provision, the South Central Regional Airport Agency is giving you notice that we have authorized Randy DeBruin and his associates to enter upon the Real Estate for the purpose of conducting tillage and fertilizer operations.

If you should have any questions, please do not hesitate to contact me. Thank you in advance for your cooperation.

Sincerely,

Amy S. Beattie

Enclosures

November 19, 2023

*Sent out October 27, 2023
Computer automatically changes date.*

Drew McGee
825 Broadway Street
Pella, IA 50219

Dear Mr. McGee:

Thank you for working with the South Central Regional Aviation Agency over the last years on the Wichhart property. We understand that you soon will have, if you have not already, completed harvesting of the 2023 crops on the property.

As you are aware, the Lease with you provides in Paragraph 9:

LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease.

Therefore, in accordance with this provision, the South Central Regional Airport Agency is giving you notice that we have authorized Randy DeBruin and his associates to enter upon the Real Estate for the purpose of conducting tillage and fertilizer operations.

If you should have any questions, please do not hesitate to contact me. Thank you in advance for your cooperation.

Sincerely,

Amy S. Beattie

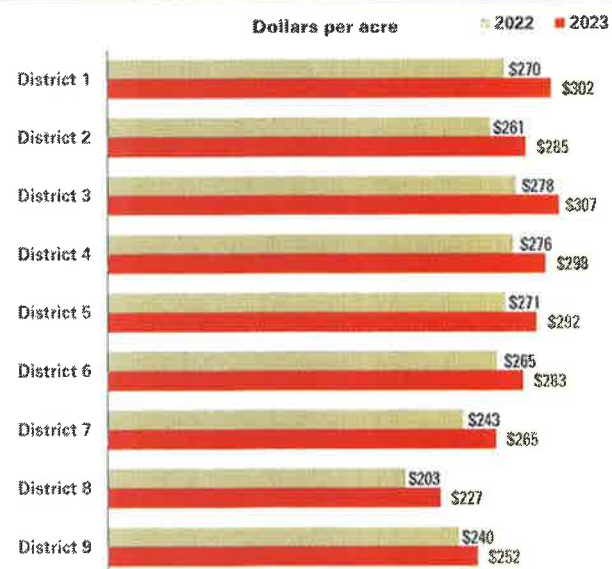
Cash Rental Rates for Iowa 2023 Survey

The cash rental rate information presented in this publication is from a survey of farmers, landowners, agricultural lenders, and professional farm managers. They supplied information based on their best judgments about **typical cash rental rates** for high, medium, and low quality cropland in their counties, as well as for land devoted to production of hay, oats, and pasture. **The survey does not ask about rents for individual farms.** The rental rates summarized in this publication do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts. Oats, hay, and pasture rents are only available at the district level.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,306 usable responses was 42% from farm operators, 37% from landowners, 9% from professional farm managers and realtors, 7% from agricultural lenders, and 5% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 1.4 million cash rented acres across the state.

Additional survey information about cash rental rates by county is available from the [USDA National Agricultural Statistics Service \(NASS\)](http://www.nass.usda.gov/Statistics/by_State/Iowa/Publications/County_Estimates/index.php), www.nass.usda.gov/Statistics/by_State/Iowa/Publications/County_Estimates/index.php.

Figure 1. Comparison of Average Cash Rent by Crop Reporting District, 2022-2023.



Determining Cash Rents

This summary can be used as a reference point for determining an appropriate cash rental rate for a particular farm. The following may justify a higher or lower than average rent in specific cases:

- Small size or unusual shape of fields
- Terraces or creeks that affect the time it takes to plant and harvest crops
- Difficult or restricted access to fields
- High or low fertility levels or pH index
- Existence of contracts for growing seed or specialty grains, or manure application
- Above-average local grain prices due to proximity to biofuel plants or feed mills
- USDA program variables, such as crop bases and assigned yields
- Longevity of the lease
- Other services performed by the tenant

Resources for further details on rental agreements can be found on the [Ag Decision Maker Leasing](http://www.extension.iastate.edu/agdm/wholefarm/leasing.html) page, located under [Whole Farm, Leasing](http://www.extension.iastate.edu/agdm/wholefarm/leasing.html), www.extension.iastate.edu/agdm/wholefarm/leasing.html.

- [Computing a Cropland Cash Rental Rate](http://store.extension.iastate.edu/product/1818), store.extension.iastate.edu/product/1818
- [Computing a Pasture Rental Rate](http://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf), www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf
- [Flexible Farm Lease Agreements](http://store.extension.iastate.edu/product/1794), store.extension.iastate.edu/product/1794
- [Historical County Cropland Rental Rates](http://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf), www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf

Definitions

Number of responses—number of individuals who reported typical rental rates for each county.

2018-2022 average yields—based on available farm level data collected by USDA National Agricultural Statistics Service (NASS) for each county.

Average row crop CSR2 index—average corn suitability rating 2 (CSR2) for the highest rated soils in each county, up to 110% of the number of acres planted to corn and soybeans in that county. Note: CSR2 values, updated in 2020, are based on the USDA NRCS [Web Soil Survey](https://websoilsurvey.sc.egov.usda.gov), <https://websoilsurvey.sc.egov.usda.gov>.

High, medium, and low quality third land—quality of land planted to corn and soybeans, using typical corn and soybean yields collected by USDA NASS as a reference for land quality within the county.

Typical corn and soybean yields—average yields for the high third, medium third, and low third productivity farms in each county, special tabulation by USDA NASS, 2018-2022.

Average rents per five-year average yield or CSR2—overall average rent for corn and soybean land in each county, divided by the five-year average corn yield, the five-year average soybean yield, and the average row crop CSR2 index value for each county.

High-productivity pasture—pasture with adequate fence and water that can stock a cow in 2.5 or fewer acres.

Low-productivity pasture—pasture with adequate fence and water that needs more than 2.5 acres to stock a cow.

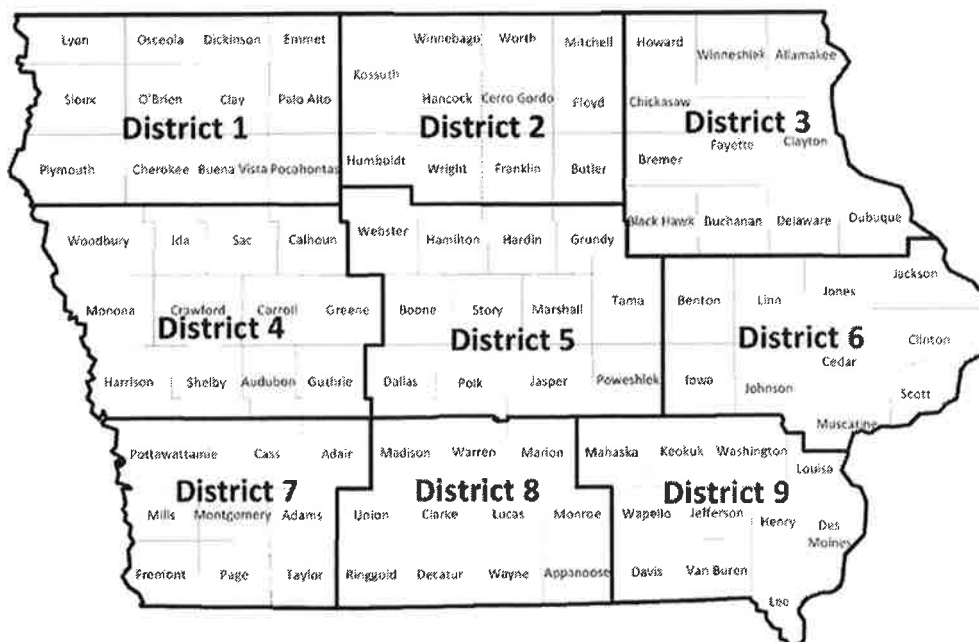
Pasture, \$/Animal Unit Month (AUM)—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

Cornstalk grazing—includes grazing of cornstalks in fall or winter, but not mechanical harvesting.

Hunting rights—rent charged to allow hunting on land, per year.

2019-2023 Overall Average of Typical Cash Rents for Corn and Soybean Acres by Iowa Crop Reporting District (dollars per tillable acre).

	2019	2020	2021	2022	2023
District 1	\$231	\$239	\$242	\$270	\$302
District 2	219	225	238	261	285
District 3	237	248	253	278	307
District 4	235	237	247	276	298
District 5	231	232	245	271	292
District 6	229	232	243	265	283
District 7	207	203	214	243	265
District 8	174	176	188	203	227
District 9	210	205	221	240	252
State	\$219	\$222	\$232	\$256	\$279



Prepared by Alejandro Plastina, extension economist;
Ann Johanns, extension program specialist;
Ayah Gleisner, Jacob Severn, Savanna Wuebker, Roger Castillo Ramos,
Kalpes Bhandari, Madhav Dhimal, undergraduate research assistants

Farm Management Field Specialists
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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

