

FLOOD DIVERSION FINANCE COMMITTEE
MARCH 31, 2016—2:30 PM

1. MEETING TO ORDER

A meeting of the Flood Diversion Finance Committee was held on Thursday, March 31, 2016, at 2:30 PM in the Fargo City Commission Chambers, Fargo City Hall, with the following present: Cass County Administrator Keith Berndt; Clay County Auditor/Treasurer Lori Johnson; Fargo City Mayor Tim Mahoney; Cass County Auditor Mike Montplaisir; Cass County Joint Water Resource District Vice Chairman Rodger Olson; Moorhead City Council Member Nancy Otto; Cass County Commissioner Mary Scherling; Moorhead Finance Director Wanda Wagner; and Fargo City Commissioner Mike Williams. Cass County Commission Representative Darrell Vanyo was present via teleconference. Cass County Joint Water Resource District Chairman Mark Brodshaug; Fargo Finance Director Kent Costin; and Cass County Commissioner Rick Steen were absent.

2. APPROVAL OF MINUTES FROM PREVIOUS MEETING

MOTION, passed

Dr. Mahoney moved and Mr. Williams seconded to approve the minutes from the March 9, 2016, meeting as presented. Motion carried.

3. UPDATED PROJECT COST ESTIMATE

Mr. Montplaisir asked for any questions or comments on the presentation on the cost estimate update.

Mr. Williams discussed the Red River Floodway in Winnipeg and the lasting positive impacts of the project, including the protection of the city from flooding on many occasions, which has saved millions of dollars over the past decades.

Ms. Otto said the tax bases in the affected communities have increased significantly since the initial project cost estimate, and there is more at stake now than ever before.

Mr. Montplaisir said the most difficult change to overcome with the new estimate is not the overall increase, but the increase in the local share. Mr. Montplaisir said it is important to remember that if the diversion is not built, money will continually be spent on flood fighting costs and infrastructure improvements for years to come. Ms. Scherling agreed and said money spent to repair infrastructure or damages would not be a one-time thing, but a continuous process for each unprotected flood event.

MOTION, passed

Mr. Berndt moved and Mr. Williams seconded to receive and file the updated project cost estimate. Discussion: Mr. Williams said the presentation at the informational meeting had an informative description of the advantage of using the P3 option. Dr. Mahoney agreed and said there has also not yet been any work done to attempt to reduce the cost estimate, and perhaps the bidders will be able to find a way to do so. Motion carried.

4. NEXT MEETING

The next meeting will be held on Wednesday, April 13th.

5. ADJOURNMENT

MOTION, passed

On motion by Dr. Mahoney, seconded by Mr. Williams and all voting in favor, the meeting was adjourned at 2:41 PM.

Minutes prepared by Brielle Edwards, HR Assistant

Finance Committee Bills for April 2016

Vendor	Description	Amount
Cass County Joint Water Resource District	Reimburse Diversion bills	\$ 9,538,720.87
Fredrickson & Byron, P.A.	Government relations flat fee - March	\$ 3,500.00
Fredrickson & Byron, P.A.	Government relations flat fee - April	\$ 3,500.00
Erik R. Johnson & Associates, Ltd.	LEERDS Matters through February 29, 2016	\$ 430.10
Erik R. Johnson & Associates, Ltd.	General Legal Matters through February 29, 2016	\$ 8,486.39
BNSF	Roadway Resurfacing Permit processing fee	\$ 775.00
Dorsey & Whitney LLP	Legal Services Rendered through February 29, 2016	\$ 54,505.25
Erik R. Johnson & Associates, Ltd.	LEERDS Matters through March 25, 2016	\$ 1,158.00
Erik R. Johnson & Associates, Ltd.	General Legal Matters through March 25, 2016	\$ 4,395.80
Springsted	Professional Services through March 31, 2016	\$ 16,184.00
Ohnstad Twichell, P.C.	Professional Services rendered	\$ 50,732.04
Clay County	Property Taxes	\$ 12.00
Clay County	Property Taxes	\$ 42.00
Clay County	Property Taxes	\$ 272.00
Clay County	Property Taxes	\$ 58.00
Total Bills Received in March		<u>\$ 9,682,771.45</u>



Cass County
Joint Water
Resource
District

March 28, 2016

Diversion Authority
P.O. Box 2806
Fargo, ND 58108-2806

Mark Brodshaug
Chairman
Fargo, North Dakota

Greetings:

Rodger Olson
Manager
Leonard, North Dakota

RE: Metro Flood Diversion Project
In-Town Levees Project
Diversion Project Assessment Committee (DPAC)
Oxbow-Hickson-Bakke Ring Levee Project

Dan Jacobson
Manager
West Fargo, North Dakota

Enclosed please find copies of bills totaling \$9,538,720.87 regarding the above referenced projects. The breakdown is as follows:

Ken Lougheed
Manager
Gardner, North Dakota

Metro Flood Diversion	\$ 35,460.24
In-Town Levees	9,476,822.99
DPAC	954.00
Oxbow-Hickson-Bakke Ring Levee	25,483.64

Jacob Gust
Manager
Fargo, North Dakota

At this time, we respectfully request 100% reimbursement as per the Joint Powers Agreement between the City of Fargo, Cass County and Cass County Joint Water Resource District dated June 1, 2015.

If you have any questions, please feel free to contact us. Thank you.

Sincerely,

CASS COUNTY JOINT WATER RESOURCE DISTRICT

Carol Harbeke Lewis
Secretary-Treasurer

Carol Harbeke Lewis
Secretary-Treasurer
1201 Main Avenue West
West Fargo, ND 58078-1301

Enclosures

701-298-2381
FAX 701-298-2397
wrđ@casscountynđ.gov
casscountynđ.gov

METRO FLOOD DIVERSION RIGHT OF ENTRY/LAND ACQUISITION COST SHARE INVOICES

Updated 3/28/16

Invoice Paid	Invoice Date	Invoice No.	Project No.	Amount	Vendor	Description
3/10/2016	2/21/2016	140726	100007	785.50	Ohnstad Twichell, P.C.	Legal-Diversion Right of Entry
3/10/2016	2/21/2016	140722	130007	27,642.74	Ohnstad Twichell, P.C.	Legal-Diversion ROW Acquisition
3/10/2016	2/21/2016	140725	90007	5,418.00	Ohnstad Twichell, P.C.	Legal-DA Cost share agreement and P3, open records
3/10/2016	2/21/2016	140766	160007	1,053.00	Ohnstad Twichell, P.C.	Legal-Inlet Right of Entry
3/10/2016	3/3/2016	685627	38810	561.00	Larkin Hoffman Attorneys	Legal-Access
Total				35,460.24		
IN-TOWN LEVEES INVOICES						
Invoice Paid	Invoice Date	Invoice No.	Project No.	Amount	Vendor	Description
03/10/16	02/21/16	140767	160007	3,986.50	Ohnstad Twichell, P.C.	Mondragon Eminent domain action
03/10/16	02/21/16	140768	160007	144.00	Ohnstad Twichell, P.C.	Eminent domain-Oak Terrace Condo
3/15/2016	3/15/2016			1,360,036.23	The Title Company	Acquisition action - Board of Education-FSOC Addition
3/24/2016	2/8/2016	SRF 7715.08		8,093,475.78	The Title Company	Acquisition action - Board of Education-Keeney & Devitt's 2nd /
3/24/2016	2/29/2016	2150548		16,500.00	Jordan and Diana Heller	Partial residential price differential
3/24/2016	3/7/2016	492703165		673.51	FNZ Electric	repair service mast on Elm Street
Total				9,476,822.99		
DIVERSION PROJECT ASSESSMENT DISTRICT (DPAC) INVOICES						
Invoice Paid	Invoice Date	Invoice No.	Project No.	Amount	Vendor	Description
3/10/2016	2/21/2016	140729	120007	954.00	Ohnstad Twichell, P.C.	Legal-DPAC
OXBOW-HICKSON-BAKKE RING LEVEE INVOICES						
Invoice Paid	Invoice Date	Invoice No.	Purchase Order No.	Amount	Vendor	Description
3/10/2016	2/21/2016	140731		8,677.89	Ohnstad Twichell, P.C.	Legal-ROW
3/10/2016				3,312.00	Joseph and Jolene Sauvageau	Closing costs
3/10/2016	3/3/2016			2,065.00	Joseph and Jolene Sauvageau	Moving costs
3/10/2016	3/3/2016			5,270.00	Dale Mathiason	Moving costs
3/24/2016	3/14/2016			2,881.43	Cass County Electric Cooperative	Service to various addresses
3/10/2016	3/5/2016	1121701		316.97	Cass County Electric Cooperative	Service to 17485 52 St SE
3/10/2016	3/5/2016	5125		1,475.28	Sentry Security Inc	Security patrol services
3/24/2016	3/19/2016	5145		1,485.27	Sentry Security Inc	Security patrol services
Total				25,483.64		
OXBOW COUNTRY CLUB INVOICES						
Invoice Paid	Invoice Date	Invoice No.	Project No.	Amount	Vendor	Description
Total				0.00		
Grand Total				9,538,720.87		

REMITTANCE PAGE

Diversion Board of Authority
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806

Please remit this page with your payment. Thank you. We appreciate your business.

Invoice: 1356912
Client Account: 072720.0001
Regarding: Government Relations LOB 30321
Invoice Date: March 7, 2016

Total Fees:	\$ 3,500.00
Total This Invoice	\$ 3,500.00

Payment is due within 30 days from receipt of invoice

If you have any questions please email accounting@fredlaw.com or contact a client representative at 612.492.7574.

Communications concerning disputed debts, including an instrument tendered as full satisfaction of a debt, are to be sent to Fredrikson & Byron, PA, Attn: Credit Department, 200 South Sixth Street, Suite 4000, Minneapolis, MN 55402

main 612.492.7000 / Fredrikson & Byron, P.A.
fax 612.492.7077 / Attorneys & Advisors
www.fredlaw.com / P.O. Box 1484
Tax ID No. 41-0971937 / Minneapolis, Minnesota
55480-1484

INVOICE DETAIL

Diversion Board of Authority
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806

Invoice: 1356912
Client Account: 072720.0001
Regarding: Government Relations LOB 30321
Invoice Date: March 7, 2016

Government Relations flat fee payment 9 of 12.

