

SOUTH CENTRAL REGIONAL AIRPORT AGENCY

Meeting of the Board

October 10, 2024 – Noon

Pella Public Safety Complex

614 Main Street, Pella, Iowa

Agenda

1. Call to Order
2. Call to the public (limited to 3 minutes per person)
3. Approval of Minutes from July 3, 2024
4. De Rooi farm lease discussion
5. Resolution 74 approving Amendment #20 for Task Order #1 with HDR Engineering, Inc.
6. Review of SCRAA check register
7. Discussion of next meeting date/time
8. Adjourn

South Central Regional Airport Agency
Work Session Meeting Minutes
Wednesday, July 3, 2024

Board members present: Jim Hansen, Pamela Blomgren, Kevin Gaul, Don DeWaard, Mark De Jong. Absent: none

SCRAA staff present: Mike Nardini, Pella City Administrator; Amal Eltahir, Oskaloosa City Manager;
Amy Beattie, SCRAA Legal Counsel; Jerry Searle, HDR Engineering.

The work session was called to order by Chairperson Hansen at noon in the Pella Public Safety Complex at 614 Main Street, Pella, Iowa. Seventeen members of the general public attended in person.

Mickey Shields, Director of Membership Services at Iowa League of Cities, presented a training session regarding Iowa Code Chapters 21 and 22 via Zoom.

No official action was taken during this work session.

The meeting adjourned at 12:55 p.m.

Minutes prepared by Mandy Smith

South Central Regional Airport Agency
Meeting Minutes
Wednesday, July 3, 2024

Board members present: Jim Hansen, Pamela Blomgren, Kevin Gaul, Don DeWaard, Mark De Jong. Absent: none

SCRAA staff present: Mike Nardini, Pella City Administrator; Amal Eltahir, Oskaloosa City Manager; Amy Beattie, SCRAA Legal Counsel; Jerry Searle, HDR Engineering.

The meeting was called to order by Chairperson Hansen at 1:00 p.m. in the Pella Public Safety Complex at 614 Main Street, Pella, Iowa. Twenty-one members of the general public attended in person.

Chairperson Hansen welcomed new members Don DeWaard and Mark De Jong.

Chairperson Hansen opened the call to the public. Two comments were received from John Bandstra and Alicia Helm.

It was moved by Blomgren, seconded by Gaul, to approve the March 7, 2024, minutes. Motion carried 5-0.

It was moved by Gaul, seconded by Blomgren, to approve Resolution No. 72 Acknowledging Status of Replacement Airport. Motion carried 5-0.

It was moved by Gaul, seconded by DeWaard, to approve Resolution No. 73 Approving Informal Resolution of IPIB Complaints in the form presented in Agenda Packet. Motion carried 5-0.

Staff presented the South Central Regional Airport Agency's audit report for the fiscal year ending June 30, 2023; no formal action was taken.

The board reviewed the staff financial report; no formal action was taken.

The time and date for the next meeting is yet to be determined.

The meeting adjourned at 1:14 p.m.

Minutes prepared by Mandy Smith

ITEM NO: 4

SUBJECT: Farm Lease Discussion

DATE: October 10, 2024

BACKGROUND:

The farm lease with Robert DeRooi is set to expire on February 28, 2025. The purpose of this item is to obtain input from the Board regarding whether the Board would like to seek bids or renew the farm lease with Mr. DeRooi.

Currently Mr. DeRooi leases 45.51 tillable acres of land from the SCRAA for \$20,200, which is approximately \$443.86 per acre. Staff has attached the 2024 Cash Rental Rate survey from Iowa State University which states the average crop rental rate for high quality agriculture property was \$276 per acre. In addition, staff has attached Mr. DeRooi's summary of crop and application rates on the SCRAA property this last year.

Finally, it is important to note that the SCRAA's other agriculture lease terminates on February 28, 2026.