County	District 1 Average	Buena Vista	Cherokee	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Pocahontas	Sioux
Number of responses ^{1/}	211	15	23	20	9	9	10	17	11	20	37	21	19
2018 - 2022 average corn yield	193	194	202	181	179	185	197	204	191	185	199	194	205
2018 - 2022 average soybean yield	58	58	60	55	54	56	60	61	57	56	55	56	65
Average row crop CSR2 index	85	86	90	86	87	81	80	94	86	82	82	82	88
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre													
Overall average	\$302	\$302	\$337	\$277	\$272	\$268	\$336	\$324	\$299	\$283	\$298	\$293	\$333
High quality third													
Average response	\$354	\$355	\$417	\$331	\$313	\$328	\$387	\$368	\$349	\$332	\$345	\$336	\$382
Range of responses		280-450	335-600	250-450	280-350	250-435	350-425	300-425	300-405	285-415	240-550	275-440	300-500
Medium quality third													
Average response	\$300	\$287	\$325	\$268	\$277	\$261	\$343	\$329	\$303	\$277	\$294	\$295	\$339
Range of responses		200-375	250-400	200-350	240-300	225-330	325-385	270-395	275-350	250-300	220-375	250-350	275-450
Low quality third													
Average response	\$252	\$265	\$270	\$231	\$227	\$215	\$277	\$276	\$246	\$239	\$254	\$249	\$278
Range of responses		190-340	200-325	175-280	210-250	170-250	225-360	195-360	225-275	150-275	190-350	200-285	200-390
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022													
Corn	High third	215	216	226	210	194	202	221	225	208	201	219	237
	Middle third	191	194	204	181	179	184	194	203	191	177	187	206
	Low third	168	173	179	154	156	167	178	182	166	141	166	184
Soybeans	High third	64	63	65	62	59	61	68	66	62	61	62	73
	Middle third	57	56	57	53	54	54	60	59	58	54	52	67
	Low third	49	46	52	44	47	46	53	54	49	46	45	58
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data													
Rent per bushel of corn yield	\$1.56	\$1.56	\$1.67	\$1.53	\$1.52	\$1.45	\$1.71	\$1.59	\$1.57	\$1.53	\$1.50	\$1.51	\$1.62
Rent per bushel of soybean yield	\$5.22	\$5.21	\$5.62	\$5.04	\$5.04	\$4.79	\$5.60	\$5.31	\$5.25	\$5.05	\$5.42	\$5.23	\$5.12
Rent per CSR2 index point	\$3.54	\$3.51	\$3.74	\$3.22	\$3.13	\$3.31	\$4.20	\$3.45	\$3.48	\$3.45	\$3.63	\$3.57	\$3.78

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 2

County	District 2 Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winnebago	Worth	Wright
Number of responses ^{1/}	208	13	23	11	33	21	15	21	13	18	13	27
2018 - 2022 average corn yield	198	206	195	197	201	198	190	192	202	200	202	193
2018 - 2022 average soybean yield	57	58	57	55	58	58	57	58	58	59	57	57
Average row crop CSR2 index	79	80	79	83	81	76	81	79	83	74	77	79
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$285	\$298	\$292	\$256	\$296	\$269	\$302	\$287	\$291	\$282	\$257	\$302
High quality third												
Average response	\$330	\$343	\$340	\$300	\$334	\$318	\$349	\$324	\$340	\$333	\$298	\$354
Range of responses		240-420	255-400	250-400	270-450	260-395	300-405	275-450	285-390	275-395	235-390	300-450
Medium quality third												
Average response	\$285	\$313	\$291	\$250	\$301	\$268	\$297	\$292	\$289	\$277	\$254	\$303
Range of responses		220-365	230-350	200-300	230-390	200-345	220-340	240-375	245-350	230-330	190-350	250-375
Low quality third												
Average response	\$239	\$238	\$243	\$218	\$254	\$221	\$260	\$244	\$242	\$237	\$220	\$251
Range of responses		175-300	190-310	170-250	200-350	180-270	200-300	200-310	200-300	160-280	150-310	200-310
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	216	223	214	213	226	211	219	203	224	217	211
	Middle third	196	187	191	193	208	195	201	194	199	198	193
	Low third	171	165	173	164	178	173	175	155	172	181	173
Soybeans	High third	63	62	63	63	64	63	62	63	63	64	61
	Middle third	57	56	57	53	57	58	56	59	58	59	57
	Low third	49	49	52	46	51	52	48	44	51	54	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.44	\$1.45	\$1.50	\$1.30	\$1.47	\$1.36	\$1.59	\$1.49	\$1.44	\$1.41	\$1.27	\$1.56
Rent per bushel of soybean yield	\$4.96	\$5.14	\$5.12	\$4.65	\$5.10	\$4.64	\$5.30	\$4.95	\$5.02	\$4.78	\$4.51	\$5.30
Rent per CSR2 index point	\$3.59	\$3.73	\$3.70	\$3.08	\$3.65	\$3.54	\$3.73	\$3.63	\$3.51	\$3.81	\$3.34	\$3.82

^{1/} Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 3

County	District 3 Average	Allamakee and Winneshiek	Black Hawk	Bremer	Buchanan	Chickasaw	Clayton	Delaware	Dubuque	Fayette	Howard	
Number of responses ^{1/}	109	10	13	10	11	18	8	9	6	7	17	
2018 - 2022 average corn yield	203	198	195	205	207	203	200	214	213	199	199	
2018 - 2022 average soybean yield	60	58	58	60	60	57	60	65	65	59	56	
Average row crop CSR2 index	79	76	86	84	83	83	68	77	69	81	83	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$307	\$302	\$307	\$325	\$285	\$294	\$314	\$339	\$338	\$297	\$271	
High quality third												
Average response	\$371	\$346	\$384	\$377	\$345	\$350	\$413	\$404	\$438	\$338	\$313	
Range of responses		300-415	300-450	325-425	250-450	280-440	350-450	350-450	330-650	280-410	250-375	
Medium quality third												
Average response	\$304	\$311	\$290	\$323	\$281	\$288	\$294	\$346	\$335	\$291	\$280	
Range of responses		300-350	230-350	300-400	220-375	220-345	250-325	300-375	280-380	260-350	225-350	
Low quality third												
Average response	\$247	\$248	\$246	\$277	\$230	\$244	\$235	\$268	\$240	\$263	\$221	
Range of responses		195-300	200-300	200-350	170-310	190-300	180-250	200-300	200-285	240-300	150-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	223	213	226	235	224	219	219	226	239	216	213
	Middle third	202	191	192	215	205	197	193	215	213	199	196
	Low third	175	169	169	183	169	180	160	190	183	180	171
Soybeans	High third	67	65	65	71	66	62	70	73	73	67	60
	Middle third	60	57	58	62	59	56	62	66	65	60	54
	Low third	51	54	49	49	47	46	48	56	56	52	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.51	\$1.53	\$1.57	\$1.59	\$1.38	\$1.45	\$1.57	\$1.58	\$1.59	\$1.49	\$1.36	
Rent per bushel of soybean yield	\$5.13	\$5.21	\$5.29	\$5.42	\$4.75	\$5.16	\$5.23	\$5.22	\$5.20	\$5.03	\$4.84	
Rent per CSR2 index point	\$3.92	\$3.97	\$3.57	\$3.87	\$3.43	\$3.54	\$4.62	\$4.40	\$4.90	\$3.67	\$3.27	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 4

County		District 4												
		Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Woodbury
Number of responses ^{1/}		148	10	22	13	14	12	12	12	7	8	12	13	13
2018 - 2022 average corn yield		198	196	194	199	213	195	191	176	215	186	208	201	207
2018 - 2022 average soybean yield		57	57	56	59	61	56	53	52	62	56	57	57	57
Average row crop CSR2 index		78	77	84	80	73	82	83	73	81	71	86	72	73
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre														
Overall average		\$298	\$290	\$303	\$296	\$308	\$275	\$268	\$321	\$334	\$302	\$299	\$290	\$289
High quality third														
Average response		\$346	\$333	\$353	\$349	\$369	\$316	\$316	\$362	\$385	\$366	\$340	\$335	\$331
Range of responses			275-425	255-400	295-400	325-425	285-350	280-400	325-400	340-450	320-425	290-410	275-450	250-510
Medium quality third														
Average response		\$297	\$292	\$293	\$296	\$294	\$272	\$272	\$325	\$335	\$303	\$297	\$291	\$294
Range of responses			250-380	230-370	265-325	270-325	250-310	240-350	300-375	280-400	265-350	265-350	250-375	225-375
Low quality third														
Average response		\$251	\$245	\$264	\$243	\$262	\$237	\$216	\$277	\$283	\$238	\$258	\$244	\$243
Range of responses			200-350	200-340	190-300	225-280	200-260	180-250	235-325	265-300	200-300	240-300	210-325	185-300
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022														
Corn	High third	218	215	210	216	233	217	211	191	236	218	224	215	225
	Middle third	193	191	195	195	208	180	168	170	210	192	204	194	203
	Low third	168	173	178	174	194	138	140	157	192	152	172	167	183
Soybeans	High third	63	62	64	64	66	62	57	59	66	63	62	61	64
	Middle third	57	57	58	58	60	57	49	54	60	56	56	56	58
	Low third	49	51	52	48	55	48	43	46	50	48	47	48	46
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data														
Rent per bushel of corn yield		\$1.51	\$1.48	\$1.56	\$1.49	\$1.45	\$1.41	\$1.40	\$1.82	\$1.55	\$1.62	\$1.44	\$1.44	\$1.40
Rent per bushel of soybean yield		\$5.24	\$5.09	\$5.41	\$5.02	\$5.05	\$4.91	\$5.06	\$6.17	\$5.39	\$5.39	\$5.25	\$5.09	\$5.07
Rent per CSR2 index point		\$3.84	\$3.77	\$3.61	\$3.70	\$4.22	\$3.35	\$3.23	\$4.40	\$4.12	\$4.25	\$3.48	\$4.03	\$3.96

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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 5