Total For Fees	\$ 3,500.00
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Total This Invoice	\$ 3,500.00
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REMITTANCE PAGE

Diversion Board of Authority
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806

Please remit this page with your payment. Thank you. We appreciate your business.

Invoice: 1361525
Client Account: 072720.0001
Regarding: Government Relations LOB 30321
Invoice Date: April 6, 2016

Total Fees:	\$ 3,500.00
Total This Invoice	\$ 3,500.00

Payment is due within 30 days from receipt of invoice

If you have any questions please email accounting@fredlaw.com or contact a client representative at 612.492.7574.

INVOICE DETAIL

Diversion Board of Authority
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806

Invoice: 1361525
Client Account: 072720.0001
Regarding: Government Relations LOB 30321
Invoice Date: April 6, 2016

Government Relations flat fee payment 10 of 12.

Total For Fees	\$ 3,500.00
Total This Invoice	\$ 3,500.00

Payment is due within 30 days from receipt of invoice

If you have any questions please email accounting@fredlaw.com or contact a client representative at 612.492.7574.

Erik R. Johnson & Associates, Ltd.
Attorneys at Law

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Fargo-Auditor's Office
Attn: Kent Costin
200 North Third Street
Fargo, ND 58102

February 29, 2016
Invoice No. 2399

RE: Metro Flood Project-LEERDS Matters

For Legal Services Rendered Through February 29, 2016

INVOICE TOTAL

Total for Current Legal Fees	\$430.10
Total for Current Disbursements and Service Charges	\$0
Total for Current Invoice	\$430.10

Summary of Account

*Prior Balance Due	\$0
Total Amount Due	\$430.10

*If payment has been submitted for prior balance due, please disregard.

790-7930-429.33-25 000103

We appreciate your business.

Erik R. Johnson & Associates, Ltd

Attorneys at Law

Erik R. Johnson - Nancy J. Morris

505 Broadway - Suite 206

Fargo, ND 58102

(701) 280-1901

City of Fargo -- Auditor's Office
Attn: Kent Costin
200 North 3rd Street
Fargo, ND 58102

Date	2/25/2016
Invoice #	2399-

Description	Qty	Rate	Amount
Metro Flood Project -- LERRDS: Nancy J Morris: Jan 26 thru Feb 25, 2016--itemization enclosed	2.3	187.00	430.10

We appreciate your business.

TOTAL: \$430.10

Erik R. Johnson & Associates, Ltd.
Attorneys at Law

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Fargo-Auditor's Office
Attn: Kent Costin
200 North Third Street
Fargo, ND 58102

February 29, 2016
Invoice No. 2398

RE: Metro Flood Project-General Legal Matters

For Legal Services Rendered Through February 29, 2016

INVOICE TOTAL

Total for Current Legal Fees	\$7290.20
Total for Current Disbursements and Service Charges	\$
Total for Current Invoice	\$1196.19

Summary of Account

*Prior Balance Due	\$0
Total Amount Due	\$8486.39

*If payment has been submitted for prior balance due, please disregard.

790-7910-429.33-25 00002

We appreciate your business.

Erik R. Johnson & Associates, Ltd
Attorneys at Law
Erik R. Johnson - Nancy J. Morris
505 Broadway - Suite 206
Fargo, ND 58102
(701) 280-1901

City of Fargo -- Auditor's Office
 Attn: Kent Costin
 200 North 3rd Street
 Fargo, ND 58102

Date	2/25/2016
Invoice #	2398-

Description	Qty	Rate	Amount
Metro Flood Project--general legal matters:			
Erik Johnson: Jan 26 thru Feb 25, 2016--itemization enclosed	21.7	211.00	4,578.70
Nancy J Morris: Jan 26 thru Feb 25, 2016--itemization enclosed	14.5	187.00	2,711.50
ND Telephone Company - Conference Calls - Invoice 01.27.2016		94.43	94.43
ND Telephone Company - Conference Calls - Invoice 02.20.2016		1101.76	1,101.76

We appreciate your business.

TOTAL: \$8,486.39



ROADWAY SURFACING/RESURFACING PROCESS INSTRUCTIONS

Licensing Process:

1. Once application package is received by Jones Lang LaSalle Brokerage, Inc. (JLL), the application and drawing will be forwarded to the engineering firm to prepare the Exhibit "A" drawings for the contract. **This process takes approximately 10 to 15 working days.**
2. When the Exhibit "A" is completed, information will be forwarded to the local BNSF Roadmaster for approval. Once approved, a contract will be prepared and two (2) copies will be forwarded to you for an original signature. A letter will be sent to you that will provide directions regarding insurance and any additional fees.
3. Return the signed contracts (2 contracts with original signatures), along with the appropriate **payment and Certificates of Insurance** to JLL's Permit Department.
4. The final contracts, with original signatures, are presented for execution provided payment has been received and insurance has been approved.
5. Once the contract is executed, one original will be returned to you for your files.
6. Prior to commencing any work on the Premises, Licensee shall complete and shall require its contractor (all parties who will be working on the site) to complete the safety training program at Internet Website <http://www.contractororientation.com>. This training must be completed no more than one year in advance of Licensee's entry on the Premises.
7. The cover letter and the executed contract will list the Roadmaster's name and phone number. **You will need to contact the Roadmaster thirty (30) days prior to beginning work.**

Process Time:

Please be advised that the average time period for completion of this process is 4 weeks from the time that the application is received. Every effort will be made to complete this process in a timely manner

Insurance Requirements for the following Agreement:

	Temporary Occupancy
Commercial General Liability Insurance	Contractual Liability with a combined single limit of a minimum of \$2,000,000 each occurrence and an aggregate limit of at least \$4,000,000.
Business Automobile Insurance	Combined single limit of at least \$1,000,000 per occurrence.
Workers Compensation and Employers Liability Insurance	Employers' Liability with limits of at least \$500,000 each accident, \$500,000 by disease policy limit, \$500,000 by disease each employee.
Railroad Protective Liability Insurance	Coverage of at least \$2,000,000 per occurrence and \$6,000,000 in the aggregate, with the exception of New Mexico in which coverage is \$5,000,000 per occurrence and \$10,000,000 in the aggregate
Note: These limits are subject to change without notice. An Agreement will be provided to you, which contains details	

concerning insurance requirements.

Please send the following so we may process your License request:

1. If License is for a Seismic Survey send a copy of your **Lease Agreement**.
2. **Completed Application**.
3. **\$775 non-refundable processing fee**. Check should be made payable to BNSF Railway Company.
4. **One set of drawings** (no larger than 11 x 17) for the area to be occupied. (Include: streets, distance from tracks and streets, mileposts if available and any distinguishing land marks.) Please ensure all information is accurate, as each change will add an additional \$775 to the processing fee.

Forward application and payments to:
Jones Lang LaSalle Brokerage, Inc.
Attn: Permit Services
4300 Amon Carter Blvd.
Suite 100
Ft. Worth, TX 76155



APPLICATION FOR ROADWAY SURFACING/RESURFACING

Jones Lang LaSalle Brokerage, Inc.
Attn: Permit Services
4300 Amon Carter Blvd.
Suite 100
Fort Worth, TX 76131-2800

Applicants Tax ID #
or SS #

We submit for your approval the following application for temporary occupancy on BNSF Railway Company's right of way as shown on the enclosed sketch.

Legal Name of Contractor performing work:
Project is yet to be awarded
If a corporation State in which incorporated
Contact Name: Phone # FAX
Mailing Address:
Email Address:

Legal Name of Roadway Authority that will occupy the property: City of Fargo
If a corporation State in which incorporated ND
Contact Name: Nathan Boerboom Phone # 701-241-1545 FAX
Mailing Address: 200 3rd St N Fargo, ND 58102
Email Address: nboerboom@cityoffargo.com

Is this project ARRA funded? Yes No
Is this a condemning authority? Yes No
Is Applicant a Railroad Shipper? Yes No
If yes, BNSF Marketing Rep Name Phone #
Was this service requested by BNSF? Yes No
If yes, BNSF person requesting service Phone #
Is this in conjunction with a track or track expansion project? Yes No
If yes, BNSF contact name Phone #

Scope of Services to be performed? Existing roadway has 4 lanes of traffic, the proposed plan is to slim the roadway down to 2 lanes of traffic. There will be a sidewalk for pedestrian access added to the east side of the roadway.

Name of nearest town on RR Fargo County Cass State ND
Name of nearest roadway crossing 2nd St N
RR
Location of proposed occupancy SE 1/4 Section 6 Township 139 Range 48
Railroad Milepost 23.1 Latitude 46 deg 52'52" N Longitude 96 deg 46'54" W

Is the work to be performed within 50 ft. of the track? Yes No
Area to be occupied 20 ft. (x) 40 ft.
Length of time for Project: Date from: July 1, 2016 Date to: August 1, 2017
Will a crossing under the railroad tracks be required? Yes No

If yes, location of railroad mileposts Underpass Bridge 23.1
Percentage of project to be conducted on RR property: 5 % Total Cost of Project: \$ Engineers Estimate \$75,000.00