ATTACHMENTS: 2024 Cash Rental Rate Survey, Crop and Application Rates

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: None

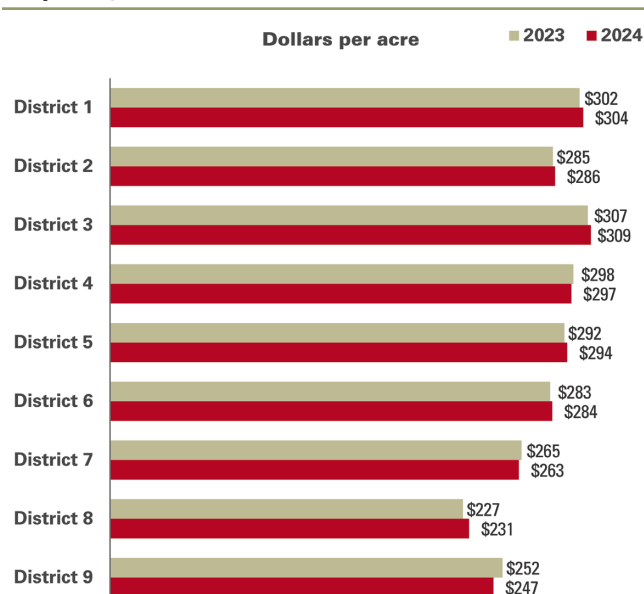
Cash Rental Rates for Iowa 2024 Survey

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 professionals who responded to this survey are greatly appreciated. The distribution of the 1,278 usable responses was 42% from farm operators, 36% from landowners, 8% from professional farm managers and realtors, 8% from agricultural lenders, and 6% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 1.7 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, 2023–2024.



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](#) page, located under [Whole Farm, Leasing](#), www.extension.iastate.edu/agdm/wdleasing.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.

2019–2023 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.

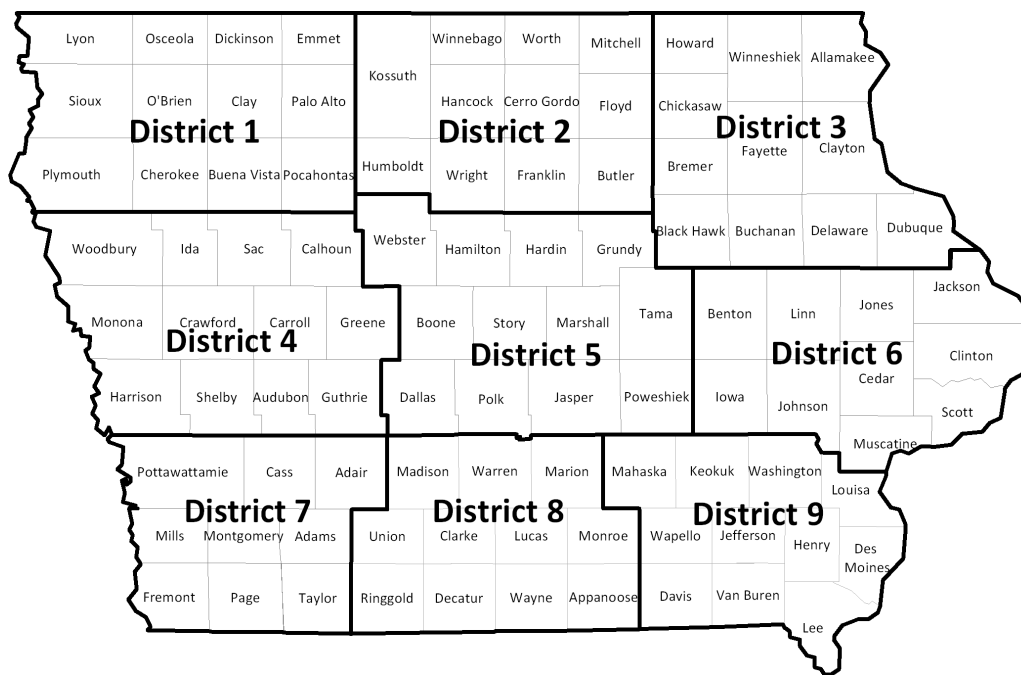
Pasture, \$/Animal Unit Month (AUM)—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

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.

2020–2024 Overall Average of Typical Cash Rents for Corn and Soybean Acres by Iowa Crop Reporting District (dollars per tillable acre).