County	District 5 Average	Boone	Dallas	Grundy	Hamilton	Hardin	Jasper	Marshall	Polk	Poweshiek	Story	Tama	Webster	
Number of responses ^{1/}	220	21	18	16	21	26	12	17	19	10	27	15	18	
2018 - 2022 average corn yield	196	192	181	207	190	196	213	218	188	190	188	196	196	
2018 - 2022 average soybean yield	58	57	56	62	55	59	61	64	55	57	56	59	55	
Average row crop CSR2 index	84	85	88	88	80	84	80	82	89	79	86	85	78	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre														
Overall average	\$292	\$290	\$286	\$319	\$275	\$297	\$289	\$289	\$289	\$278	\$291	\$305	\$296	
High quality third														
Average response	\$343	\$348	\$330	\$374	\$320	\$347	\$334	\$329	\$340	\$351	\$332	\$372	\$332	
Range of responses		295-480	275-400	290-450	255-380	275-440	290-375	260-400	260-550	300-450	275-400	300-450	255-400	
Medium quality third														
Average response	\$289	\$283	\$290	\$316	\$276	\$288	\$285	\$292	\$284	\$262	\$290	\$295	\$304	
Range of responses		260-350	250-350	265-360	225-330	220-350	245-315	225-350	220-450	200-300	240-350	270-350	230-370	
Low quality third														
Average response	\$245	\$238	\$238	\$268	\$229	\$256	\$248	\$246	\$242	\$222	\$251	\$250	\$253	
Range of responses		180-325	200-280	230-295	180-275	200-300	220-275	175-300	200-340	180-275	210-300	225-300	200-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022														
Corn	High third	222	211	205	235	218	222	239	250	215	213	214	228	217
	Middle third	198	193	179	214	195	203	204	225	194	183	187	196	198
	Low third	172	169	146	191	179	176	183	186	164	166	161	163	179
Soybeans	High third	64	67	60	68	59	67	68	70	62	61	60	66	61
	Middle third	57	59	51	60	54	56	60	63	50	57	54	60	55
	Low third	48	47	40	54	47	47	54	52	44	44	46	53	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data														
Rent per bushel of corn yield	\$1.49	\$1.51	\$1.58	\$1.54	\$1.45	\$1.52	\$1.36	\$1.33	\$1.54	\$1.46	\$1.55	\$1.56	\$1.51	
Rent per bushel of soybean yield	\$5.04	\$5.09	\$5.11	\$5.15	\$5.00	\$5.03	\$4.74	\$4.52	\$5.25	\$4.88	\$5.20	\$5.17	\$5.38	
Rent per CSR2 index point	\$3.49	\$3.41	\$3.25	\$3.63	\$3.44	\$3.54	\$3.61	\$3.52	\$3.25	\$3.52	\$3.38	\$3.59	\$3.79	

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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

County	District 6 Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott
Number of responses ^{1/}	123	23	24	9	7	7	14	12	12	7	8
2018 - 2022 average corn yield	198	198	200	203	190	197	190	200	205	195	202
2018 - 2022 average soybean yield	60	62	63	61	55	60	57	60	60	60	64
Average row crop CSR2 index	81	86	86	74	79	67	85	77	87	83	89
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre											
Overall average	\$283	\$293	\$285	\$265	\$258	\$287	\$277	\$304	\$308	\$223	\$331
High quality third											
Average response	\$343	\$339	\$333	\$319	\$318	\$368	\$328	\$363	\$372	\$304	\$384
Range of responses		265-400	270-400	270-380	250-385	250-480	265-380	300-425	300-460	240-385	275-450
Medium quality third											
Average response	\$276	\$294	\$283	\$267	\$242	\$285	\$275	\$293	\$294	\$205	\$326
Range of responses		240-375	225-375	225-320	200-315	225-350	230-300	260-325	250-360	175-220	260-385
Low quality third											
Average response	\$230	\$245	\$239	\$208	\$213	\$209	\$228	\$256	\$257	\$160	\$283
Range of responses		190-300	175-325	175-240	180-285	200-235	160-280	235-290	200-330	150-180	240-320
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022											
Corn	High third	217	218	226	220	208	214	196	219	225	220
	Middle third	192	189	203	196	183	188	175	189	193	201
	Low third	166	163	183	177	161	169	140	165	160	174
Soybeans	High third	67	66	70	68	63	69	61	70	65	64
	Middle third	59	59	63	62	52	62	55	59	56	60
	Low third	50	50	53	51	44	53	44	49	51	54
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data											
Rent per bushel of corn yield	\$1.43	\$1.48	\$1.43	\$1.31	\$1.36	\$1.46	\$1.46	\$1.52	\$1.50	\$1.14	\$1.64
Rent per bushel of soybean yield	\$4.70	\$4.73	\$4.52	\$4.34	\$4.69	\$4.78	\$4.86	\$5.07	\$5.13	\$3.72	\$5.17
Rent per CSR2 index point	\$3.50	\$3.41	\$3.31	\$3.58	\$3.27	\$4.28	\$3.26	\$3.95	\$3.54	\$2.69	\$3.72

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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District 7 Average	Adair	Adams ^{2/}	Cass	Fremont and Page	Mills	Montgomery	Pottawattamie	Taylor	
Number of responses ^{1/}	103	15	9	13	14	13	9	20	10	
2018 - 2022 average corn yield	185	165	172	188	191	197	195	199	169	
2018 - 2022 average soybean yield	53	50	n/a	55	55	51	55	55	53	
Average row crop CSR2 index	80	79	79	79	80	82	79	79	81	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$265	\$224	\$266	\$268	\$257	\$281	\$274	\$287	\$261	
High quality third										
Average response	\$309	\$257	\$319	\$317	\$306	\$318	\$317	\$328	\$310	
Range of responses		225-300	250-400	275-400	235-415	245-375	245-400	250-425	250-400	
Medium quality third										
Average response	\$267	\$221	\$273	\$265	\$254	\$290	\$279	\$294	\$259	
Range of responses		175-270	210-330	220-325	210-370	225-320	220-350	230-350	200-330	
Low quality third										
Average response	\$218	\$194	\$206	\$222	\$209	\$236	\$226	\$238	\$213	
Range of responses		150-250	175-265	190-250	180-275	195-285	190-275	200-300	160-265	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022										
Corn	High third	205	182	188	215	216	216	215	223	184
	Middle third	185	166	171	188	189	201	198	200	170
	Low third	149	138	158	140	153	170	170	134	129
Soybeans	High third	60	56	n/a	61	62	63	60	62	59
	Middle third	54	50	n/a	53	56	54	55	54	53
	Low third	46	45	n/a	44	45	50	49	45	47
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data										
Rent per bushel of corn yield	\$1.44	\$1.36	\$1.55	\$1.43	\$1.35	\$1.43	\$1.41	\$1.44	\$1.54	
Rent per bushel of soybean yield	\$4.96	\$4.48	\$5.02	\$4.87	\$4.67	\$5.51	\$4.98	\$5.22	\$4.92	
Rent per CSR2 index point	\$3.32	\$2.84	\$3.37	\$3.39	\$3.21	\$3.43	\$3.47	\$3.63	\$3.22	

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^{2/} Only one year of soybean yields published in this time frame.

2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose and Wayne	Clarke	Decatur	Lucas and Monroe	Madison	Marion	Ringgold	Union	Warren
Number of responses ^{1/}	84	11	12	6	7	12	14	7	9	6
2018 - 2022 average corn yield	166	165	159	160	155	176	184	160	168	163
2018 - 2022 average soybean yield	51	50	48	48	49	54	58	48	52	51
Average row crop CSR2 index	79	68	77	75	77	86	80	76	85	85
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$227	\$193	\$238	\$208	\$187	\$238	\$253	\$269	\$253	\$203
High quality third										
Average response	\$275	\$232	\$283	\$243	\$218	\$287	\$324	\$333	\$313	\$242
Range of responses		175-380	240-360	220-275	175-275	270-310	280-350	225-425	250-375	220-285
Medium quality third										
Average response	\$224	\$191	\$235	\$207	\$185	\$235	\$236	\$275	\$251	\$199
Range of responses		150-250	200-300	190-250	150-225	200-285	200-300	180-375	200-330	180-220
Low quality third										
Average response	\$182	\$158	\$196	\$174	\$158	\$193	\$201	\$198	\$196	\$167
Range of responses		110-190	165-275	150-225	110-210	150-250	180-250	150-235	150-250	150-200
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022										
Corn	High third	185	178	190	197	165	198	205	182	176
	Middle third	161	155	150	177	146	174	170	158	156
	Low third	131	135	126	133	103	152	143	137	113
Soybeans	High third	57	55	55	54	52	59	65	61	59
	Middle third	49	46	44	46	46	54	57	52	45
	Low third	40	41	38	35	37	45	46	41	36
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data										
Rent per bushel of corn yield	\$1.37	\$1.17	\$1.50	\$1.30	\$1.21	\$1.35	\$1.38	\$1.68	\$1.51	\$1.25
Rent per bushel of soybean yield	\$4.47	\$3.86	\$4.96	\$4.33	\$3.82	\$4.41	\$4.36	\$5.60	\$4.87	\$3.98
Rent per CSR2 index point	\$2.89	\$2.84	\$3.09	\$2.77	\$2.43	\$2.77	\$3.16	\$3.54	\$2.98	\$2.39

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2023 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 9

County	District 9 Average	Davis and Wapello	Des Moines	Henry	Jefferson	Keokuk	Lee	Louisa	Mahaska	Van Buren	Washington	
Number of responses ^{1/}	100	12	6	20	9	8	10	9	10	9	7	
2018 - 2022 average corn yield	179	164	189	172	174	178	177	188	193	164	191	
2018 - 2022 average soybean yield	56	52	62	59	55	55	57	57	59	50	57	
Average row crop CSR2 index	79	74	84	81	79	80	75	80	81	73	82	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$252	\$223	\$232	\$279	\$235	\$247	\$320	\$263	\$224	\$202	\$298	
Irrigated land average							\$398					
High quality third												
Average response	\$303	\$264	\$278	\$327	\$286	\$315	\$383	\$334	\$258	\$243	\$344	
Range of responses		200-330	225-350	285-375	200-360	220-380	380-395	300-375	225-350	170-300	265-390	
Medium quality third												
Average response	\$249	\$224	\$218	\$279	\$239	\$232	\$320	\$247	\$224	\$208	\$298	
Range of responses		175-280	160-280	225-325	185-320	185-295	220-370	210-300	195-275	145-280	210-360	
Low quality third												
Average response	\$205	\$182	\$198	\$231	\$179	\$193	\$257	\$210	\$190	\$156	\$252	
Range of responses		140-250	145-250	200-300	150-240	160-245	180-335	170-260	175-225	100-230	150-325	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022												
Corn	High third	199	165	211	206	187	201	211	214	214	177	204
	Middle third	173	141	187	176	164	182	174	189	194	148	173
	Low third	148	114	173	148	129	155	149	155	177	121	154
Soybeans	High third	62	58	69	65	58	59	66	63	66	53	63
	Middle third	55	50	63	53	53	56	54	55	59	48	56
	Low third	44	39	52	42	42	48	45	41	51	34	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data												
Rent per bushel of corn yield	\$1.41	\$1.36	\$1.23	\$1.62	\$1.35	\$1.39	\$1.81	\$1.40	\$1.16	\$1.23	\$1.56	
Rent per bushel of soybean yield	\$4.48	\$4.29	\$3.74	\$4.73	\$4.27	\$4.49	\$5.61	\$4.61	\$3.80	\$4.04	\$5.23	
Rent per CSR2 index point	\$3.20	\$3.01	\$2.76	\$3.44	\$2.97	\$3.09	\$4.27	\$3.29	\$2.77	\$2.77	\$3.63	