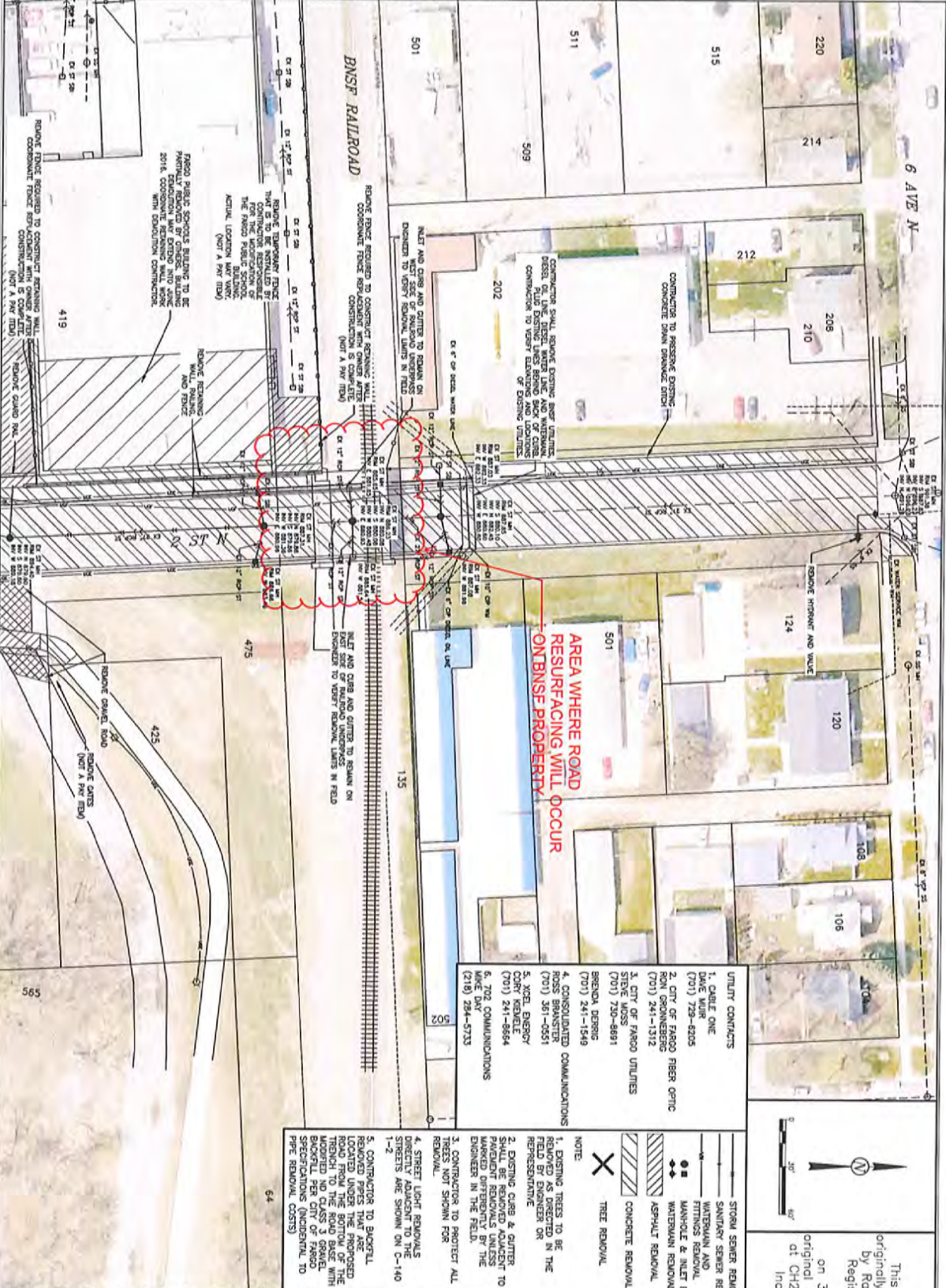
Attached to this sheet is a location plan and a detailed sketch. Shown on the sketch are exact dimensions of the project area and distances to the centerline of nearest railroad track and road crossing, bridge or other railroad structure.

I understand that submission of this application *does not* authorize occupancy of the property. Exact fees and insurance requirements will be forwarded after the application has been reviewed and approved by the BNSF.

Date: 3/18/16

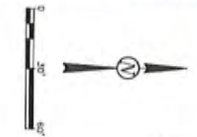
Signed: _____
Print Name: Keith Berndt
Title: Cass County Administrator
Phone #: 701-241-5770 FAX 701-237-5101

If you require additional assistance, please contact your [Jones Lang LaSalle Brokerage, Inc.](#) representative.



AREA WHERE ROAD RESURFACING WILL OCCUR ON BNSF PROPERTY

- UTILITY CONTRACTS**
- 1. CABLE ONE
DAVE WILK
(701) 729-6205
 - 2. CITY OF FARGO FIBER OPTIC
RON SPRONKENSES
(701) 241-1312
 - 3. CITY OF FARGO UTILITIES
STEVE MOSS
(701) 730-8891
 - BERGDA SERVICES
(701) 241-1949
 - 4. CONSULTED COMMUNICATIONS
ROSS BRANTNER
(701) 581-0051
 - 5. XCEL ENERGY
CORY KEMBLE
(701) 241-8884
 - 6. 702 COMMUNICATIONS
MACE DAV
(218) 284-5733



- STORM SEWER REMOVAL**
- SANITARY SEWER REMOVAL
 - WATERMAIN AND FITTINGS REMOVAL
 - MANHOLE & INLET REMOVAL
 - WATERMAIN REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - TREE REMOVAL

NOTE

1. EXISTING TREES TO BE REMOVED AS DIRECTED IN THE FIELD BY ENGINEER OR REPRESENTATIVE

2. EXISTING CURB & GUTTER SHALL BE REMOVED UNLESS OTHERWISE NOTED BY THE ENGINEER IN THE FIELD

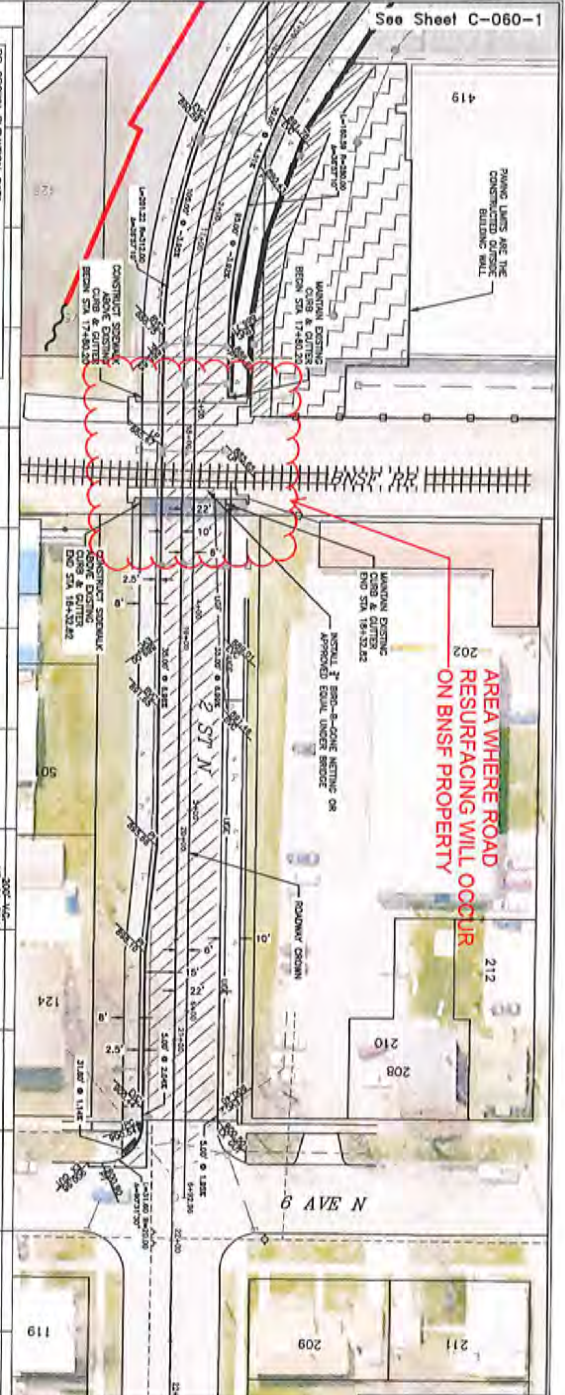
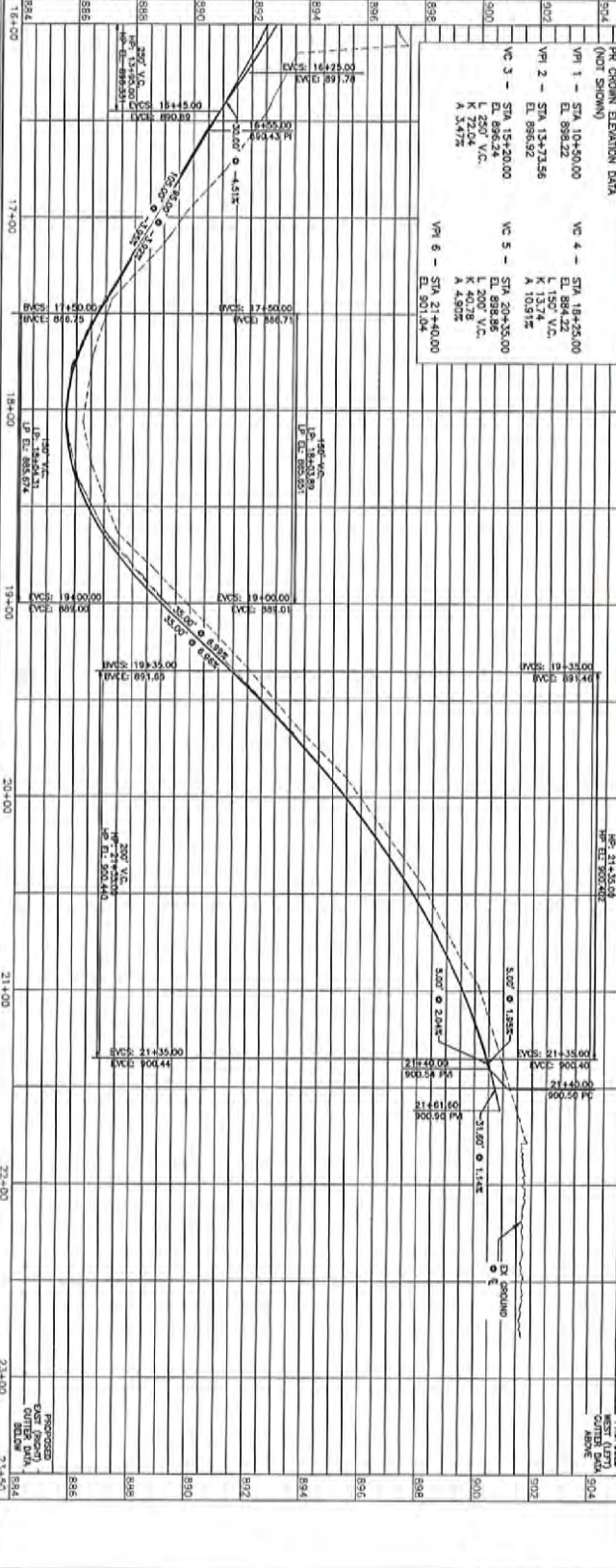
3. CONTRACTORS TO PROTECT ALL REMOVAL

4. STREET LIGHT REMOVALS TO BE LOCATED AT 10' FROM CURB. STREETS ARE SHOWN ON C-140 1-2

5. CONTRACTORS TO SCHEDULE REMOVED PILES THAT ARE LOCATED UNDER THE PROPOSED ROAD FROM THE BOTTOM OF THE TRENCH TO THE TOP OF THE ADJACENT NO CLASS 3 GRAVEL BACKFILL PER CITY OF FARGO SPECIFICATIONS (INCIDENTAL TO PILE REMOVAL COSTS)

<p>ELEVATION DATUM (VERTICAL CONTROL) NAVD 88 GEOCD03</p>		<p>COORDINATE SYSTEM (HORIZONTAL CONTROL) NAD 83 (1983) FARGO GROUND - US SURVEY FEET</p>	
<p>DATE: 3-4-16 REVISIONS: REVISION: REVISION:</p>		<p>2ND STREET/DOWNTOWN - IN-TOWN LEVEES 2ND STREET N FLOODWALL RED RIVER OF THE NORTH RIVER BASIN FARGO-MOORHEAD FLOOD RISK MANAGEMENT CASS COUNTY, NORTH DAKOTA REMOVALS</p>	
<p>PROJECT NO: WMA0716 DRAWN BY: JANSSEN CHECKED BY: ROE PROJECT MANAGER: COIT PROJECT ENGINEER:</p>		<p>HMG HOUSTON - MOORE GROUP</p>	

This document was originally issued and sealed by Randy G. Engelstad
Registration Number PE-6676
on 3/4/16 and the original document is stored at CH2M Hill Engineering Inc., Fargo, N.D.