	2020	2021	2022	2023	2024
District 1	\$239	\$242	\$270	\$302	\$304
District 2	225	238	261	285	286
District 3	248	253	278	307	309
District 4	237	247	276	298	297
District 5	232	245	271	292	294
District 6	232	243	265	283	284
District 7	203	214	243	265	263
District 8	176	188	203	227	231
District 9	205	221	240	252	247
State	\$222	\$232	\$256	\$279	\$279



Prepared by Alejandro Plastina, extension economist;
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Farm Management Field Specialists
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2024 CASH RENTAL RATE 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/}	177	13	20	17	9	5	10	16	7	16	28	18	18	
2019–2023 average corn yield	198	198	201	190	187	194	198	206	195	195	197	204	205	
2019–2023 average soybean yield	59	59	60	57	56	59	60	62	58	59	54	60	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	\$304	\$304	\$340	\$282	\$272	\$274	\$310	\$339	\$346	\$271	\$289	\$289	\$336	
High quality third														
Average response	\$354	\$352	\$424	\$333	\$302	\$336	\$363	\$372	\$402	\$310	\$337	\$330	\$388	
Range of responses		300-425	300-600	275-400	210-350	270-450	300-400	300-450	350-450	270-350	245-425	286-400	305-475	
Medium quality third														
Average response	\$303	\$306	\$319	\$272	\$268	\$263	\$316	\$357	\$359	\$268	\$289	\$289	\$335	
Range of responses		260-350	275-375	205-325	190-325	245-300	260-375	280-400	325-400	230-320	220-380	260-345	280-400	
Low quality third														
Average response	\$255	\$253	\$277	\$242	\$245	\$223	\$251	\$287	\$277	\$234	\$242	\$249	\$284	
Range of responses		200-325	220-330	200-275	175-300	180-275	150-325	195-350	250-330	210-275	185-330	215-280	240-325	
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	219	237
	Middle third	191	194	204	181	179	184	194	203	191	177	187	191	206
	Low third	168	173	179	154	156	167	178	182	166	141	166	172	184
Soybeans	High third	64	63	65	62	59	61	68	66	62	61	62	63	73
	Middle third	57	56	57	53	54	54	60	59	58	54	52	55	67
	Low third	49	46	52	44	47	46	53	54	49	46	45	49	58
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.														
Rent per bushel of corn yield	\$1.54	\$1.54	\$1.69	\$1.48	\$1.45	\$1.41	\$1.57	\$1.65	\$1.77	\$1.39	\$1.47	\$1.42	\$1.64	
Rent per bushel of soybean yield	\$5.15	\$5.15	\$5.67	\$4.95	\$4.86	\$4.64	\$5.17	\$5.47	\$5.97	\$4.59	\$5.35	\$4.82	\$5.17	
Rent per CSR2 index point	\$3.56	\$3.53	\$3.78	\$3.28	\$3.13	\$3.38	\$3.88	\$3.61	\$4.02	\$3.30	\$3.52	\$3.52	\$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.

2024 CASH RENTAL RATE 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/}	186	10	21	11	23	18	14	20	12	19	15	23	
2019–2023 average corn yield	200	200	198	198	202	204	199	194	198	206	203	197	
2019–2023 average soybean yield	58	57	59	56	58	59	58	59	57	60	56	58	
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	\$286	\$274	\$300	\$275	\$295	\$294	\$274	\$296	\$292	\$274	\$273	\$300	
High quality third													
Average response	\$333	\$322	\$349	\$319	\$343	\$345	\$313	\$342	\$345	\$325	\$310	\$346	
Range of responses		230-400	255-450	250-380	275-425	265-400	275-350	280-400	285-400	270-395	245-380	300-420	
Medium quality third													
Average response	\$283	\$269	\$294	\$268	\$289	\$286	\$276	\$293	\$289	\$274	\$277	\$301	
Range of responses		210-350	235-375	210-340	240-365	225-350	220-325	250-350	250-320	250-300	215-350	250-350	
Low quality third													
Average response	\$242	\$231	\$257	\$237	\$254	\$251	\$233	\$252	\$242	\$223	\$234	\$254	
Range of responses		185-300	215-325	195-290	200-305	180-325	190-275	200-300	190-300	200-250	180-325	220-305	
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	\$1.43	\$1.37	\$1.52	\$1.39	\$1.46	\$1.44	\$1.38	\$1.53	\$1.47	\$1.33	\$1.34	\$1.52	
Rent per bushel of soybean yield	\$4.94	\$4.81	\$5.08	\$4.91	\$5.09	\$4.98	\$4.72	\$5.02	\$5.12	\$4.57	\$4.88	\$5.17	
Rent per CSR2 index point	\$3.61	\$3.43	\$3.80	\$3.31	\$3.64	\$3.87	\$3.38	\$3.75	\$3.52	\$3.70	\$3.55	\$3.80	

^{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.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 3