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

2023 CASH RENTAL RATE SURVEY SUMMARY BY CROP REPORTING DISTRICT

District	State Average	Northwest District 1 Average	North Central District 2 Average	Northeast District 3 Average	West Central District 4 Average	Central District 5 Average	East Central District 6 Average	Southwest District 7 Average	South Central District 8 Average	Southeast District 9 Average
Number of responses ^{1/}	1,306	211	208	109	148	220	123	103	84	100
2018 - 2022 average corn yield	195	193	198	203	198	196	198	185	166	179
2018 - 2022 average soybean yield	57	58	57	60	57	58	60	53	51	56
Average row crop CSR2 index	80	85	79	79	78	84	81	80	79	79
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$279	\$302	\$285	\$307	\$298	\$292	\$283	\$265	\$227	\$252
Irrigated land average	\$325		\$302							\$348
Average response										
High quality third	\$330	\$354	\$330	\$371	\$346	\$343	\$343	\$309	\$275	\$303
Medium quality third	\$277	\$300	\$285	\$304	\$297	\$289	\$276	\$267	\$224	\$249
Low quality third	\$230	\$252	\$239	\$247	\$251	\$245	\$230	\$218	\$182	\$205
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022										
Corn	High third	211	215	216	223	218	222	217	205	199
	Middle third	188	191	196	202	193	198	192	185	173
	Low third	161	168	171	175	168	172	166	149	148
Soybeans	High third	63	64	63	67	63	64	67	60	62
	Middle third	56	57	57	60	57	57	59	54	55
	Low third	47	49	49	51	49	48	50	46	44
Average Rents per Five-year Average Yield or CSR2										
Rent per bushel of corn yield	\$1.46	\$1.56	\$1.44	\$1.51	\$1.51	\$1.49	\$1.43	\$1.44	\$1.37	\$1.41
Rent per bushel of soybean yield	\$4.91	\$5.22	\$4.96	\$5.13	\$5.24	\$5.04	\$4.70	\$4.96	\$4.47	\$4.48
Rent per CSR2 index point	\$3.48	\$3.54	\$3.59	\$3.92	\$3.84	\$3.49	\$3.50	\$3.32	\$2.89	\$3.20
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre^{2/}										
Alfalfa hay, established	\$194	\$173	\$232	\$267	\$203	\$185	\$233	\$139	\$145	\$172
Grass hay, established	\$139	\$79	\$145	\$239	\$190	\$101	\$164	\$91	\$103	\$139
Oats	\$168	\$165	\$196	\$241			\$222	\$94	\$118	\$139
High-productivity pasture	\$92	\$92	\$82	\$87	\$105	\$87	\$110	\$101	\$87	\$79
Low-productivity pasture	\$62	\$48	\$46	\$60	\$70	\$64	\$92	\$66	\$58	\$56
Pasture, \$/animal unit month (AUM)	\$28	\$22		\$34				\$29		
Cornstalk grazing	\$13	\$13	\$11		\$11	\$18		\$9	\$15	
Hunting rights	\$15				\$17	\$21		\$11	\$11	\$16

^{1/}Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

^{2/}No values are reported if fewer than five responses were received.

AMY S. BEATTIE
ATTORNEY

T: 515-274-1450
F: 515-274-1488

amy.beattie@brickgentrylaw.com

November 19, 2023

Robert DeRooi
2116 210th St.
Oskaloosa, IA 52577

Re: Farm Lease

Dear Mr. DeRooi:

Enclosed with this letter is a 2024 Farm Lease with SCRAA for your review and signature. As discussed and as you will see, this Lease carries the same terms as your previous lease with SCRAA. Please review this document and, if it is acceptable to you, sign where indicated and mail the executed document back to me. I will have a fully signed copy mailed to you for your records once SCRAA has signed it. We anticipate the next Board meeting will be held on November 28th.

If you should have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

Amy S. Beattie



FARM LEASE – FIXED CASH RENT

THIS LEASE ("Lease") is made between South Central Regional Airport Agency ("Landlord"), whose address for the purpose of this Lease is 825 Broadway Street, Pella, IA 50219, and Robert DeRooi ("Tenant"), whose address for the purpose of this Lease is 2116 210th Street, Oskaloosa, IA 52577.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Mahaska County, Iowa (the "Real Estate"):

A part of Lot Five of the West Half of Section Four, Township Seventy-five North, Range Sixteen West of the 5th P.M., Mahaska County, Iowa (to become known as Parcel "A" of Lot Five) according to the Plat of said Lot Five in Irregular Survey's Book 2 at Page 242, Mahaska County Records. Said Parcel A is more particularly described as follows: Beginning at the Northeast corner of said Lot Five, also being the Northeast corner of said West Half of Section Four; thence S 0°35'05" E 2444.44 feet along the East line of said Lot Five to the Southeast corner of the Northwest Fractional Quarter of said Section Four; thence continuing along the East line of said Lot Five S 0°20'55" E 44.10 feet; thence N 40°06'05" W 1747.37 feet to the West line of said Lot Five; thence N 0°18'40" W 1148.47 feet along said West line to the Northwest corner of said Lot Five, being the North line of said Section Four; thence N 89°49'30" E 1106.55 feet, along the North line of said Lot Five and said Section Four to the Point of Beginning.

and containing 45.51 tillable acres per county FSA records, more or less, with possession by Tenant for a term of 1 year to commence on March 1, 2024, and end on February 28, 2025. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$20,200.00 payable, as follows: \$10,100.00 on March 1 of each year, and \$10,100.00 on October 1 of each year.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all

contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion. All machinery, inputs equipment, and labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. Tenant agrees to furnish, at Tenant's cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.
5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS) conservation plan and any other required environmental plans for the real estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate. Tenant shall investigate and report all broken or inoperative tile lines to Landlord. Repairs and maintenance of tile will be paid for by December 15th of the lease year.
Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government programs.

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge:

- i. Neither Landlord nor Landlord's former or present tenants are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in

quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the words "may not" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. **TERMINATION OF LEASE.** This Lease shall not automatically renew upon expiration. All notices of termination of this Lease shall be as provided by law.
8. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$150 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
9. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes. Landlord retains the right to use or lease the Real Estate for hunting, fishing, or other recreational purposes, but such use shall not interfere with the regular operation of the farm and notice of entry shall be provided to Tenant three (3) days prior to entry for such purposes. Tenant may not use the Real Estate for hunting, fishing, or recreational purposes.
10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
11. **REPAIRS.** Tenant shall maintain the fences on the Real Estate in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord. If a fence must be totally replaced Landlord will pay one-half of the labor.

12. **IMPROVEMENTS.** Intentionally omitted.
13. **WELL, WATER AND SEPTIC SYSTEMS.** Intentionally omitted.
14. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
15. **NO AGENCY.** Unless otherwise provided in writing, Tenant is not an agent of the Landlord.
16. **HOUSING.** Intentionally omitted.
17. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
18. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
19. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
20. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 7, which shall be governed by the Code of Iowa.
21. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
22. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
23. **CHOICE OF LAW.** This Lease shall be construed under the laws of the State of Iowa.
24. **INSURANCE/TAXES.** Landlord will pay all real estate taxes and maintain insurance on Landlord's interest in the Real Estate. Tenant shall insure its interest in the Real Estate and maintain liability insurance that names Landlord as an additional named insured.
25. **MEDIATION.** The parties agree to mediate any dispute prior to litigation.

DATED: _____.

TENANT:

LANDLORD:

South Central Regional Airport Agency

Robert DeRooi, Tenant

Jim Hansen, Chairperson

STATE OF IOWA, COUNTY OF MAHASKA

This record was acknowledged before me on _____,
by Robert DeRooi.

Signature of Notary Public

STATE OF IOWA, COUNTY OF MAHASKA

This record was acknowledged before me on _____,
by Jim Hansen, Chairperson of the South Central Regional Airport Agency.

Signature of Notary Public



Matt Schultz
Secretary of State
State of Iowa

28E Agreement

FOR OFFICE USE ONLY:

FILED

M505097

3/29/2012 2:05:28 PM

PLEASE READ INSTRUCTIONS ON BACK BEFORE COMPLETING THIS FORM

Item 1. The full legal name, organization type and county of each participant to this agreement are:

	Full Legal Name	Organization Type	*County
Party 1	City of Oskaloosa	City	Mahaska
Party 2	City of Pella	City	Marion
Party 3	Mahaska County	County	Mahaska
Party 4			
Party 5			

*Enter "Other" if
not in Iowa

Item 2. The type of Public Service included in this agreement is: 420 Airports
(Enter only one Service Code and Description) Code Number Service Description

Item 3. The purpose of this agreement is: (please be specific)
The joint acquisition, construction, equipping, use, expansion and operation of an airport facility.

