

City Council Agenda Item Memo

From: Charlie Richter, City Engineer

Council Meeting: June 24, 2025

Subject: Resolution 25-047: Intent to Lease Real Property at Brookings Regional Airport to Isaac Wilde

Presenter: Lucas Dahl, Airport Manager

Summary and Recommended Action:

Staff recommends approval of the proposed resolution authorizing the City Manager to:

- 1) Enter into a land lease with Isaac Wilde for 4,032 square feet located on Sites #117A & 117B at the Brookings Regional Airport (Section 26 and 27, T110N, R50W); and
- 2) Terminate the existing land lease with M&C Partners, LLC.

Item Details:

M&C Partners LLC has leased this land and constructed a hangar on it since 2002. The hangar was recently sold to Isaac Wilde.

The proposed lease with Mr. Wilde will be for a 25-year term, which is standard for hangar leases. The lease rate is \$0.18 per square foot, resulting in an annual amount of \$725.76. Mr. Wilde intends to use the hangar to store equipment for his agricultural spraying business or to lease it for aircraft storage. Given these intended commercial uses, the commercial lease rate is applicable. The lease amount will increase by 2% annually and will be subject to review by the City Manager and Airport Board as necessary. In accordance with SDCL 9-12-5.2, a public hearing is required prior to leasing municipal property to a private individual.

SDCL 9-12-5.2. Powers - Lease to private person - Resolution - Notice - Hearing - Authorization. If the governing body decides to lease any municipally owned property to any private person for a term exceeding one hundred twenty days and for an amount exceeding five hundred dollars annual value it shall adopt a resolution of intent to enter into such lease and fix a time and place for public hearing on the adoption of the resolution. Notice of the hearing shall be published in the official newspaper once, at least ten days prior to the hearing. Following the hearing the governing body may proceed to authorize the lease upon the terms and conditions it determines.

The Notice of Public Hearing was published as required on June 13, 2025.

Legal Consideration:

The lease has been previously reviewed by the City Attorney.

Strategic Plan Consideration:

Fiscal Responsibility – The City of Brookings will responsibly manage resources through transparency, efficiency, equity, and exceptional customer service.

Financial Consideration:

The lease rate will be \$0.18/square foot for a total annual revenue of \$725.76, which will be increased by 2% annually and will be subject to review by the City Manager and Airport Board as necessary.

Supporting Documentation:

Resolution

Notice

Location Map