County	District 3 Average	Allamakee & Winneshiak	Black Hawk	Bremer	Buchanan	Chickasaw	Clayton & Fayette	Delaware	Dubuque	Howard	
Number of responses ^{1/}	84	8	15	6	9	10	6	10	5	15	
2019–2023 average corn yield	202	197	193	202	203	204	200	209	211	198	
2019–2023 average soybean yield	59	58	56	59	58	57	59	62	64	56	
Average row crop CSR2 index	80	77	86	84	83	83	77	77	69	83	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$309	\$296	\$304	\$306	\$268	\$329	\$338	\$320	\$349	\$274	
High quality third											
Average response	\$362	\$345	\$348	\$374	\$316	\$364	\$394	\$382	\$410	\$325	
Range of responses		325-350	225-450	330-425	250-400	300-400	355-450	325-450	350-450	260-425	
Medium quality third											
Average response	\$309	\$298	\$299	\$300	\$278	\$335	\$327	\$319	\$350	\$271	
Range of responses		290-300	190-390	275-350	210-350	290-375	250-400	260-400	300-400	220-375	
Low quality third											
Average response	\$257	\$244	\$266	\$243	\$210	\$287	\$294	\$258	\$288	\$225	
Range of responses		200-275	170-360	200-300	165-275	275-315	225-350	200-350	250-350	160-325	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	224	213	226	235	224	219	217	226	239	213
	Middle third	203	193	192	215	205	197	197	215	213	196
	Low third	177	172	169	183	169	180	173	190	183	171
Soybeans	High third	67	64	65	71	66	62	68	73	73	60
	Middle third	60	58	58	62	59	56	61	66	65	54
	Low third	51	54	49	49	47	46	51	56	56	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.											
Rent per bushel of corn yield	\$1.53	\$1.50	\$1.58	\$1.51	\$1.32	\$1.61	\$1.69	\$1.53	\$1.65	\$1.38	
Rent per bushel of soybean yield	\$5.26	\$5.10	\$5.43	\$5.19	\$4.62	\$5.77	\$5.73	\$5.16	\$5.45	\$4.89	
Rent per CSR2 index point	\$3.90	\$3.84	\$3.53	\$3.64	\$3.23	\$3.96	\$4.39	\$4.16	\$5.06	\$3.30	

^{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.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 4

County	District 4										Monona & Woodbury	Sac	Shelby
	Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Woodbury			
Number of responses ^{1/}	150	14	23	16	17	11	13	11	10	7	12	16	
2019–2023 average corn yield	198	200	196	196	208	196	190	181	209	191	205	203	
2019–2023 average soybean yield	57	57	57	59	59	57	53	53	60	54	56	56	
Average row crop CSR2 index	78	77	84	80	73	82	83	73	81	72	86	72	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.													
Overall average	\$297	\$289	\$287	\$300	\$309	\$271	\$267	\$296	\$313	\$323	\$303	\$304	
High quality third													
Average response	\$339	\$331	\$328	\$349	\$362	\$307	\$322	\$342	\$350	\$353	\$341	\$344	
Range of responses		280-425	255-400	290-400	300-425	270-360	260-420	270-400	300-400	300-400	300-410	300-410	
Medium quality third													
Average response	\$294	\$289	\$286	\$298	\$296	\$280	\$263	\$291	\$309	\$321	\$299	\$302	
Range of responses		240-350	225-380	245-375	250-350	250-335	225-350	225-350	270-350	275-350	270-325	260-375	
Low quality third													
Average response	\$257	\$248	\$247	\$253	\$270	\$227	\$216	\$257	\$279	\$294	\$271	\$265	
Range of responses		210-290	180-325	185-335	200-325	150-275	180-275	180-325	250-325	250-325	240-300	220-350	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.													
Corn	High third	217	215	210	216	233	217	211	191	236	222	224	215
	Middle third	192	191	195	195	208	180	168	170	210	198	204	194
	Low third	169	173	178	174	194	138	140	157	192	170	172	167
Soybeans	High third	62	62	64	64	66	62	57	59	66	64	62	61
	Middle third	57	57	58	58	60	57	49	54	60	57	56	56
	Low third	49	51	52	48	55	48	43	46	50	47	47	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.													
Rent per bushel of corn yield	\$1.50	\$1.45	\$1.46	\$1.53	\$1.49	\$1.38	\$1.41	\$1.64	\$1.50	\$1.69	\$1.48	\$1.50	
Rent per bushel of soybean yield	\$5.26	\$5.07	\$5.04	\$5.08	\$5.24	\$4.75	\$5.04	\$5.58	\$5.22	\$5.98	\$5.41	\$5.43	
Rent per CSR2 index point	\$3.80	\$3.75	\$3.42	\$3.75	\$4.23	\$3.30	\$3.22	\$4.05	\$3.86	\$4.49	\$3.52	\$4.22	

^{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.