Item 4. The duration of this agreement is: (check one) ☐ Agreement Expires _____ ☒ Indefinite Duration
[mm/dd/yyyy]

Item 5. Does this agreement amend or renew an existing agreement? (check one)

☒ **NO**

☐ **YES** Filing # of the agreement: _____

(Use the filing number of the most recent version filed for this agreement)

The filing number of the agreement may be found by searching the 28E database at: www.sos.state.ia.us/28E

Item 6. Attach two copies of the agreement to this form if not filing online.

Item 7. The primary contact for further information regarding this agreement is: (optional)

LAST Name _____ **FIRST** Name _____

Title _____ Department _____

Email _____ Phone _____

AGREEMENT PURSUANT TO CHAPTER 28E, IOWA CODE

BETWEEN

CITY OF OSKALOOSA, IOWA

AND

CITY OF PELLA, IOWA

AND

MAHASKA COUNTY, IOWA

FOR

THE JOINT ACQUISITION, CONSTRUCTION, EQUIPPING, USE, EXPANSION

AND OPERATION

OF

AN AIRPORT FACILITY

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RECITATIONS:

WHEREAS, the City of Oskaloosa, Iowa (hereinafter individually "Oskaloosa"), the City of Pella, Iowa (hereinafter individually "Pella"), and Mahaska County, Iowa (hereinafter individually "Mahaska County") (hereinafter collectively "Parties") are all political subdivisions existing under the laws of Iowa; and

WHEREAS, with respect to Oskaloosa and Pella, Iowa Code § 384.24(2)(e) defines "airport and airport systems" as legitimate city enterprises; and

WHEREAS, with respect to Mahaska County, Iowa Code § 331.441(2)(c)(5) defines "an airport, including establishment, acquisition, equipment, improvement, or enlargement of the airport," as a legitimate general county purpose; and

WHEREAS, Iowa Code § 28E.1 expresses the legislative intent to "permit state and local governments in Iowa to make efficient use of their powers by enabling them to provide joint services and facilities with other agencies and to cooperate in other ways of mutual advantage"; and

WHEREAS, the Parties have individually made findings upon due investigation to the effect that the joint acquisition, construction, equipping, use and operation of an airport will best serve the joint and several interests of the Parties' constituents by fostering economic development in a cost effective manner and achieving economies of scale that are unattainable by the individual efforts of the Parties; and

WHEREAS, the Parties jointly agree that their common purposes can best be achieved by the creation of a joint administrative entity under the provisions of Chapter 28E, Iowa Code, rather than by any other means authorized by law,

NOW, THEREFORE, PARTIES AGREE AS FOLLOWS:

ARTICLE I. DEFINITIONS

Section 1. Definitions: For purposes of this Agreement the following words and phrases shall have the following meanings:

a. "Agreement" shall mean this: AGREEMENT PURSUANT TO CHAPTER 28E, IOWA CODE BETWEEN CITY OF OSKALOOSA, IOWA, AND CITY OF PELLA, IOWA, AND MAHASKA COUNTY, IOWA, FOR THE JOINT ACQUISITION, CONSTRUCTION, EQUIPPING, USE EXPANSION AND OPERATION OF AN AIRPORT FACILITY.

b. "Airport Facility" shall mean all equipment, buildings, fixtures, improvements and appurtenances thereto required for the operation of the Airport under Iowa Code §§ 384.24(2)(e) and 331.441(2)(c)(5) in compliance with federal, state and local law and administrative rules.

c. "Governing Body" shall mean the City Councils of the City of Pella, the City of Oskaloosa and the Board of Supervisors of Mahaska County.

ARTICLE II. PURPOSE AND STATUS AS LEGAL ENTITY

Section 1. Purpose: This Agreement is intended to provide for the Parties' joint acquisition, construction, equipping, use and operation of the Airport Facility.

Section 2. Status as Legal Entity: Pursuant to Iowa Code § 28E.5, the South Central Regional Airport Agency, hereinafter SCRAA, shall be constituted as a separate legal entity governed by a Board of Directors. As so constituted, the entity shall be both a corporation and a political subdivision. It may sue and be sued, contract, acquire, and hold real and personal property necessary for its corporate purposes, adopt a corporate seal and alter the seal at its pleasure, and execute all the powers conferred in Chapter 28E of the Iowa Code or any successor laws.

ARTICLE III. AIRPORT BOARD

Section 1. Governing Body: SCRAA shall be governed in all matters by the Board of Directors established in this Article, and referred to as the "Board".

Section 2. Composition:

a. Each representative of the Board shall be a member of its governing body, or other person appointed by the mayor or chair of the governing body and approved by such governing body. The governing body of a Party may similarly appoint an alternate or alternates on a temporary or permanent basis, as a Party shall determine.

b. Mahaska County shall be entitled to one representative on the Board. The City of Oskaloosa shall be entitled to two representatives on the Board. The City of Pella shall be entitled to three representatives on the Board.

c. All representatives who are elected officials shall serve during the time they hold office, entitling them to such representative status, unless terminated by resolution of the Party so represented. All representatives who are not elected officials of the Party shall serve at the pleasure of their governing body and until their appointment is terminated by the governing body of the Party so represented.

d. During January of each year, the Secretary of the Board shall contact the governing body of each Party to request the names of each Party's representatives and alternates to serve on the Board for the calendar year then starting. The appointment of representatives and alternates to the Board shall be approved by the governing bodies of the Parties. The

appointments shall be certified to the Board before the annual meeting of the Board in February of each year.

Section 3. Voting:

a. In the ordinary conduct of the Board's business, each representative on the Board will have one vote. Four members constitute a majority of the Board and are necessary for approval of any policy matters, site selection, and financial matters. Any other motions before the Board may be approved with a majority of the Board present.

b. The Chair, or in the Chair's absence the Vice Chair of the Board, may vote and participate in discussions and may make or second a motion.

Section 4. Officers:

a. The officers of the Board shall be the Chair, the Vice Chair, and the Secretary/Treasurer each of whom shall be elected by vote of the Board. Each Party shall be represented by one officer.

b. The Chair shall preside at all meetings of the Board. The Chair shall sign any instruments which the Board has authorized to be executed, except in cases where the signing of instruments shall be required by law or protocol to be otherwise signed or executed.

c. In the absence of the Chair or in the event of a death, inability to act or refusal to act by the Chair, the Vice Chair shall perform the duties of the Chair, and when so acting, shall have all the powers of and be subject to all the restrictions upon that office.

d. The Secretary/Treasurer shall have responsibility for (i) the taking and preservation of minutes of the proceedings of the Board, (ii) the giving of notices in accordance with this Agreement or any bylaws, or as otherwise directed by the Board or required by law, (iii) acting as custodian of the records of the SCRAA and, (iv) keeping a current registry of the names and addresses of the members of the governing body of each Party, and of each Party's principal officers and Board representatives and alternates. With the approval of the Board, the foregoing secretarial duties may be performed by or with the assistance of SCRAA's staff.

e. The officers of the Board shall be elected annually by and from the representatives of the Parties present at the annual meeting of the Board.

f. Each officer shall hold office until his or her successor has been duly elected. Alternates shall not be eligible to serve as officers. A vacancy in the office of Chair, Vice-Chair or Secretary/Treasurer shall be filled by the Board for the unexpired portion of the term.

Section 5. Meetings:

a. Regular meetings shall be held at least quarterly at the place, day and hour set

forth in a schedule of regular meetings for the following year that is approved by the Board. The annual meeting shall be the first regular meeting held in February of each year. A copy of the agenda and all materials to be considered at the meeting shall be mailed or delivered to the designated representative(s) of each Party and the elected official and/or administrator designated by each Party, at least twenty-four hours prior to the meeting, or as may otherwise be by the State of Iowa for public meetings.

b. Special meetings of the Board for any purpose or purposes not inconsistent with this Agreement may be called by the Chair at the request of any two Parties. The notice requirements of subsection (a) shall apply to all special meetings.

c. All meetings of the Board shall be conducted in compliance with Chapter 21 of the Code or any successor laws, as the same may be amended or supplemented in the future, and in general accordance with Robert's Rules of Order.

d. The presence of a majority of Board representatives shall constitute a quorum. A quorum is required to be present to convene a meeting of the Board and for the conduct of its business. The Chair shall determine whether a quorum exists, shall cause the names of all representatives present to be entered into the meeting minutes and shall call the meeting to order if a quorum exists.

ARTICLE IV. POWERS OF BOARD

Section 1. Grant of Powers: The Board shall have and may exercise all of the powers granted by Chapter 28E of the Iowa Code or any successor laws, as the same may be amended and supplemented in the future, for the purpose of jointly acquiring and the initial construction of the Airport Facility. In addition the Board shall have the authority to operate and maintain the same for the benefit of all Parties. Without limiting the foregoing, the Board shall have all of the powers set forth in this Agreement including the power to enter into agreements, contracts and similar arrangements, provided that all necessary financing, including the issuance of Bonds, shall be undertaken individually by the Parties in the manner hereinafter specified to fund their respective funding positions.

Section 2. Coordinating Agency: The City of Pella shall be the Coordinating Agency for the Project and the Parties hereby consent to such designation. The duties of the Coordinating Agency include the following:

a. The Coordinating Agency will advertise for and hold the letting for all required bids required of the Airport Facility.

b. Subject to review by the Board, the Coordinating Agency shall employ all employees needed for the operation of the Airport Facility to carry out the purposes of this Agreement.

c. The Coordinating Agency shall manage all personnel and contract employees of the Airport Facility pursuant to applicable law.

d. The Coordinating Agency shall keep and maintain all books and financial records of the Airport Facility and shall pay all bills of the Airport Facility in a timely manner. The City of Oskaloosa and Mahaska County shall have the right, at any time upon reasonable notice, to review and inspect the books and records of the Airport Facility.

e. The Coordinating Agency shall establish and maintain appropriate funds and accounts for the purposes set forth in this Agreement including, but not limited to, separate funds, accounts for operation and maintenance, administrative expenses, reserves for operating and working capital and insurance and claims. All funds held by the Coordinating Agency shall be accounted for, managed and invested in compliance with Iowa law, including but not limited to Chapters 12B and 12C of the Iowa Code.

f. The Coordinating Agency shall annually conduct an audit of the financial statements of the SCRAA which shall be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States and Chapter 11 of the Iowa Code. The annual audit shall be conducted by an independent auditing firm. Following the receipt of the audit report, the Coordinating Agency shall deliver a copy of the audit to the Parties and the Board.