- IMPRESSIONS**
- CONC. SIDEWALK (2IN BASE)
 - 6IN THICKENED RC PAVT (2IN BASE)
 - 6IN HOT BIT PAVT FMA 43 (2IN BASE)
 - 6IN HOT BIT PAVT FMA 43 (2IN BASE)
 - 6IN DOWNED RC PAVT (2IN BASE)
 - 6IN DOWNED RC PAVT (2IN BASE)
- NOTES:**
- ALL GRADES ARE FLOWLINE GRADES UNLESS NOTED.
 - ALL CURB IS STANDARD TYPE II UNLESS OTHERWISE NOTED.
 - RC = REINFORCED CONCRETE.

This document was originally issued and sealed by Adam M. Ruid on 3/4/16 and the original document is stored at CH2M Hill Engineering Inc., Fargo, N.D.

Registration Number PE-10407

PROJECT NO. 16-02-13	DATE: 3-16-16
DRAWN BY: JMM	REVISIONS:
CHECKED BY: JTL, GCE	REVISIONS:
PROJECT MANAGER: GJT	REVISIONS:
PROJECT ENGINEER:	REVISIONS:
FILE NAME:	REVISIONS:

ELEVATION DATUM (VERTICAL CONTROL) **NAVD 83**

COORDINATE SYSTEM (HORIZONTAL CONTROL) **NAD 83 FARGO GROUND - US SURVEY FEET**

HMG
HOUSTON - MOORE GROUP



MINNEAPOLIS OFFICE
612-340-2600

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

Fargo-Moorhead Flood Diversion Bd of Authority
c/o Erik R. Johnson & Associates, Ltd.
Attn: Erik Johnson
505 Broadway, Suite 206
Fargo, ND 58102

March 18, 2016
Invoice No. 3266149

RECEIVED
DATE 3-21-16

Client-Matter No.: 491379-00001
Red River Diversion Project

For Legal Services Rendered Through February 29, 2016

INVOICE TOTAL

Total For Current Legal Fees	\$54,505.25
Total For Current Invoice	\$54,505.25
Summary of Account	
*Prior Balance Due	\$73,223.58 - PD 4/3/16
Total Amount Due	\$127,728.83
*If payment has been submitted for prior balance due, please disregard.	

790-7930-429-33.25 V00101

For your convenience, please remit payment to the address below or we offer the option of remitting payment electronically by wire transfer. If you have any questions regarding this information, please contact the lawyer you are working with on this project or Dorsey's Accounts Receivable Department at 1-800-861-0760. Thank you.

Mailing Instructions:
Dorsey & Whitney LLP
P.O. Box 1680
Minneapolis, MN 55480-1680

Wire Instructions:
U.S. Bank National Association
800 Nicollet Mall
Minneapolis, MN 55402

ABA Routing Number: 091000022
Account Number: 1602-3010-8500
Swift Code: USBKUS44IMT

Please make reference to the invoice number

Service charges are based on rates established by Dorsey & Whitney. A schedule of those rates has been provided and is available upon request. Disbursements and service charges, which either have not been received or processed, will appear on a later statement.

ALL INVOICES ARE DUE 30 DAYS FROM DATE OF INVOICE UNLESS OTHERWISE EXPRESSLY AGREED BY DORSEY & WHITNEY



Office of the City Attorney

City Attorney
Erik R. Johnson

Assistant City Attorney
Nancy J. Morris

March 30, 2016

Kent Costin
Finance Director
City of Fargo
200 North Third Street
Fargo, ND 58102

Re: Red River Diversion Project

Dear Kent:

I am enclosing a Summary Invoice dated March 18, 2016 from the Dorsey & Whitney Firm in Minneapolis for their professional services rendered through February 29, 2016 on the Red River Diversion Project. If you have any questions, please feel free to contact me. Please remit payment directly to Dorsey Whitney.

Sincerely,

A handwritten signature in black ink, appearing to be "ERJ", written over a horizontal line.

Erik R. Johnson

ERJ/lmw
Enclosure
cc: Bruce Grubb

790-7430 - 421.33-25

V00101



Erik R. Johnson & Associates, Ltd.
Attorneys at Law

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Fargo-Auditor's Office
Attn: Kent Costin
200 North Third Street
Fargo, ND 58102

March 25, 2016
Invoice No. 2415

RE: Metro Flood Project-LERRDS

For Legal Services Rendered Through March 25, 2016

INVOICE TOTAL

Total for Current Legal Fees	\$1158.00
Total for Current Disbursements and Service Charges	\$
Total for Current Invoice	\$1158.00

Summary of Account

*Prior Balance Due	\$0
Total Amount Due	\$1158.00

*If payment has been submitted for prior balance due, please disregard.

We appreciate your business.

505 Broadway Street North • Suite 206 • Fargo, ND 58102
Phone: (701) 280-1901 • • • Fax: (701) 280-1902

Erik R. Johnson & Associates, Ltd

Attorneys at Law

Erik R. Johnson - Nancy J. Morris

505 Broadway - Suite 206

Fargo, ND 58102

(701) 280-1901

City of Fargo -- Auditor's Office
Attn: Kent Costin
200 North 3rd Street
Fargo, ND 58102

Date	3/25/2016
Invoice #	2415-

Description	Qty	Rate	Amount
Metro Flood Project -- LERRDS matters:			
Erik Johnson: Feb 26 thru Mar 25, 2016-itemization enclosed	1.5	211.00	316.50
Nancy J. Morris: Feb 26 thru Mar 25, 2016-itemization enclosed	4.5	187.00	841.50
<i>We appreciate your business.</i>			TOTAL: \$1,158.00

Erik R. Johnson & Associates, Ltd.
Attorneys at Law

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Fargo-Auditor's Office
Attn: Kent Costin
200 North Third Street
Fargo, ND 58102

March 25, 2016
Invoice No. 2414

RE: Metro Flood Project-General Legal Matters

For Legal Services Rendered Through March 25, 2016

INVOICE TOTAL

Total for Current Legal Fees	\$4395.80
Total for Current Disbursements and Service Charges	\$
Total for Current Invoice	\$4395.80

Summary of Account

*Prior Balance Due	\$0
Total Amount Due	\$4395.80

*If payment has been submitted for prior balance due, please disregard.

We appreciate your business.

Erik R. Johnson & Associates, Ltd
Attorneys at Law

Erik R. Johnson - Nancy J. Morris

505 Broadway - Suite 206

Fargo, ND 58102

(701) 280-1901

City of Fargo -- Auditor's Office
Attn: Kent Costin
200 North 3rd Street
Fargo, ND 58102

Date	3/25/2016
Invoice #	2414-

Description	Qty	Rate	Amount
Metro Flood Project -- General legal matters:			
Erik Johnson: Feb 26 thru Mar 25, 2016-itemization enclosed	13.3	211.00	2,806.30
Nancy J. Morris: Feb 26 thru Mar 25, 2016-itemization enclosed	8.5	187.00	1,589.50

We appreciate your business.

TOTAL: \$4,395.80



Springsted Incorporated
380 Jackson Street, Suite 300
Saint Paul, MN 55101-4705

Tel: 651-223-3000
Fax: 651-223-3002
www.springsted.com

Fargo Moorhead Diversion Authority
Box 2806
211 Ninth Street South
Fargo, ND 58108

April 07, 2016
Project No: 012265.100
Invoice No: 1

For Professional Services through March 31, 2016
Re: Financial Feasibility Analysis (Progress Billing)


Professional Personnel

	Hours	Rate	Amount	
Principal, Senior Officer	54.00	260.00	14,040.00	
Officer, Project Manager	9.10	215.00	1,956.50	
Support Staff	2.50	75.00	187.50	
Totals	65.60		16,184.00	
Total Labor				16,184.00
		Total this Invoice		\$16,184.00

I declare under penalty of law that this account is just and correct and that no part of it has been paid.

SPRINGSTED Incorporated

BY:


BONNIE C. MATSON

Payment is due on receipt of this billing. After 30 days, interest will be charged on any balance at a rate of 1% per month.

OHNSTAD TWICHELL, P.C.
ATTORNEYS AT LAW

901 13TH AVENUE EAST
P.O. BOX 458
WEST FARGO, ND 58078-0458
(701) 282-3249

15-1395 JTS Invoice # 141672
Flood Diversion Board
Bond Counsel Work – PPP

DATE: April 8, 2016

To: Flood Diversion Board
PO Box 2806
Fargo, ND 58108-2806

AMOUNT REMITTED \$ _____

Please detach. Return upper portion with your payment.
Payments received after the statement date will be reflected on next month's statement. Thank you.

PROFESSIONAL SERVICES RENDERED

Attorney	Hours	Rate	Fees
JTS	68.8	\$290.00	\$19,952.00
CMM	0.7	\$290.00	\$203.00
RGH	2.9	\$290.00	\$841.00
KJB	79.6	\$225.00	\$17,910.00
LWC	5.5	\$150.00	\$825.00
AJM	63.9	\$125.00	\$7,987.50
CAS	0.1	\$150.00	\$15.00
NO CHARGE	9.7		\$0.00
Total	231.2		\$47,733.50
Expenses:			
Westlaw Research			\$ 500.00
UPS Package			\$11.32
Travel Expense			\$2,487.22
Total			\$50,732.04

* Drafting of documents and work streams related to financing, P3, and joint powers agreements.