2024 CASH RENTAL RATE 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/}	240	25	13	20	21	25	14	21	14	16	29	20	22	
2019–2023 average corn yield	198	199	189	204	197	196	213	216	192	188	191	190	201	
2019–2023 average soybean yield	59	60	57	63	58	59	62	64	56	57	58	59	56	
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	\$294	\$288	\$310	\$315	\$279	\$287	\$285	\$304	\$287	\$279	\$291	\$314	\$288	
High quality third														
Average response	\$338	\$326	\$346	\$349	\$321	\$339	\$326	\$352	\$338	\$342	\$332	\$361	\$328	
Range of responses		265-400	300-375	275-430	280-375	260-430	250-360	260-425	260-400	275-400	250-400	290-425	250-410	
Medium quality third														
Average response	\$292	\$284	\$316	\$315	\$276	\$281	\$281	\$307	\$283	\$271	\$294	\$311	\$288	
Range of responses		250-350	270-350	245-390	240-340	235-325	200-325	225-350	220-335	210-325	225-350	250-385	215-360	
Low quality third														
Average response	\$251	\$255	\$268	\$282	\$239	\$242	\$248	\$251	\$241	\$223	\$247	\$271	\$250	
Range of responses		200-325	200-325	200-360	200-290	190-275	175-290	180-335	200-260	175-285	200-295	200-350	180-300	
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	\$1.45	\$1.64	\$1.54	\$1.42	\$1.46	\$1.34	\$1.41	\$1.49	\$1.48	\$1.52	\$1.65	\$1.43	
Rent per bushel of soybean yield	\$4.98	\$4.80	\$5.44	\$5.00	\$4.81	\$4.86	\$4.60	\$4.75	\$5.13	\$4.89	\$5.02	\$5.32	\$5.14	
Rent per CSR2 index point	\$3.52	\$3.39	\$3.52	\$3.58	\$3.49	\$3.42	\$3.56	\$3.71	\$3.22	\$3.53	\$3.38	\$3.69	\$3.69	

^{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.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 6

County	District 6 Average	Benton	Cedar	Clinton	Iowa & Johnson	Jackson	Jones	Linn	Muscatine	Scott	
Number of responses ^{1/}	129	26	20	14	14	7	13	12	10	13	
2019–2023 average corn yield	196	195	196	201	189	194	196	196	195	201	
2019–2023 average soybean yield	60	60	63	61	56	61	58	56	60	65	
Average row crop CSR2 index	81	86	86	74	83	67	77	87	83	89	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$284	\$295	\$282	\$297	\$259	\$281	\$300	\$289	\$260	\$295	
High quality third											
Average response	\$339	\$348	\$331	\$352	\$325	\$338	\$360	\$331	\$326	\$339	
Range of responses		240-515	240-430	275-425	280-470	250-400	300-420	265-380	250-380	240-420	
Medium quality third											
Average response	\$282	\$300	\$275	\$283	\$255	\$278	\$296	\$282	\$269	\$300	
Range of responses		210-400	200-360	225-375	225-300	225-320	225-350	225-350	185-330	225-355	
Low quality third											
Average response	\$232	\$238	\$242	\$255	\$198	\$227	\$245	\$255	\$185	\$246	
Range of responses		150-325	180-320	205-320	175-220	185-275	185-290	200-300	105-235	200-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	218	218	226	220	199	214	219	225	220	223
	Middle third	193	189	203	196	177	188	189	193	201	201
	Low third	167	163	183	177	146	169	165	160	168	174
Soybeans	High third	67	66	70	68	62	69	70	65	64	73
	Middle third	60	59	63	62	54	62	59	56	60	64
	Low third	50	50	53	51	44	53	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	\$1.45	\$1.51	\$1.44	\$1.48	\$1.37	\$1.45	\$1.53	\$1.47	\$1.33	\$1.47	
Rent per bushel of soybean yield	\$4.74	\$4.92	\$4.48	\$4.87	\$4.63	\$4.61	\$5.17	\$5.16	\$4.33	\$4.54	
Rent per CSR2 index point	\$3.52	\$3.43	\$3.28	\$4.01	\$3.12	\$4.19	\$3.90	\$3.32	\$3.13	\$3.31	