ARTICLE V. COMMITTEES

Section 1. Executive Committee: An Executive Committee consisting of the Board's three (3) officers previously identified is hereby established for the purpose of general oversight and administration of the Airport Facility within the policy perimeters established by the Board.

Section 2. Other Committees: The Board may, by resolution, designate two or more of its representatives to constitute a committee. Such committee shall, if authorized by resolution of the Board, provide advice and recommendations to the Board. The designation of such committee shall not operate to relieve the Board of any responsibility imposed by this Agreement. Meetings of such committees may be held at such time and place as the committee members may fix from time to time.

ARTICLE VI. ACQUISITION OF EXISTING FACILITIES AND TRANSFER OF ASSETS

Section 1. Acquisition of Existing Facilities: The existing airport facilities of the Parties shall not be acquired and shall remain the property of each Party after the execution of this Agreement.

Section 2. Transfer of Assets: Each Party shall retain ownership of its existing assets, and none shall be transferred by operation of this Agreement.

Section 3. Disposal of Existing Facilities and Assets: Each Party shall retain ownership of its existing facilities and assets. Disposal of existing facilities assets shall be the responsibility of each Party after the execution of this Agreement. Notwithstanding the above, the Cities of Pella and Oskaloosa both acknowledge and agree that the FAA may require, in its absolute and sole discretion, that the sale proceeds of either one, both, or neither of the cities' existing airport facilities and assets be reinvested in the SCRAA. Further, in the event the FAA requires sale proceeds of a party's existing airport facilities and assets be reinvested in the SCRAA, the sale proceeds of each respective existing airport facilities and assets shall be applied only to each party's respective financial percentages and commitments as identified in Article VII Section 6 and Article VIII Section 4.

ARTICLE VII. CONSTRUCTION OF AIRPORT FACILITY

Section 1. Federal Aviation Administration Studies: The Board is hereby authorized and directed to undertake all necessary studies for the Federal Aviation Administration for the construction of the SCRAA Category C Airport.

Section 2. Site Location Requirements: The site for the Airport Facility must be within 10 miles of the corporate limits of both the City of Oskaloosa and the City of Pella and be capable of accommodating a precision approach landing. In addition, the airport entrance for the site must be located within 4 miles of Highway 163 unless five members of the Board vote otherwise.

Section 3. Initial Construction/Phase I: The initial construction phase for the Airport Facility shall consist of any items deemed necessary by the Federal Aviation Administration for a Category C Airport and shall consist of at least the following items:

1. Terminal building, parking facility, and entrance road
2. Fixed Base Operator (FBO) maintenance facility
3. 30 public t-hanger spaces
4. One 5,500 foot primary runway with ability to expand to 7,500 feet

Section 4. Acquisition and Construction of the Airport Facility: The Board is hereby authorized and directed to undertake the acquisition of real estate, the construction of the airport, including all required infrastructure, equipment and appurtenances necessary for the Airport Facility as identified in Article VII, Section 3.

Section 5. Contracts for Construction: All real estate and equipment acquisitions and contracts for construction shall be considered and entered into by the Board, on behalf of the Parties, in accordance with applicable provisions of Iowa law. No contracts for construction or acquisition shall be entered into by the Board until all authority for funding has been secured under Article VII, Sections 6 and 7 for such construction or acquisition.

Section 6. Allocation of Construction Cost: Construction expenditures not funded by the Federal Aviation Administration shall be allocated as follows:

City of Oskaloosa 50%

City of Pella 50%

Section 7. Financing: Financing, including the issuance of bonds, shall be undertaken by the Parties individually to the extent necessary to cover each Party's obligations under this Agreement.

ARTICLE VIII. ANNUAL OPERATING AND CAPITAL IMPROVEMENT BUDGET

Section 1. Applicability: This section applies once the proposed Airport Facility is operational.

Section 2. Fiscal Year: The SCRAA shall operate on the same fiscal year as a city under Iowa Law, from July 1st to June 30th.

Section 3. Schedule for Annual Operating Budget: Each year, the Board shall cause there to be prepared and submitted to the Board and to the Parties a proposed preliminary SCRAA budget for the next fiscal year. The preliminary SCRAA budget shall include among other things, (i) a calculation of the annual operating costs (including amounts for all reserves to be funded) and (ii) a comparison of the budgeted and actual expenditures for the current fiscal year. Annually by December 15, the Board shall deliver to the City of Oskaloosa and City of Pella a proposed budget and five year capital improvement plan for the upcoming fiscal year which shall be subject to the approval of the respective City Councils. In the event the proposed budget and capital improvement plan is not approved by the respective Councils, the budget for the current year will remain in effect until approval of a new budget is given by both City Councils.

Section 4. Allocation of Annual Budget Shares: In each annual SCRAA budget, the allocation to each party shall be computed based on net expenditures, which are defined as any unfunded expenditures remaining once all operational, rental, grant and miscellaneous revenue received by the Airport Facility is taken into consideration. The net expenditures to the Parties shall be allocated as follows:

Forty percent (40%) of approved net expenditures shall be allocated to the City of Oskaloosa. Sixty percent (60%) of approved net expenditures shall be allocated to the City of Pella.

ARTICLE IX. PAYMENT OBLIGATIONS

Section 1: Failure to Make Payment:

a. In the event of a failure by a Party to make any payment due to the SCRAA as required under this Agreement which failure continues for a period of ten (10) days, the unpaid amount shall bear interest from the due date until paid at a rate equal to the then prevailing prime rate in effect at a national banking association with an office in a city designated by the Board.

b. If any failure by a Party to make a required payment to the SCRAA continues for a period of thirty (30) days, the Parties not in default may appropriate such funds as are necessary to fill the shortfall caused by the non-payment, and the Board and Parties not in default shall have the right to take any action at law or equity as may appear necessary or appropriate to collect the amounts then due and thereafter to become due under this Agreement, including but not limited to those actions seeking money damages or specific performance.

ARTICLE X. ACQUISITION AND DISPOSITION OF PROPERTY

Section 1. Acquisition: The SCRAA may acquire such property as it needs to accomplish its public purposes by purchase, gift, exchange, transfer, conveyance or otherwise, and shall hold all real, personal and intangible property which it acquires in its own name. To the extent authorized by law, the SCRAA also may acquire real property or an interest therein for a public use or purpose related to its function by use of the power of eminent domain, and is authorized to bring an action in eminent domain in its own name or may request a Party to bring such action, which the Party shall then do so as long as the SCRAA shall fully reimburse the Party for all costs of acquisition, including the damages to be paid to the owner of the property being so acquired and all related administrative and legal expenses incurred by the Party to complete the acquisition. In the event the Board determines to contest the award made by the compensation commissioners and take possession of the property at the conclusion of the eminent domain proceedings or any appeal thereof, the SCRAA shall reimburse the Party for the costs and expenses as aforesaid and any attorney fees or damages awarded to the property owner.

Section 2. Disposition: Subject to the approval of the FAA, the SCRAA may dispose of any of its property and shall do so in the same manner as a city. Further, and also subject to the FAA, all proceeds from the sale or disposition of property, no matter the origin of such property, shall be the property of the SCRAA.

ARTICLE XI. AMENDMENTS AND TERMINATION

Section 1. Amendments: This Agreement may be amended for any purpose upon the approval of the governing Boards of each Party.

Section 2. Termination: This Agreement may only be terminated upon the approval of the governing Boards of each Party.

ARTICLE XII. BEST EFFORTS/INDEMNIFICATION

Section 1. Best Efforts: Each Party agrees to cooperate in good faith with the Board and the other Parties, exercise diligence in performing its obligations hereunder, and use its best efforts to carry out the provisions of this Agreement. In addition, Oskaloosa and Pella agree to work with Mahaska County in good faith to resolve road relocations which may be required.

Section 2. No Liability: No Party shall be liable to any other Party for any negligence or error of judgment on the part of the Board, except for any bad faith or willful disregard for the terms of this Agreement.

Section 3. Indemnification: To the extent permitted by law, each Party, including their governing boards, agrees to indemnify the SCRAA, and the Board, and hold them harmless for any fine or penalty imposed on the SCRAA due to an identifiable violation of law, regulation, permit or standard which is attributable to action or inaction by the Party.

Section 4. Remedies: In addition to any other remedies available under applicable law, each Party and the Board shall have the right to the equitable remedy of specific performance to enforce compliance with any provision of this Agreement.

Section 5. Notices: All notices which the Parties and the Board are authorized or required to give one another under this Agreement shall be in writing and may be personally delivered or sent by ordinary mail:

a. In the case of the Board of the SCRAA, to Chair, at the address then on file with the Secretary of the Board.

b. In the case of any Party, to the presiding officer of the governing body of the Party at the address then on file with the Secretary of the Board.

Mailed notices shall be deemed to be received by the party to whom they are directed one business day after the date they are postmarked. Any Party may designate another address or specific person to whom the notice should be directed upon written notice thereof to the Secretary of the Board.

ARTICLE XIII. EFFECTIVE DATE AND DURATION OF AGREEMENT

Section 1. Effective Date: This Agreement shall become effective upon filing with the Iowa Secretary of State and recordation in the office of the Mahaska County Recorder.

Section 2. Duration: This Agreement shall extend for the life of the Airport Facility.