	Hourly Rate
JTS - John T. Shockley, Partner	\$290.00
CMM - Christopher M. McShane, Partner	\$290.00
RGH, Robert G. Hoy, Partner	\$290.00
KJB - Katie J. Bertsch, Associate	\$225.00
LWC - Lucas W. Croaker, Law Clerk	\$150.00
AJM - Andrea J. Murphy, Paralegal	\$125.00
CAS - Carol A. Stillwell, Paralegal	\$150.00

15-1395 JTS - Flood Diversion Board - Bond Counsel Work – PPP Research 1

OHNSTAD TWICHELL, P.C.
WEST FARGO, NORTH DAKOTA 58078

COST ADVANCES BY US FOR YOUR ACCOUNT, FOR WHICH WE HAVE NOT
BEEN BILLED, WILL APPEAR ON YOUR NEXT STATEMENT.

2016 Property Tax Statement

Bill#: 908891
 Owner Name: METRO FLOOD DIVERSION AUTHORITY

Property ID Number: 15.031.1201



Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



		VALUES AND CLASSIFICATION	
		Taxes Payable Year:	
		2015	2016
Step 1	Estimated Market Value:	2,200.00	2,200.00
	Improvements Excluded:		
	Homeslead Exclusion:	0.00	0.00
	Taxable Market Value:	2,200.00	2,200.00
	New Improvements/ Expired Exclusions:		
Property Classification:		NH Rur Vac Land	NH Rur Vac Land
Step 2	PROPOSED TAX		
		\$12.00	
Step 3	PROPERTY TAX STATEMENT		
First half taxes due:		5/16/2016	12.00
Second half taxes due:			0.00
Total Taxes Due in 2016:			12.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Description:
 Acres: 2.19
 .19 AC OF LOT 1 BEG 2758.68'W OF NE COR
 TRACT B) 31-137-48
 Section 31 Township 137 Range 04E

Tax Detail for Your Property:		2015	2016	
Taxes Payable Year:				
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	12.00	12.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	0.00	0.00	
B. Other Credits	0.00	0.00		
5. Property taxes after credits		12.00	12.00	
Property Tax by Jurisdiction	6. County Clay	9.76	9.47	
	7. City or Town TOWN OF HOLY CROSS			
	8. State General Tax	0.76	0.85	
	9. School District SCHOOL DISTRICT 146	0.00	0.00	
	10. Special Taxing Districts	A. School District Other	1.10	1.30
		B. School District Voter Approved	0.00	0.00
		A. Special Taxing Districts	0.38	0.38
		B. TIF	0.00	0.00
	C.			
	D.			
	11. Non-school voter approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	12.00	12.00		
13. Special assessments	Principal: 0.00 Interest: 0.00	0.00	0.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		12.00	12.00	

PAYABLE 2016 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE:

2

Property ID#:

SECOND 1/2 TAX AMOUNT DUE:

0.00

Bill #:

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer:

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



Your cancelled check is proof of payment. Please write your Property ID # on your check.
 Postdated checks are not held. Only official U.S. Postmark determines payment mail date.
 No receipt sent unless requested and is void until check is honored.

PAYABLE 2016 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2016

1

Property ID#: 15.031.1201

FULL TAX AMOUNT:

12.00

FIRST 1/2 TAX AMOUNT DUE:

12.00

Bill #: 908891

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



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Bill#: 909103
 Owner Name: METRO FLOOD DIVERSION AUTHORITY

Property ID Number: 15.030.4701



Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Description:

Acres: 14.11
 14.11 AC OF GOVT LOT 4 BEG 2595.65' W OF
 SE COR (TRACT A & A-1) 30-137-48
 Section 30 Township 137 Range 048

Line 13 Special Assessment Detail:
 JW-2016 42.00

Principal: 42.00
 Interest: 0.00

2016 Property Tax Statement

		VALUES AND CLASSIFICATION	
Taxes Payable Year:		2015	2016
Step 1	Estimated Market Value:	178,700.00	47,600.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	0.00	0.00
	New Improvements/Expired Exclusions:		
Property Classification:		Exempt	Exempt
Step 2	PROPOSED TAX		
		\$270.00	
Step 3	PROPERTY TAX STATEMENT		
First half taxes due:		5/16/2016	42.00
Second half taxes due:			0.00
Total Taxes Due in 2016:			42.00

Tax Detail for Your Property:

Taxes Payable Year:		2015	2016	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	0.00	0.00	
	4. Credits that reduce property taxes			
A. Agricultural market value credits		0.00	0.00	
B. Other Credits		0.00	0.00	
5. Property taxes after credits		0.00	0.00	
Property Tax by Jurisdiction	6. County Clay	0.00	0.00	
	7. City or Town TOWN OF HOLY CROSS	0.00	0.00	
	8. State General Tax	0.00	0.00	
	9. School District SCHOOL DISTRICT 146			
	A. School District Other		0.00	0.00
	B. School District Voter Approved		0.00	0.00
	10. Special Taxing Districts			
	A. Special Taxing Districts		0.00	0.00
	B. TIF		0.00	0.00
	C.			
D.				
11. Non-school voter approved referenda levies		0.00	0.00	
12. Total property tax before special assessments		0.00	0.00	
13. Special assessments		Principal: 42.00	Interest: 0.00	
		42.00	42.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		42.00	42.00	

PAYABLE 2016 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE:

2

Property ID#:

SECOND 1/2 TAX AMOUNT DUE:

0.00

Bill #:

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer:

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

PAYABLE 2016 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2016

1

Property ID#: 15.030.4701

FULL TAX AMOUNT:

42.00

FIRST 1/2 TAX AMOUNT DUE:

42.00

Bill #: 909103

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

2016 Property Tax Statement

Bill#: 928785
 Owner Name: METRO FLOOD DIVERSION AUTHORITY

Property ID Number: 15.030.4702



Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



		VALUES AND CLASSIFICATION	
		Taxes Payable Year:	
		2015	2016
Step 1	Estimated Market Value:	53,800.00	48,000.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	53,800.00	48,000.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Ag Non-Hold	Ag Non-Hold
Step 2	PROPOSED TAX		
		\$272.00	
Step 3	PROPERTY TAX STATEMENT		
First half taxes due:		5/16/2016	136.00
Second half taxes due:		11/15/2016	136.00
Total Taxes Due in 2016:			272.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Description:
 Acres: 9.52
 1.62 A IN GOVT LT 4 BEG 2595.65' W OF SE COR OF SEC 30 N 162.84'; NW 222.07'; W 189.46' ETC (TRACT C)

Tax Detail for Your Property:		2015	2016
Taxes Payable Year:			
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	302.00	272.00
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	0.00	0.00
B. Other Credits	0.00	0.00	
5. Property taxes after credits		302.00	272.00
Property Tax by Jurisdiction	6. County Clay	247.11	216.76
	7. City or Town TOWN OF HOLY CROSS		
	8. State General Tax	18.64	18.57
	9. School District SCHOOL DISTRICT 146	0.00	0.00
	A. School District Other	26.93	26.39
	B. School District Voter Approved	0.00	0.00
	10. Special Taxing Districts		
	A. Special Taxing Districts	9.32	8.28
	B. TIF	0.00	0.00
	C.		
	D.		
11. Non-school voter approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	302.00	272.00	
13. Special assessments	Principal: 0.00 Interest: 0.00	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		302.00	272.00

PAYABLE 2016 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 11/15/2016

Property ID#: 15.030.4702

2

SECOND 1/2 TAX AMOUNT DUE:

136.00

Bill #: 928785

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



Your canceled check is proof of payment. Please write your Property ID # on your check.
 Postdated checks are not held. Only official U.S. Postmark determines payment mail date.
 No receipt sent unless requested and is void until check is honored.

PAYABLE 2016 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2016

Property ID#: 15.030.4702

1

FULL TAX AMOUNT:

272.00

FIRST 1/2 TAX AMOUNT DUE:

136.00

Bill #: 928785

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



Your canceled check is proof of payment. Please write your Property ID # on your check.
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CLAY COUNTY ASSESSOR
 807 11TH ST NORTH
 MOORHEAD, MN 56560
 218-299-5017
 www.claycountymn.gov

VALUATION NOTICE

2016 Values for Taxes Payable in **2017**

Property tax notices are delivered on the following schedule:
 Valuation and Classification Notice

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



Step 1 Class: Ag Non-Hstd **See Details Below**
 Estimated Market Value: 43,500
 Homestead Exclusion:
 Taxable Market Value: 43,500

Step 2 Proposed Taxes Notice
 Notice of Proposed Taxes Coming November 2016

Step 3 Property Tax Statement
 Property Tax Statement for taxes payable in 2017 Coming March 2017

The time to appeal or question your
 CLASSIFICATION or VALUATION
 is NOW!

