

City Council Agenda Item Memo

From: Lucas Dahl, Airport Manager

Council Meeting: December 16, 2025

Subject: Resolution 25-098: Intent to Lease Real Property to David Berndt, for 85 acres of public land for agricultural haying in the Southeast ¼ of Section 21-T110N-R50W

Presenter: Lucas Dahl, Airport Manager

Summary and Recommended Action:

Staff recommends approval of the proposed Resolution to allow the City to award the bid and enter into a lease agreement with David Berndt for the City Hay Lease in Section 21-T110N-R50W for 2026 for \$125.50 per acre, with the option to extend for 2 additional 1-year terms for 2027 and 2028.

Item Details:

The City owns 85 acres in the Southeast Quarter of Section 21-T110N-R50W, which is located west of the Brookings Regional Airport. The City leases the property for haying operations which provides for extra income for the Airport as well as invasive weed control.

A bid letting was held on Tuesday, December 2, 2025 at 1:30 pm at the City & County Government Center and the following bids were received:

David Berndt	\$125.50 per acre
Eric Werre	\$121.00 per acre
Caleb VanSickle	\$100.00 per acre
Daniel Bauer	\$35.00 per acre

Mr. Berndt's high bid of \$125.50 per acre is \$16.00 less than the current lease. The new hay lease will be for a one (1)-year term, expiring on December 31, 2026. The lease includes an option to extend for up to two (2) additional one (1)-year terms, covering 2027 and 2028, subject to mutual agreement between the City and the lessee. If the extension options are exercised, the per-acre rate will increase by 2% annually beginning in 2027.

Notice of Public Hearing for this resolution was published on December 5, 2025.

Legal Consideration:

None.

Strategic Plan Consideration:

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

Financial Consideration:

The City will enter into a 1-year lease with David Berndt for the high bid of \$125.50 per acre for 85 acres resulting in revenue of \$10,667.50 for fund 606 Airport, account 606-000-4-848-12.

If an extension is agreed upon revenue for the additional years will be:

2027 - \$10,880.85 at \$128.01/acre

2028 - \$11,098.47 at \$130.57/acre

Supporting Documentation:

Resolution

Notice

Map