Section 3. Disposal of Property upon Termination: Upon termination of this Agreement, the Parties shall acquire, and SCRAA shall convey by Warranty Deed, ownership interests in all Airport Facility real estate and assets in shares proportionate to each Party's total payments from the Effective Date to the date of termination, with such ownership interests being held as tenants in common with other Parties possessing similar interests. Any Party may acquire the interests of one or both of the other Parties at a value to be established by a Board of Appraisers consisting of one appraiser appointed by each Party and on such other terms as the Parties may agree. The three appraisers selected by the Parties shall elect one of them as appraisal Board chair.

ARTICLE XIV. LIQUIDATED DAMAGES FOR NON COMPLIANCE AND DISPUTE RESOLUTION

Section 1. Penalties for Non-Payment: Penalties for non-payments shall be covered under Article IX of this Agreement.

Section 2. Liquidated Damages: Once this Agreement is approved by the City of Oskaloosa, Mahaska County, and the City Pella, the parties agree to work in good faith and to utilize best efforts to expedite the acquisition, construction, equipping and use of the Airport Facility. In the event one or more of the above Parties exercises its legislative authority to deny or significantly delay the acquisition, construction, equipping and use of the Airport Facility, that party shall be liable to the other Parties for liquidated damages in the amount of \$250,000. Liquidated damages are set in this amount because the calculation of actual damages for such a breach of this Agreement will be difficult to calculate for reasons including, but not limited to: increased project costs due to delays, the need to obtain additional financing to replace the breaching parties' obligations, and the actual funding that will need to be replaced by the non-breaching parties.

ARTICLE XV. SEVERABILITY

Section 1. Provisions to be Severable: If any provision of this Agreement is held to be invalid by a court of competent jurisdiction, the invalidity of any such provision shall not affect the other provisions of this Agreement which can be given effect without the provision determined to be invalid and to that end the provisions of this Agreement are severable.

ARTICLE XVI. EXECUTION OF AGREEMENT

Section 1. Passage of Resolution: A Party shall become a party hereto by the passage of a resolution approving this Agreement and authorizing execution of the same by its statutory officers. This Agreement shall become effective only upon approval and execution by all of the Parties.

Section 2. Signature Pages: Each Party approving this Agreement shall execute the separate signature page provided for it and the parties hereto authorize the City Clerk of the City of Oskaloosa, Iowa to assemble the signature pages and append same to copies of this Agreement, to file the Agreement with the Secretary of State and to record with the Mahaska County Recorder.

SIGNATURE PAGES FOLLOWING:

EXHIBITS FOLLOWING:

STATE OF IOWA)
)SS
COUNTY OF MAHASKA)

On this 21st day of MARCH, 2012 before a Notary Public in and for the City and personally appeared;

By
(signatory line) (Mayor)

David Krutzfeldt, Mayor
(typed or printed name of signatory)

And,

Attest:
(signatory line) (City Clerk)

Amy Miller, City Clerk
(typed or printed name of signatory)

to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Oskaloosa, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa



STATE OF IOWA

)
)SS
)

On this 20th day of March, 2012 before a Notary Public in and for the City and

By

(signatory line) (Mayor)

James Mueller
(typed or printed name of signatory)

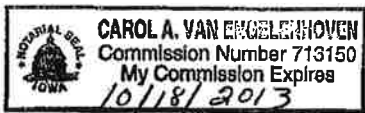
And,

Attest: _____
(signatory line) (City Clerk)

Ronda Brown
(typed or printed name of signatory)

to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Pella, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa



STATE OF IOWA

COUNTY OF MAHASKA

On this 26 day of March, 2012 before a Notary Public in and for the County
and personally appeared;

By: _____
(signatory line) Board of Supervisor Member

Greg Gordy

(typed or printed name of signatory)

And,

Attest: _____
(signatory line) (Mahaska County Auditor)

Kay Swanson

(typed or printed name of signatory)

to me personally known, who being duly sworn, did say that they are the Board of Supervisor Member and Mahaska County Auditor, respectively of the County of Mahaska, Iowa, a County, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors and said Board of Supervisor Member and Mahaska County Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.

Notary Public in and for the State of Iowa



EXHIBIT A:



BRICK GENTRY P.C.

Attorneys & Counselors At Law
6701 Westown Parkway, Ste 100
West Des Moines, IA 50266

Telephone: 515 274-1450

Facsimile: 515 274-1488

South Central Regional Airport Agency
Attn: Mike Nardini
825 Broadway Street
Pella, IA 50219

Statement Date: August 25, 2023
Statement No. 404980
Account No. 29130.000
Page: 1

ASB

Fees

			Hours	
05/31/2023	ASB	Call from Jerry Searle regarding Annexation matters.	0.30	45.00
07/07/2023	ASB	Review of correspondence and documents from Jerry Searle.	0.30	45.00
	ASB	Call from Jerry Searle.	0.60	90.00
	ASB	Review of correspondence regarding letter from Pella Corporation.	0.10	15.00
07/11/2023	ASB	Review of correspondence and documentation from Jerry Searle regarding Annexation matters. Correspondence regarding same.	0.50	75.00
07/12/2023	ASB	Review of correspondence from Jim Hansen regarding annexation. Correspondence regarding same.	0.20	30.00
07/20/2023	ASB	Review of correspondence and documents regarding Annexation. Correspondence regarding same.	0.40	60.00
	ASB	Correspondence regarding same. Call from Jerry Searle.	0.30	45.00
07/24/2023	ASB	Review of correspondence and revised map from Jerry Searle. Correspondence regarding same.	0.30	45.00
07/25/2023	ASB	Review of correspondence regarding Farm Leases from Jim Hansen. Correspondence regarding same.	0.30	45.00
	ASB	Review of correspondence from Jerry Searle regarding Farm Leases.	0.10	15.00
	ASB	Phone conference regarding SCRAA annexation matters.	0.30	45.00
	ASB	Call to Matt Rasmussen at City Development Board. Correspondence regarding same.	0.40	60.00





BRICK GENTRY P.C.

Attorneys & Counselors At Law
6701 Westown Parkway, Ste 100
West Des Moines, IA 50266

Telephone: 515 274-1450

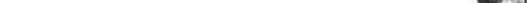
Facsimile: 515 274-1488

South Central Regional Airport Agency
Attn: Mike Nardini
825 Broadway Street
Pella, IA 50219

Statement Date: August 25, 2023
Statement No. 404980
Account No. 29130.000
Page: 2

			Hours	
07/26/2023	ASB	Review of correspondence and Notice of Termination from Mark Vos. Correspondence regarding same.	0.30	45.00
	ASB	Review of correspondence from Jim Hansen regarding Farm Leases. Correspondence regarding same.	0.20	30.00
07/27/2023	ASB	Review of correspondence and documentation from Mike Nardini regarding farm leases. Review of correspondence from Jim Hansen regarding same.	0.40	60.00
	ASB	Review of correspondence and documentation from Mike Nardini regarding 80-20 Annexation calculation. Correspondence with him.	0.40	60.00
07/28/2023	ASB	Review of farm lease information.	0.20	30.00
	ASB	Preparation of draft leases for 2024 crop year.	1.00	150.00
	ASB	File review. Preparation of meeting with Matt Rasmussen at City Development Board.	0.50	75.00
	ASB	Review of correspondence and The Crossings at Pleasant Hill preliminary plat from Madeline Sturms. <i>Incorrect entry. Credit given 0.20</i>	0.20	30.00
07/31/2023	ASB	Conference with Matt Rasmussen at City Development Board.	1.50	225.00
08/01/2023	ASB	Phone conference with Jim Hansen regarding meeting with City Development Board.	0.30	45.00
08/07/2023	ASB	Correspondence regarding meeting with City Development Board Staff.	0.40	60.00
	ASB	Review of correspondence and documentation from Jim Hansen regarding Farm Leases. Correspondence regarding same.	0.30	45.00
	ASB	Preparation of Notices received to terminate farm tenancies. letters to tenants regarding same.	1.00	150.00
	ASB	Review of correspondence from Jim Hansen regarding annexation.	0.10	15.00

[REDACTED]





BRICK GENTRY P.C.

Attorneys & Counselors At Law
6701 Westown Parkway, Ste 100
West Des Moines, IA 50266

Telephone: 515 274-1450

Facsimile: 515 274-1488

South Central Regional Airport Agency
Attn: Mike Nardini
825 Broadway Street
Pella, IA 50219

Statement Date:
Statement No.
Account No.

August 25, 2023
404980
29130.000
Page: 3

			Hours	
08/08/2023	ASB	Call from Mike Nardini regarding Annexation.	0.30	45.00
	ASB	Review of correspondence from Jim Hansen regarding Farm Leases. Correspondence with him.	0.20	30.00
08/14/2023	ASB	Review of correspondence from Jim Hansen. Correspondence with him regarding annexation, organizational matters.	0.30	45.00
	ASB	Review of correspondence from Christina Murphy regarding Xenia Agreement. <i>Incorrect entry. Credit given.</i>	0.20	30.00
	ASB	Legal research. Review of documents in preparation of phone conference with Iowa Department of Natural Resources. <i>Incorrect entry. Credit given.</i>	0.90	135.00
	ASB	Phone conference with Iowa Department of Natural Resources regarding Van Meter. <i>Incorrect entry. Credit given.</i>	0.70	105.00
	ASB	Call from Christina Murphy. <i>Incorrect entry. Credit given.</i>	0.30	45.00
08/16/2023	ASB	Call from Randy DeBruin regarding Lease Termination, Lease matters.	0.30	45.00
		For Current Services Rendered	14.10	2,115.00
		Total Current Work		2,115.00
		Balance Due		<u>\$2,115.00</u>

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



BRICK GENTRY P.C.