It will be too late when proposed taxes are sent

Property ID#: 15.030.4702

<p>You must have appealed to the Local Board of Appeal meeting first in order to appear before the County Board of Appeal. To appear at the County Board of Appeal you must call the Assessor to get on the agenda.</p>	Property Information (legal description and/or property address)	
	9.52 A IN GOVT LT 4 BEG 2595.65' W OF SE COR OF SEC 30 N 162.84'; NW 222.07'; W 189.48' ETC (TRACT C)	
Property Address:		
Your Property's Classification(s) and Values	Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)
<i>The assessor has determined your property's classification(s) to be:</i>	Ag Non-Hstd	Ag Non-Hstd
<i>The assessor has estimated your property's market value to be:</i> Estimated Market Value:	48,000	43,500
<i>Several factors can reduce the amount that is subject to tax:</i>		
Green Acres Value Deferral Rural Preserve Value Deferral Platted Vacant Land Exclusion JOBZ Amount Exempted This Old House Exclusion Disabled Veterans Exclusion Mold Damage Exclusion Homestead Market Value Exclusion		
Taxable Market Value (TMV)	48,000	43,500
<p>HOW TO RESPOND: If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, you disagree with the values or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the formal appeal process.</p>		
Local Board of Appeal and Equalization/Open Book Meeting	County Board of Appeal and Equalization	
8:00 AM - 4:30 PM THURSDAY, APRIL 21, 2016 COURTHOUSE - 807 11TH ST N, MHD TO SCHEDULE AN APPT CALL 218-299-5017	6:30PM TUESDAY, JUNE 14, 2016 COURTHOUSE - 807 11TH ST N, MHD TO SCHEDULE AN APPT CALL 218-299-5017	

Please read the back of this notice for important appeal information

Bill#: 928893
 Owner Name: METRO FLOOD DIVERSION AUTHORITY

Property ID Number: 15.031.1202



Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Description:
 Acres: 2.02
 .02 AC IN GOVT LT 1 BEG 2517.15' W OF NE
 COR OF; S 633.82', NWLY 110.48',
 VLY 101.84' ETC (TRACT D) 31-137-4B
 Section 31 Township 137 Range 04B

2016 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2015	2016
Step 1	Estimated Market Value:	11,300.00	10,100.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	11,300.00	10,100.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Ag Non-Held	Ag Non-Held
Step 2	PROPOSED TAX		
		\$58.00	
Step 3	PROPERTY TAX STATEMENT		
First half taxes due:		5/16/2016	58.00
Second half taxes due:			0.00
Total Taxes Due in 2016:			58.00

Tax Detail for Your Property:				
Taxes Payable Year:		2015	2016	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	64.00	58.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	0.00	0.00	
	B. Other Credits	0.00	0.00	
	5. Property taxes after credits	64.00	58.00	
Property Tax by Jurisdiction	6. County Clay	52.47	46.38	
	7. City or Town TOWN OF HOLY CROSS	3.82	3.91	
	8. State General Tax	0.00	0.00	
	9. School District SCHOOL DISTRICT 146			
		A. School District Other	5.65	5.97
		B. School District Voter Approved	0.00	0.00
	10. Special Taxing Districts			
		A. Special Taxing Districts	1.96	1.74
		B. TIF	0.00	0.00
		C.		
		D.		
	11. Non-school voter approved referenda levies	0.00	0.00	
	12. Total property tax before special assessments	64.00	58.00	
	13. Special assessments	Principal: 0.00 Interest: 0.00	0.00 0.00	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	64.00	58.00	

PAYABLE 2016 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE:

Property ID#: 15.031.1202

2

SECOND 1/2 TAX AMOUNT DUE:

0.00

Bill #:

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer:

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead Minnesota 56561-0280



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

PAYABLE 2016 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2016

Property ID#: 15.031.1202

1

FULL TAX AMOUNT:

58.00

FIRST 1/2 TAX AMOUNT DUE:

58.00

Bill #: 928893

PENALTY:

MAKE CHECKS PAYABLE & MAIL TO:

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833

Clay County Auditor-Treasurer
 807 11th Street North • P.O. Box 280
 Moorhead, Minnesota 56561-0280



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CLAY COUNTY ASSESSOR
 807 11TH ST NORTH
 MOORHEAD, MN 56560
 218-299-5017
 www.claycountymn.gov

VALUATION NOTICE

2017

2016 Values for Taxes Payable In
 Property tax notices are delivered on the following schedule:
 Valuation and Classification Notice

Taxpayer: METRO FLOOD DIVERSION AUTHORITY
 211 9TH ST S
 FARGO ND 58103-1833



Step 1 Class: Ag Non-Hstd *See Details Below*
 Estimated Market Value: 9,100
 Homestead Exclusion:
 Taxable Market Value: 9,100

Step 2 Proposed Taxes Notice
Notice of Proposed Taxes Coming November 2016

Step 3 Property Tax Statement
Property Tax Statement for taxes payable in 2017 Coming March 2017

**The time to appeal or question your
 CLASSIFICATION or VALUATION
 is NOW!**
It will be too late when proposed taxes are sent

Property ID#: 15.031.1202

<p>You must have appealed to the Local Board of Appeal meeting first in order to appear before the County Board of Appeal. To appear at the County Board of Appeal you must call the Assessor to get on the agenda.</p>	<p>Property Information (legal description and/or property address)</p> <p>2.02 AC IN GOVT LT 1 BEG 2517.15' W OF NE COR OF; S 533.82', NWLY 110.48', WLY101.94' ETC (TRACT D) 31-137-48 Section 31 Township 137 Range 048</p> <p>Property Address:</p>								
<p>Your Property's Classification(s) and Values</p> <p><i>The assessor has determined your property's classification(s) to be:</i></p> <p><i>The assessor has estimated your property's market value to be:</i> Estimated Market Value: 10,100</p> <p><i>Several factors can reduce the amount that is subject to tax:</i></p> <ul style="list-style-type: none"> Green Acres Value Deferral Rural Preserve Value Deferral Platted Vacant Land Exclusion JOBZ Amount Exempted This Old House Exclusion Disabled Veterans Exclusion Mold Damage Exclusion Homestead Market Value Exclusion <p>Taxable Market Value (TMV) 10,100</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Taxes Payable in 2016 (2015 Assessment)</th> <th style="text-align: left; border-bottom: 1px solid black;">Taxes Payable in 2017 (2016 Assessment)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Ag Non-Hstd</td> <td style="padding: 5px;">Ag Non-Hstd</td> </tr> <tr> <td style="padding: 5px; text-align: center;">10,100</td> <td style="padding: 5px; text-align: center;">9,100</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <p><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</p> <p><small>The classification(s) of your property affect the rate at which your value is taxed.</small></p> <p><i>New Improvements Included in 2016 Estimated Market Value: \$</i></p> </td> </tr> </tbody> </table>	Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)	Ag Non-Hstd	Ag Non-Hstd	10,100	9,100	<p><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</p> <p><small>The classification(s) of your property affect the rate at which your value is taxed.</small></p> <p><i>New Improvements Included in 2016 Estimated Market Value: \$</i></p>	
Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)								
Ag Non-Hstd	Ag Non-Hstd								
10,100	9,100								
<p><input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.</p> <p><small>The classification(s) of your property affect the rate at which your value is taxed.</small></p> <p><i>New Improvements Included in 2016 Estimated Market Value: \$</i></p>									
<p>HOW TO RESPOND: If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, you disagree with the values or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the formal appeal process.</p>									
<p style="text-align: center;">Local Board of Appeal and Equalization/Open Book Meeting</p> <p>8:00 AM - 4:30 PM THURSDAY, APRIL 21, 2016 COURTHOUSE - 807 11TH ST N, MHD TO SCHEDULE AN APPT CALL 218-299-5017</p>	<p style="text-align: center;">County Board of Appeal and Equalization</p> <p>6:30PM TUESDAY, JUNE 14, 2016 COURTHOUSE - 807 11TH ST N, MHD TO SCHEDULE AN APPT CALL 218-299-5017</p>								

Please read the back of this notice for important appeal information

FM Diversion Authority
Fiscal Accountability Report Design Phase (Fund 790)
As of 3/31/2016

	2011	2012	2013	2014	2015	2016	Cumulative Totals
Revenues							
City of Fargo	443,138	7,652,681	7,072,961	19,373,131	28,310,373	5,298,776	68,151,059
Cass County	443,138	7,652,681	7,072,961	19,373,131	28,310,373	5,102,726	67,955,010
State Water Commission	-	-	3,782,215	602,918	31,056,740	5,758,980	41,200,853
Other Agencies	98,475	1,700,595	1,571,769	4,305,140	6,291,194	1,117,482	15,084,655
Reimbursements	-	-	-	-	-	16,604	16,604
Lease/Rental Payments	-	-	17,358	154,180	180,341	31,044	382,923
Asset Sales	-	-	-	616,774	315,892	175,190	1,107,856
Miscellaneous	-	-	1,705	626	427	-	2,758
Total Revenues	984,750	17,005,957	19,518,970	44,425,900	94,465,339	17,500,802	193,901,718
Expenditures							
7905 Army Corp Payments	-	-	875,000	1,050,000	2,725,000	2,279,000	6,929,000
7910 WIK - Administration	107,301	331,321	77,614	169,019	282,227	83,170	1,050,651
7915 WIK - Project Design	149,632	5,366,147	3,220,859	9,118,723	4,660,226	671,384	23,186,971
7920 WIK - Project Management	679,037	7,223,650	4,695,477	3,579,339	4,500,955	570,879	21,249,338
7925 WIK - Recreation	-	163,223	-	-	-	-	163,223
7930 LERRDS - North Dakota	48,664	3,843,620	2,763,404	17,013,358	55,948,209	6,442,945	86,060,199
7931 LERRDS - Minnesota	-	27,996	289,387	13,068	32,452	272,054	634,956
7940 WIK Mitigation - North Dakota	-	-	-	587,180	-	-	587,180
7941 WIK Mitigation - Minnesota	-	-	-	-	-	-	-
7950 Construction - North Dakota	-	-	-	1,738,638	19,269,055	6,078,969	27,086,661
7951 Construction - Minnesota	-	-	-	-	-	-	-
7952 Construction - O/H/B	-	-	-	11,282,504	5,044,001	492,884	16,819,390
7955 Construction Management	-	-	-	556,209	2,867,422	291,323	3,714,954
7990 Project Financing	-	50,000	70,000	216,376	566,600	538,159	1,441,135
7995 Project Eligible - Off Formula Costs	-	-	-	-	-	-	-
7999 Non Federal Participating Costs	116	-	-	-	-	-	116
0000 Advance to City of Oxbow	-	-	7,527,231	630	-	-	7,527,861
Total Expenditures	984,750	17,005,957	19,518,970	45,325,044	95,896,147	17,720,766	196,451,635

FM Diversion Authority
 FY 2016 Summary Budget Report (In Thousands)
 As of March 31, 2016

	FY 2016 Approved Budget	Current Month	Fiscal Year To Date	% Expended	Outstanding Encumbrances	Remaining Budget Balance
Revenue Sources						
City of Fargo	39,375	1,712	5,299			34,076
Cass County	39,375	1,516	5,103			34,272
State of ND - 50% Match	40,100	576	3,138			36,962
State of ND - 100% Match	109,900	446	2,621			107,279
State of Minnesota	-	-	-			-
Other Agencies	8,750	333	1,117			7,633
Financing Proceeds	-	-	-			-
Reimbursements	-	17	17			(17)
Sale of Assets	-	3	175			(175)
Property Income	-	-	31			(31)
Miscellaneous	-	-	-			-
Total Revenue Sources	237,500	4,602	17,501			219,999
Funds Appropriated						
Army Corp Local Share	-	879	2,279		-	(2,279)
Management Oversight	11,340	61	945	8%	11,149	(754)
Technical Activities	7,500	467	672	9%	3,654	3,174
Land Acquisitions	109,900	1,594	6,715	6%	45,862	57,323
Construction	105,000	1,526	6,571	6%	31,882	66,547
Mitigation	2,200	-	-		366	1,834
Other Costs	1,560	164	538	34%	3,327	(2,305)
Total Appropriations	237,500	4,692	17,720	7%	96,240	123,540