^{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.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 7

County	District 7 Average	Adair	Adams ^{2/}	Cass	Fremont	Mills	Montgomery	Page	Pottawattamie	Taylor	
Number of responses ^{1/}	118	19	9	17	10	14	8	6	24	11	
2019–2023 average corn yield	189	170	173	192	201	198	198	192	199	177	
2019–2023 average soybean yield	54	50	56	55	57	52	56	56	55	53	
Average row crop CSR2 index	80	79	79	79	81	82	79	80	79	81	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$263	\$236	\$260	\$261	\$252	\$293	\$264	\$259	\$282	\$259	
High quality third											
Average response	\$310	\$278	\$306	\$301	\$302	\$326	\$325	\$316	\$327	\$313	
Range of responses		200-400	230-425	255-400	250-370	275-400	280-400	275-345	270-425	240-400	
Medium quality third											
Average response	\$265	\$234	\$278	\$257	\$252	\$294	\$263	\$258	\$281	\$264	
Range of responses		180-350	200-350	205-300	235-290	265-350	230-325	225-305	240-375	200-340	
Low quality third											
Average response	\$214	\$196	\$195	\$225	\$201	\$258	\$205	\$204	\$238	\$201	
Range of responses		140-275	140-255	185-275	190-220	235-300	175-230	165-250	200-300	175-250	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	207	182	188	215	232	216	215	212	223	184
	Middle third	187	166	171	188	200	201	198	186	200	170
	Low third	150	138	158	140	163	170	170	150	134	129
Soybeans	High third	61	56	D	61	64	63	60	61	62	59
	Middle third	54	50	D	53	59	54	55	55	54	53
	Low third	46	45	D	44	45	50	49	45	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	\$1.39	\$1.39	\$1.50	\$1.36	\$1.25	\$1.48	\$1.33	\$1.35	\$1.42	\$1.46	
Rent per bushel of soybean yield	\$4.84	\$4.72	\$4.64	\$4.75	\$4.42	\$5.63	\$4.71	\$4.63	\$5.13	\$4.89	
Rent per CSR2 index point	\$3.29	\$2.99	\$3.29	\$3.30	\$3.11	\$3.57	\$3.34	\$3.24	\$3.57	\$3.20	

^{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/} No yield data released in time frame, reported yield is average of surrounding county yields.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose & Wayne	Clarke	Decatur	Lucas & Monroe	Madison	Marion	Ringgold	Union	Warren	
Number of responses ^{1/}	101	15	11	10	6	16	12	10	8	13	
2019–2023 average corn yield	171	166	155	171	158	182	187	162	180	175	
2019–2023 average soybean yield	51	51	48	47	49	56	57	49	54	52	
Average row crop CSR2 index	78	67	77	75	75	86	80	76	85	85	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$231	\$186	\$218	\$221	\$194	\$237	\$251	\$247	\$287	\$238	
High quality third											
Average response	\$280	\$224	\$260	\$264	\$247	\$278	\$299	\$308	\$365	\$278	
Range of responses		190-320	200-330	200-315	240-250	200-350	250-325	255-350	300-400	200-375	
Medium quality third											
Average response	\$226	\$183	\$220	\$218	\$177	\$230	\$250	\$240	\$279	\$238	
Range of responses		150-240	180-265	180-285	150-200	175-300	200-280	200-300	225-350	175-325	
Low quality third											
Average response	\$186	\$150	\$175	\$180	\$159	\$201	\$204	\$192	\$217	\$198	
Range of responses		120-180	150-200	150-225	115-190	150-275	165-250	150-225	190-255	150-250	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	185	179	190	197	164	198	205	182	176	176
	Middle third	162	158	150	177	150	174	170	158	161	156
	Low third	131	138	126	133	107	152	143	137	134	113
Soybeans	High third	57	56	55	54	50	59	65	61	59	53
	Middle third	49	47	44	46	45	54	57	52	50	45
	Low third	40	42	38	35	36	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	\$1.35	\$1.12	\$1.41	\$1.29	\$1.23	\$1.30	\$1.34	\$1.52	\$1.59	\$1.36	
Rent per bushel of soybean yield	\$4.49	\$3.65	\$4.54	\$4.70	\$3.96	\$4.23	\$4.40	\$5.04	\$5.31	\$4.58	
Rent per CSR2 index point	\$2.94	\$2.78	\$2.83	\$2.95	\$2.59	\$2.76	\$3.14	\$3.25	\$3.38	\$2.80	

^{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.