Attorneys & Counselors At Law
6701 Westown Parkway, Ste 100
West Des Moines, IA 50266

Telephone: 515 274-1450
Facsimile: 515 274-1488

South Central Regional Airport Agency
Attn: Mike Nardini
825 Broadway Street
Pella, IA 50219

Statement Date: September 25, 2023
Statement No. 407660
Account No. 29130.000
Page: 1

ASB

Fees

			Hours	
09/13/2023	ASB	Review of correspondence from Jim Hansen. Review of correspondence from Mike Nardini.	0.20	30.00
	ASB	Phone conference with Executive Committee.	0.60	90.00
		For Current Services Rendered	0.80	120.00
		Total Current Work		120.00
		Previous Balance		\$2,115.00

Payments

09/25/2023	Payment			-2,115.00
	Balance Due			<u>\$120.00</u>

Thank you.



BRICK GENTRY P.C.

Attorneys & Counselors At Law
6701 Westown Parkway, Ste 100
West Des Moines, IA 50266

Telephone: 515 274-1450

Facsimile: 515 274-1488

South Central Regional Airport Agency
Attn: Mike Nardini
825 Broadway Street
Pella, IA 50219

Statement Date: October 25, 2023
Statement No. 408725
Account No. 29130.000
Page: 1

ASB

Fees

			Hours	
10/09/2023	ASB	Calls from and to Randy DeBruin.	0.30	45.00
	ASB	Revisions to Lease Agreement.	1.00	150.00
10/16/2023	ASB	Review of and revisions to Lease with Randy De Bruin. Correspondence regarding same.	0.60	90.00
	ASB	Call from Randy De Bruin regarding Lease.	0.30	45.00
10/23/2023	ASB	Revisions to De Bruin Lease.	0.50	75.00
	ASB	Preparation of letters to current tenants regarding De Bruin access to land to prepare for next crop season.	0.60	90.00
	ASB	Review of correspondence from Mike Nardini regarding Lease.	0.10	15.00
	ASB	Call from Mike Nardini regarding same.	0.30	45.00
10/24/2023	ASB	File regarding Robert DeRooi. Call to him regarding Lease.	0.30	45.00
10/25/2023	ASB	Phone conference with Robert DeRooi.	0.30	45.00
		For Current Services Rendered	4.30	645.00
		Total Current Work		645.00
		Previous Balance		\$120.00
		Balance Due		<u>\$765.00</u>

Thank you.

ITEM NO: 5

SUBJECT: Resolution Approving Fiscal Year 2023 Budget Submittal

DATE: February 22, 2022

BACKGROUND:

Annually, the South Central Regional Airport Agency (SCRAA) is required to submit a proposed operating and capital budget for consideration to the City of Oskaloosa and the City of Pella. Recently, staff reviewed the proposed fiscal year 2023 budget with the Executive Committee. This resolution adopts the proposed budget and authorizes submittal to the respective cities. Listed below is the proposed budget.

Fiscal Year 2023 Proposed Budget

Operating Revenues

Farm Rental Income	<u>\$61,400</u>
--------------------	-----------------

Operating Expenditures

Insurance	\$9,000
Audit Fees	6,000
Legal Expenses	9,000
Travel	1,000
Training/Conferences	1,200
Website Maintenance	500
Property Taxes	12,500
Miscellaneous Expense	<u>200</u>

Total Operating Expenditures	<u>\$39,400</u>
-------------------------------------	------------------------

Net Operating Income	<u>\$22,000</u>
-----------------------------	------------------------

Projected Capital expenditures for fiscal year 2023 total \$3,900,000.

The amounts above reflect expenditures only and do not show proportionate cost sharing arrangements. In addition, this information does not show possible grant funding, opportunities, or other associated revenue streams.

ATTACHMENTS: Resolution

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

RESOLUTION NO. 65

RESOLUTION APPROVING THE FISCAL YEAR 2023 BUDGET AND AUTHORIZING SUBMITTAL TO THE CITY OF OSKALOOSA AND THE CITY OF PELLA

WHEREAS, the South Central Regional Airport Agency (SCRAA) is required to annually submit an operating and capital budget to the City of Oskaloosa and the City of Pella; and

WHEREAS, staff reviewed the proposed fiscal year 2023 budget with the Executive Committee; and

WHEREAS, the proposed fiscal year 2023 budget is as follows:

Fiscal Year 2023 Proposed Budget

Operating Revenues

Farm Rental Income	<u>\$61,400</u>
--------------------	-----------------

Operating Expenditures

Insurance	\$9,000
Audit Fees	6,000
Legal Expenses	9,000
Travel	1,000
Training/Conferences	1,200
Website Maintenance	500
Property Taxes	12,500
Miscellaneous Expense	<u>200</u>

Total Operating Expenditures	<u>\$39,400</u>
-------------------------------------	------------------------

Net Operating Income	<u>\$22,000</u>
-----------------------------	------------------------

Projected Capital expenditures for fiscal year 2023 total \$3,900,000.

NOW, THEREFORE, it is hereby resolved by the Board of the SCRAA that the proposed fiscal year 2023 budget is approved, and staff is authorized to submit the proposed budget to the City of Oskaloosa and the City of Pella.

Passed and approved this 22nd day of February, 2022.


James Hansen, Chair

ATTEST:


John Bandstra, Secretary/Treasurer

Report Criteria:

Report type: GL detail

Check/Check Issue Date = 08/01/2023-09/30/2023

Invoice Detail.GL Account (6 Characters) = "141405","141505","241405","241505"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Description	Invoice Number	Seq	Invoice GL Account	GL Account Title	Invoice Amount	Check Amount
09/23	09/19/2023	137763	6417	BRICK GENTRY BOWER	LEGAL FEES	404980	1	141.5.05.2200.6414	LEGAL EXP & PUBLICATION	2,115.00	2,115.00
08/23	08/15/2023	137283	6609	HDR ENGINEERING INC	SCRAA ENGINEERING	1200537951	1	241.5.05.7240.6750	SCRAA DEVELOPMENT/BUILD	26,987.59	26,987.59
09/23	09/05/2023	137505	6609	HDR ENGINEERING INC	SCRAA ENGINEERING	1200545802	1	241.5.05.7240.6750	SCRAA DEVELOPMENT/BUILD	16,418.00	16,418.00
09/23	09/19/2023	137666	6609	HDR ENGINEERING INC	SCRAA ENGINEERING	1200554439	1	241.5.05.7240.6750	SCRAA DEVELOPMENT/BUILD	5,072.12	5,072.12
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	406.00	406.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	328.00	328.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	502.00	502.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	70.00	70.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	234.00	234.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	10.00	10.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	950.00	950.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	674.00	674.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	760.00	760.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	210.00	210.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	972.00	972.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-216	1	141.5.05.2200.6421	TAX EXPENSE	1,746.00	1,746.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-178	1	141.5.05.2200.6421	TAX EXPENSE	36.00	36.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-178	1	141.5.05.2200.6421	TAX EXPENSE	1,532.00	1,532.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-178	1	141.5.05.2200.6421	TAX EXPENSE	1,476.00	1,476.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-178	1	141.5.05.2200.6421	TAX EXPENSE	624.00	624.00
09/23	09/05/2023	137527	2804	MAHASKA COUNTY TRE	SCRAA PROPERTY TAX	23/24 10-088	1	141.5.05.2200.6421	TAX EXPENSE	1,786.00	1,786.00
Grand Totals:											62,908.71

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
001.1100	.00	.00	.00
141.2020	.00	14,431.00-	14,431.00-
141.5.05.2200.6414	2,115.00	.00	2,115.00
141.5.05.2200.6421	12,316.00	.00	12,316.00

GL Account	Debit	Credit	Proof
241.2020	.00	48,477.71-	48,477.71-
241.5.05.7240.6750	48,477.71	.00	48,477.71
Grand Totals:	62,908.71	62,908.71-	.00

Report Criteria:

Report type: GL detail

Check.Check Issue Date = 08/01/2023-09/30/2023

Invoice Detail.GL Account (6 Characters) = "141405","141505","241405","241505"



Budget Worksheet (4 year FY)

Account Summary

For Fiscal: 2023-2024 Period Ending: 06/30/2024

		2020-2021	2021-2022	2022-2023	2022-2023	2023-2024	Current	2023-2024	2024-2025	2024-2025
		Fiscal Activity	Fiscal Activity	Total Budget	Fiscal Activity	Current Budget	Fiscal Activity	Amended	Requested	Recommended
Fund: 661 - AIRPORT PROJECT FUND										
Activity: 8035 - AIRPORT										
ObjectCat: 64 - CONTRACTUAL SERVICES										
661-8035-6413000	PAYMENTS TO OTHER AGENCIES	43,280.33	151,984.01	250,000.00	88,946.49	250,000.00	21,923.76			
661-8035-6490000	OTHER PROFESSIONAL SERVICES	0.00	0.00	37,500.00	0.00	112,500.00	0.00			
	ObjectCat 64 Total:	43,280.33	151,984.01	287,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00
ObjectCat: 67 - CAPITAL OUTLAY										
661-8035-6730000	LAND	1,359,933.38	0.00	1,740,000.00	0.00	0.00	0.00			
	ObjectCat 67 Total:	1,359,933.38	0.00	1,740,000.00	0.00	0.00	0.00	0.00	0.00	0.00
	Activity 8035 Total:	1,403,213.71	151,984.01	2,027,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00
	Fund 661 Total:	1,403,213.71	151,984.01	2,027,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00
	Report Total:	1,403,213.71	151,984.01	2,027,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00

Fund Summary

Fund	Budget Worksheet (4 year FY)						2023-2024 Amended	2024-2025 Requested	2024-2025 Recommended
	2020-2021 Fiscal Activity	2021-2022 Fiscal Activity	2022-2023 Total Budget	2022-2023 Fiscal Activity	2023-2024 Current Budget	Current Fiscal Activity			
661 - AIRPORT PROJECT FUND	1,403,213.71	151,984.01	2,027,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00
Report Total:	1,403,213.71	151,984.01	2,027,500.00	88,946.49	362,500.00	21,923.76	0.00	0.00	0.00