**FM Diversion Authority
Summary of Cash Disbursements
March 2016**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
790-7905-429.33-42	3/16/2016	JB03160008	ARMY CORP	879,000.00	ARMY CORP LOCAL SHARE	V01101	ARMY CORP LOCAL SHARE PMT
Total WIK - General & Admin. - Army Corp Local Share				879,000.00			
790-7910-429.33-20	4/6/2016	JB03160025	CITY OF FARGO	830.00	CHARGE COF TIME - 3/16	V00102	General & Admin. WIK
Total WIK - General & Admin. - Accounting Services				830.00			
790-7910-429.33-25	3/30/2016	266812	OXBOW, CITY OF	1,550.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	336.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	2,352.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	147.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	600.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	1,475.00	OHNSTAD TWICHELL	V02407	OXBOW MOU-LEGAL SERVICES
	3/30/2016	266812	OXBOW, CITY OF	3,762.68	TURMAN & LANG	V02407	OXBOW MOU-LEGAL SERVICES
Total WIK - General & Admin. - Legal Services				10,222.68			
790-7910-429.38-68	4/3/2016	548	P CARD BMO	3,500.00	FREDRIKSON AND BYRON P	V00102	General & Admin. WIK
	3/5/2016	542	P CARD BMO	3,500.00	FREDRIKSON AND BYRON P	V00102	General & Admin. WIK
Total WIK - General & Admin. - Lobbyist				7,000.00			
790-7910-429.52-30	3/16/2016	266533	WARNER & CO	4,975.00	LIABILITY INS	V00102	General & Admin. WIK
Total WIK - General & Admin. - General Liability				4,975.00			
790-7910-429.59-10	3/23/2016	266672	ND WATER USERS ASSOCIATN	5,000.00	DUES-FM AREA DIVERSION	V00102	General & Admin. WIK
Total WIK - General & Admin. - Due & Membership Instate				5,000.00			
790-7915-429.33-05	3/30/2016	266812	OXBOW, CITY OF	5,934.70	MOORE ENGINEERING, INC	V02402	OXBOW MOU-PRELIM ENGINRNG
	3/30/2016	266812	OXBOW, CITY OF	342.50	MOORE ENGINEERING, INC	V02420	OXBOW MOU-MOORE ENG TO #6
	3/9/2016	266308	MINNESOTA DNR	137,464.92	MINNESOTA EIS STUDY	V00701	MN DNR EIS
	3/16/2016	266446	HOUSTON-MOORE GROUP LLC	3,592.00	HYDROLOGY/HYDRALIC REMODE	V01609	HYDROLOGY/HYDRAULIC MODEL
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	3,611.69	RECREATION & USE PLAN/DES	V01607	RECREATION/USE MASTER PLN
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	14,229.60	TASK 8 WORK IN KIND ITEMS	V01608	WORK-IN-KIND (WIK)
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	120.75	TASK 8 WORK IN KIND	V01608	WORK-IN-KIND (WIK)
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	22,452.50	HYDROLOGICAL MODELING	V01609	HYDROLOGY/HYDRAULIC MODEL
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	197,665.72	LEVEE DESIGN & SUPPORT	V01613	LEVEE DESIGN & SUPPORT
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	64,919.80	LEVEE DESIGN & SUPPORT	V01613	LEVEE DESIGN & SUPPORT
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	7,303.00	DRAFT OPERATIONS PLAN	V01615	DRAFT OPERATIONS PLAN
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	3,155.00	DRAFT OPERATIONS PLAN	V01615	DRAFT OPERATIONS PLAN

**FM Diversion Authority
Summary of Cash Disbursements
March 2016**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	5,951.00	PERMIT SUBMITTAL	V01616	PERMIT SUBMITTAL PREP
Total WIK - Project Design - Engineering Services				466,743.18			
790-7920-429.33-05	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	25,740.98	PROJECT MANAGEMENT	V01601	HMG - PROJECT MANAGEMENT
Total WIK Construction Mgmt. - Engineering Services				25,740.98			
790-7920-429.33-79	3/30/2016	266812	OXBOW, CITY OF	7,605.60	MOORE ENGINEERING, INC	V02421	OXBOW MOU-MOORE PROJ MGMT
Total WIK Construction Mgmt. - Construction Management				7,605.60			
790-7930-429.33-05	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,192.50	ULTEIG ENGINEERING INC	V01203	Cass Joint Water OHB
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	235.50	LAND MANAGEMENT SERVICES	V01606	LAND MANAGEMENT SERVICES
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	6,132.50	REACH 6 & CR-20 BRIDGE	V01611	REACH 6 & CR20 BRIDGE
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	127,145.20	DESIGN OF WORK PKG 28	V01618	WP28 - CR-16/CR-17 BRIDGE
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	44,818.00	UTILITY DESIGN	V01610	UTILITIES DESIGN
	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	8,159.95	UTILITY DESIGN	V01610	UTILITIES DESIGN
		0	HOUSTON-MOORE GROUP LLC	88,777.75	CR 16/17 BRIDGE CHANNEL	V01618	WP28 - CR-16/CR-17 BRIDGE
Total LERRDS - North Dakota - Engineering Services				276,461.40			
790-7930-429.33-25	4/4/2016	545	P CARD BMO	77,210.46	DORSEY WHITNEY LLP	V00101	Dorsey Whitney Legal
	4/3/2016	548	P CARD BMO	73,223.58	DORSEY WHITNEY LLP	V00101	Dorsey Whitney Legal
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	2,356.00	OHNSTAD TWICHELL, P.C.	V01201	Cass Joint Water ROE
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,558.32	OHNSTAD TWICHELL, P.C.	V01201	Cass Joint Water ROE
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	270.00	OHNSTAD TWICHELL, P.C.	V01202	Cass Joint Water DPAC
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	25,698.85	OHNSTAD TWICHELL, P.C.	V01201	Cass Joint Water ROE
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	20,290.92	OHNSTAD TWICHELL, P.C.	V01203	Cass Joint Water OHB
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	34.00	OHNSTAD TWICHELL, P.C.	V01202	Cass Joint Water DPAC
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	5,619.00	OHNSTAD TWICHELL, P.C.	V01201	Cass Joint Water ROE
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	231.00	LARKIN HOFFMAN ATTORNEYS	V01201	Cass Joint Water ROE
Total LERRDS - North Dakota - Legal Services				206,492.13			
790-7930-429.38-61	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	3,808.75	SENTRY SECURITY INC	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,341.36	SENTRY SECURITY INC	V01203	Cass Joint Water OHB
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	3,161.25	SENTRY SECURITY INC	V01703	ND LAND PURCH - IN TOWN

**FM Diversion Authority
Summary of Cash Disbursements
March 2016**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,399.68	SENTRY SECURITY INC	V01203	Cass Joint Water OHB
Total LERRDS - North Dakota - Security Services				9,711.04			
790-7930-429.54-10	3/30/2016	266812	OXBOW, CITY OF	969.66	FORUM COMMUNICATIONS	V02418	OXBOW MOU - MISC SERVICES
Total LERRDS - North Dakota - Legal Publications				969.66			
790-7930-429.62-51	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	95.28	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	412.70	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	168.74	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,410.89	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	260.82	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	363.68	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	56.07	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	449.86	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	487.19	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	295.89	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	196.38	CASS COUNTY ELECTRIC COOP	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	1,295.79	XCEL ENERGY	V01703	ND LAND PURCH - IN TOWN
Total LERRDS - North Dakota - Electricity				5,493.29			
790-7930-429.67-11	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	2,394.00	C CWIAK & N ALENJERY	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	11,311.86	CURT CHRISTENSEN	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	2,512.50	JORDAN & DANA HELLER	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	303.00	BRYAN & THERESA HEST	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	8,456.41	REBECCA MURPHY	V02411	OXBOW MOU-RESIDENT RLCTN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	151,392.20	JOSEPH & JOLENE SAUVAGEAU	V02411	OXBOW MOU-RESIDENT RLCTN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	391.00	RANDAL & DEBRA SCHNEIBEL	V02411	OXBOW MOU-RESIDENT RLCTN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	2,620.00	RANDAL & DEBRA SCHNEIBEL	V02411	OXBOW MOU-RESIDENT RLCTN
Total LERRDS - North Dakota - Residential Buildings				179,380.97			
790-7930-429.67-12	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	46,437.03	OXBOW GULF & COUNTRY CLUB	V01204	Cass Joint Water OCC
Total LERRDS - North Dakota - Commercial Buildings				46,437.03			
790-7930-429.71-30	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	346,500.00	JUAN & ANNELE MONDRAGON	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	3,500.00	JUAN & ANNELE MONDRAGON	V01703	ND LAND PURCH - IN TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	10,216.00	BEVERLY PEARSON	V01703	ND LAND PURCH - IN TOWN