2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 9

County	District 9 Average	Davis & Wapello	Des Moines	Henry	Jefferson	Keokuk	Lee	Louisa	Mahaska	Van Buren	Washington	
Number of responses ^{1/}	93	12	8	14	7	8	12	9	7	9	7	
2019–2023 average corn yield	180	169	192	173	173	179	178	186	194	166	185	
2019–2023 average soybean yield	56	52	62	59	54	55	57	56	59	51	56	
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	\$247	\$197	\$273	\$283	\$240	\$235	\$304	\$241	\$225	\$182	\$284	
High quality third												
Average response	\$298	\$228	\$336	\$332	\$295	\$291	\$366	\$301	\$276	\$220	\$332	
Range of responses		190-300	300-375	285-390	250-350	200-340	300-400	220-375	230-350	175-300	270-385	
Medium quality third												
Average response	\$246	\$201	\$283	\$280	\$234	\$225	\$297	\$242	\$231	\$184	\$284	
Range of responses		170-250	260-300	200-360	195-300	175-285	200-370	170-300	185-280	150-250	240-335	
Low quality third												
Average response	\$196	\$162	\$201	\$237	\$192	\$190	\$250	\$181	\$168	\$141	\$236	
Range of responses		120-200	170-250	200-320	175-220	150-220	150-320	150-230	130-230	100-180	200-290	
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	\$1.37	\$1.17	\$1.42	\$1.64	\$1.39	\$1.31	\$1.71	\$1.30	\$1.16	\$1.10	\$1.54	
Rent per bushel of soybean yield	\$4.38	\$3.79	\$4.40	\$4.80	\$4.44	\$4.27	\$5.33	\$4.30	\$3.81	\$3.57	\$5.07	
Rent per CSR2 index point	\$3.12	\$2.66	\$3.25	\$3.49	\$3.04	\$2.94	\$4.05	\$3.01	\$2.78	\$2.49	\$3.46	

^{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.

2024 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/}	1,278	177	186	84	150	240	129	118	101	93	
2019–2023 average corn yield	196	198	200	202	198	198	196	189	171	180	
2019–2023 average soybean yield	57	59	58	59	57	59	60	54	51	56	
Average row crop CSR2 index	81	85	79	80	78	84	81	80	78	79	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$279	\$304	\$286	\$309	\$297	\$294	\$284	\$263	\$231	\$247	
Irrigated land average	\$312		\$340		\$238			\$296		\$373	
Average response											
High quality third	\$328	\$354	\$333	\$362	\$339	\$338	\$339	\$310	\$280	\$298	
Medium quality third	\$278	\$303	\$283	\$309	\$294	\$292	\$282	\$265	\$226	\$246	
Low quality third	\$232	\$255	\$242	\$257	\$257	\$251	\$232	\$214	\$186	\$196	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	212	215	216	224	217	222	218	207	185	199
	Middle third	188	191	196	203	192	198	193	187	162	173
	Low third	161	168	171	177	169	172	167	150	131	148
Soybeans	High third	63	64	63	67	62	64	67	61	57	62
	Middle third	56	57	57	60	57	57	60	54	49	55
	Low third	47	49	49	51	49	48	50	46	40	44
Average Rents per Five-year Average Yield or CSR2.											
Rent per bushel of corn yield	\$1.45	\$1.54	\$1.43	\$1.53	\$1.50	\$1.49	\$1.45	\$1.39	\$1.35	\$1.37	
Rent per bushel of soybean yield	\$4.89	\$5.15	\$4.94	\$5.26	\$5.26	\$4.98	\$4.74	\$4.84	\$4.49	\$4.38	
Rent per CSR2 index point	\$3.47	\$3.56	\$3.61	\$3.90	\$3.80	\$3.52	\$3.52	\$3.29	\$2.94	\$3.12	
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre.^{2/}											
Alfalfa hay, established	\$200	\$261	\$216	\$342	\$182	\$193	\$213	\$143	\$118	\$130	
Grass hay, established	\$145	\$118	\$185	\$271	\$142	\$132	\$165	\$106	\$95	\$93	
Oats	\$198	\$280	\$215	\$325	\$191	\$200		\$105	\$104	\$163	
High-productivity pasture	\$95	\$101	\$90	\$90	\$96	\$119	\$106	\$105	\$85	\$61	
Low-productivity pasture	\$60	\$65	\$41	\$60	\$69	\$74	\$70	\$69	\$58	\$38	
Pasture, \$/animal unit month (AUM)	\$32							\$46	\$18		
Cornstalk grazing	\$19	\$23			\$12	\$16		\$9	\$21	\$34	
Hunting rights	\$15					\$10		\$10	\$18	\$21	

^{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.

Crop and application rates for 45.51 acres (Barnard Farm SCRAA)

Planted 140,000 seeds to acre of Enlist soybeans in no-till practice on 45.51 acres on May 11, 2024

First chem application consists of following

Sonic 4 Oz per acre

Matadors 1.13 pt per acre

2-4d at 10 oz per acre

Roundup at 22 Oz per acre

Second application consists of following

Enlist at 32 Oz per acre

Everprex at .66 pt per acre

Roundup at 22 oz per acre

Third application consists of following

Mara-Vis-Neo Fungicide at 13.7 oz acre

Sniper insecticide at 5 oz per acre

All application done by Nutrien Ag Solutions 3404 28th Ave Oskaloosa Iowa

Robert DeRooi. Tenant

2116 210th st

Oskaloosa Iowa

ITEM NO: 5

SUBJECT: Resolution 74 approving Amendment #20 to Task Order #1 with HDR Engineering

DATE: October 10, 2024

BACKGROUND:

This resolution approves an amendment in the amount of \$20,000 to the SCRAA's contract with HDR for general services for the regional airport. If approved by the SCRAA Board, the revised contract amount with HDR would be \$538,683. The amendment is intended to cover services performed by HDR for the months of June 2024 through August 2024 in which HDR has billed the SCRAA \$14,978.01. The remaining balance of this amendment of \$5,021.99 ($\$20,000 - \$14,978.01 = \$5,021.99$) would only be utilized on an as-needed basis.

ATTACHMENTS: Resolution, HDR Amendment

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: None

RESOLUTION NO. 74

**RESOLUTION APPROVING AMENDMENT #20 FOR TASK ORDER #1
WITH HDR ENGINEERING, INC.**

WHEREAS, the South Central Regional Airport Agency (SCRAA) originally approved Task Order #1 with HDR Engineering, Inc. on December 13, 2017; and

WHEREAS, Amendment #20 to Task Order #1 is for the purpose of additional planning and engineering tasks at a not-to-exceed cost of \$20,000; and

WHEREAS, the total contract amount for Task Order #1 after approval of Amendment #20 is \$538,683.

NOW, THEREFORE, it is hereby resolved by the Board of the SCRAA that the proposed Amendment #20 to Task Order #1 be approved. The Board Chairperson is hereby authorized to execute the proposed amendment on behalf of the SCRAA.

Passed and approved this 10th day of October, 2024.

Jim Hansen, Board Chair

ATTEST:

Secretary

AMENDMENT 20 TO TASK ORDER NO. 1

THIS AMENDMENT #20 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 #20 to Task Order No. 1 and accept all of the modifications contained herein, this ____ day of _____, 2024.

“OWNER”

“ENGINEER”

BY: _____

BY: Jason L. Kjenstad

NAME: Jim Hansen

NAME: Jason Kjenstad

TITLE: Chair

TITLE: Sr. Vice President

ITEM NO: 6

SUBJECT: Review of SCRAA Check Register

DATE: October 10, 2024

BACKGROUND:

The purpose of this agenda item is to review the check register which is included as a memo attachment.

ATTACHMENTS: Check register

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: None

Report Criteria:

Report type: GL detail

Check.Check Number = 141159,141472

GL Period	Check Issue Date	Check Number	Vendor Num	Payee	Amount
141159					
08/24	08/20/2024	141159	6417	BRICK GENTRY BOWER SWARTZ & L	1,065.00
Total 141159:					1,065.00
141472					
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	1,920.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	800.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	428.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	346.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	528.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	74.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	246.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	10.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	998.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	708.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	222.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	1,024.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	1,836.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	40.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	1,650.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	1,592.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	672.00
09/24	09/03/2024	141472	2804	MAHASKA COUNTY TREASURER	120.00
Total 141472:					13,214.00
Grand Totals:					14,279.00