**FM Diversion Authority
Summary of Cash Disbursements
March 2016**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	196,842.17	JOSEPH & JOLENE SAUVAGEAU	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	111,000.00	JOEL & CHERYL WOLD	V01701	ND LAND PURCH-OUT OF TOWN
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	76,426.00	JOEL & CHERYL WOLD	V01701	ND LAND PURCH-OUT OF TOWN
	3/15/2016	0009764	CASS COUNTY JOINT WATER RESOURCE DI	(25.00)	TITLE COMPANY REFUND	V01703	ND LAND PURCH - IN TOWN
Total LERRDS - North Dakota - Land Purchases				744,459.17			
790-7930-429.73-20	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	45,360.00	AMERICAN ENTERPRISES INC	V01701	ND LAND PURCH-OUT OF TOWN
Total LERRDS - North Dakota - Site Improvements				45,360.00			
790-7931-429.67-11	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	73,679.00	ROBERT & JUDITH ANDERSON	V02302	MN LAND PURCHASE-HARDSHIP
	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	5,775.00	ROBERT & JUDITH ANDERSON	V02302	MN LAND PURCHASE-HARDSHIP
Total LERRDS - Minnesota - Residential Buildings				79,454.00			
790-7950-429.38-99	3/9/2016	266200	BNSF RAILWAY CO	775.00	WP42F.1N WATERMAIN CROSSI	V02819	WP42F.1N
	3/9/2016	266200	BNSF RAILWAY CO	775.00	WP42F.1N TEMPORARY OCCUPA	V02819	WP42F.1N
	3/9/2016	266200	BNSF RAILWAY CO	775.00	WP42F.1N STORM SEWER CROS	V02819	WP42F.1N
	3/23/2016	266593	BNSF RAILWAY CO	775.00	WP42F.1N ROADWAY RESURFAC	V02819	WP42F.1N
Total ND Construction - Other Services				3,100.00			
790-7950-429.73-20	3/30/2016	266786	LANDWEHR CONSTRUCTION INC	446,500.00	PARK EAST APT DEMO	V02813	PARK EAST DEMOLITION
Total ND Construction - Site Improvements				446,500.00			
790-7950-429.73-52	3/30/2016	266762	INDUSTRIAL BUILDERS INC	648,076.17	2 ST N PUMP STATION	V02801	2ND ST NORTH PUMP STATION
	3/30/2016	266762	INDUSTRIAL BUILDERS INC	48,206.80	2 ST N FLOODWALL	V02812	2ND ST NORTH FLOODWALL
	3/30/2016	266763	INDUSTRIAL CONTRACT SERVICES INC	321,383.70	PUMP STATION & FLOODWALL	V02805	PUMP STATION & FLOODWALL
Total ND Construction - Flood Control				1,017,666.67			
790-7950-429.73-70	3/30/2016	266738	CONSOLIDATED COMMUNICATIONS	20,808.20	WP-42 UTILITY RELOCATION	V02803	EVENTIS WP42 UTILITY RLCT
	3/30/2016	266738	CONSOLIDATED COMMUNICATIONS	16,488.38	WP-42A.1/A.3 SOUTH ROUTE	V02803	EVENTIS WP42 UTILITY RLCT
Total ND Construction - Utilities				37,296.58			
790-7952-429.33-05	3/23/2016	266600	CASS COUNTY JOINT WATER RESOURCE DI	21,866.27	OXBOW GOLF & COUNTRY CLUB	V01204	Cass Joint Water OCC
Total O/H/B Construction - Engineering Services				21,866.27			

**FM Diversion Authority
Summary of Cash Disbursements
March 2016**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
790-7990-429.33-05	3/30/2016	266761	HOUSTON-MOORE GROUP LLC	21,058.50	DOCUMENT PREPERATION SUPP	V01619	PPP DOCUMENT PREP SUPPRT
		0	HOUSTON-MOORE GROUP LLC	9,262.75	DOCUMENT PREPERATION SUPP	V01619	PPP DOCUMENT PREP SUPPRT
Total Project Financing - Engineering Services				30,321.25			
790-7990-429.33-25	3/23/2016	266575	ASHURST LLP	61,290.20	DIVERSION LEGAL SERVICES	V03001	P3 LEGAL COUNSEL-ASHURST
	3/5/2016	542	P CARD BMO	38,274.32	OHNSTAD TWICHELL PC	V00102	General & Admin. WIK
Total Project Financing - Legal Services				99,564.52			
790-7990-520.80-20	3/2/2016	JB03160001	US BANK	34,505.21	US BANK INTEREST PAYMENT	V02902	\$50M FARGO USBANK ADVANCE
Total Project Financing - Interest				34,505.21			
Total Disbursed for Period				4,692,156.63			

FM Diversion Authority
Cumulative Vendor Payments Since Inception
As of March 31, 2016

Vendor Name	Approved Contract/Invoice Amount	Liquidated	Outstanding Encumbrance	Purpose
CASS COUNTY JOINT WATER RESOUR	\$ 133,702,953.28	\$ 83,877,720.45	\$ 49,825,232.83	Land Purchases, O/H/B Ring Levee, DPAC, & ROE
HOUSTON-MOORE GROUP LLC	31,947,294.10	23,939,845.27	8,007,448.83	Engineering Services
INDUSTRIAL BUILDERS INC	25,792,957.86	10,419,381.95	15,373,575.91	2nd St North Pump Station Project and 2nd Street Floodwall, South of Pump Station
CH2M HILL ENGINEERS INC	24,965,819.01	17,815,819.01	7,150,000.00	Project Management
INDUSTRIAL CONTRACT SERVICES I	17,364,063.63	13,922,332.19	3,441,731.44	4th St Pump Station and 2nd Street Floodwall
OXBOW, CITY OF	15,580,206.40	14,316,243.93	1,263,962.47	City of Oxbow - MOU
ARMY CORP OF ENGINEERS	6,929,000.00	6,929,000.00	-	Local Share
COMMERCIAL TITLE LLC	3,869,541.00	3,869,541.00	-	Oxbow MOU - Advance for Land Purchase
TITLE COMPANY	3,641,500.00	3,641,500.00	-	Oxbow MOU - Advance for Land Purchase
DORSEY & WHITNEY LLP	2,874,223.82	2,874,223.82	-	Legal Services
CENTURYLINK COMMUNICATIONS	2,586,742.00	-	2,586,742.00	Utility Relocation
MINNESOTA DNR	2,325,472.35	2,325,472.35	-	EIS Scoping
ASHURST LLP	1,979,133.70	156,746.35	1,822,387.35	PPP Legal Counsel
URS CORPORATION	1,922,118.42	1,572,958.18	349,160.24	Engineering Services
LANDWEHR CONSTRUCTION INC	1,758,758.00	1,057,500.00	701,258.00	In-Town Demolition Contracts
KENNELLY & OKEEFFE	1,729,310.56	1,729,310.56	-	Home Buyouts
CONSOLIDATED COMMUNICATIONS	1,706,312.00	777,442.16	928,869.84	Utility Relocation
JP MORGAN CHASE-LOCKBOX PROCES	1,527,000.00	241,521.09	1,285,478.91	Financial Advisor
REINER CONTRACTING INC	1,515,798.64	-	1,515,798.64	EI Zagal Flood Risk Management
XCEL ENERGY	874,255.08	174,255.08	700,000.00	Utility Relocation
MOORE ENGINEERING INC	662,468.17	662,468.17	-	Engineering Services
US BANK	626,849.03	626,849.03	-	Loan Advance Debt Service Payments
DUCKS UNLIMITED	587,180.00	587,180.00	-	Wetland Mitigation Credits
HOUSTON ENGINEERING INC	576,669.57	576,669.57	-	Engineering Services
TERRACON CONSULTING ENGINEERS	525,000.00	263,738.61	261,261.39	Materials Testing
RED RIVER BASIN COMMISSION	500,000.00	500,000.00	-	Retention Projects - Engineering Services
NORTHERN TITLE CO	484,016.00	484,016.00	-	Land Purchases
ERIK R JOHNSON & ASSOCIATES	448,699.61	439,783.12	8,916.49	Legal Services
AT & T	441,330.44	278,964.28	162,366.16	Utility Relocation
CITY OF FARGO	334,288.71	334,288.71	-	Digital Imagery Project, Utility Relocation & Accounting Svcs
702 COMMUNICATIONS	275,862.91	266,892.07	8,970.84	Utility Relocation
CASS COUNTY TREASURER	249,171.51	249,171.51	-	Property Tax
BUFFALO-RED RIVER WATERSHED DI	220,768.00	-	220,768.00	Retention Projects - Engineering Services
ROBERT TRENT JONES	200,000.00	200,000.00	-	Oxbow MOU - Golf Course Consulting Agreement
CABLE ONE (FARGO)	148,511.37	-	148,511.37	Utility Relocation
PFM PUBLIC FINANCIAL MANAGEMEN	146,460.00	146,460.00	-	Financial Advisor
BOIS DE SIOUX WATERSHED DISTRI	145,380.00	-	145,380.00	Retention Projects - Engineering Services
NDSU BUSINESS OFFICE-BOX 6050	135,167.00	135,167.00	-	Ag Risk Study Services
OHNSTAD TWICHELL PC	124,117.43	124,117.43	-	ROE and Bonding Legal Fees
ENVENTIS	115,685.62	115,685.62	-	Utility Relocation

**FM Diversion Authority
Cumulative Vendor Payments Since Inception
As of March 31, 2016**

Vendor Name	Approved Contract/Invoice Amount	Liquidated	Outstanding Encumbrance	Purpose
BEAVER CREEK ARCHAEOLOGY	111,000.00	-	111,000.00	Engineering Services
UNITED STATES GEOLOGICAL SURVEY	104,600.00	104,600.00	-	Water Level Discharge Collection
PROSOURCE TECHNOLOGIES, INC	100,000.00	8,324.94	91,675.06	Engineering Services
ULTEIG ENGINEERS INC	100,000.00	-	100,000.00	Engineering Services
BRAUN INTERTEC CORP	90,210.00	77,629.00	12,581.00	Quality Testing
EL ZAGAL TEMPLE HOLDING CO	68,040.72	68,040.72	-	Easement Purchase for El Zagal Levee
GRAY PANNELL & WOODWARD LLP	66,300.68	66,300.68	-	Legal Services
FREDRIKSON & BYRON, PA	63,000.00	52,500.00	10,500.00	Lobbying Services
NIXON PEABODY LLC	60,000.00	60,000.00	-	Legal Services
IN SITU ENGINEERING	54,800.00	47,973.00	6,827.00	Quality Testing
ADVANCED ENGINEERING INC	50,000.00	50,000.00	-	Public Outreach
US GEOLOGICAL SURVEY	46,920.00	46,920.00	-	Stage Gage Installation
GEEKON INC	33,815.36	33,815.36	-	Vibrating Wire Piezometer Equipment
CLAY COUNTY AUDITOR	33,796.71	33,796.71	-	Property Tax, Home Buyout Demo
COLDWELL BANKER	33,066.02	33,066.02	-	Property Management Services
WARNER & CO	24,875.00	24,875.00	-	General Liability Insurance
XCEL ENERGY-FARGO	16,275.85	16,275.85	-	Utility Relocation
PRIMORIS AEVENIA INC	16,230.00	16,230.00	-	Utility Relocation
INNOVATIVE ABSTRACT & TITLE CO	15,921.53	15,921.53	-	Oxbow MOU - Advance for Land Purchase
MOORHEAD, CITY OF	15,062.90	15,062.90	-	ROE Legal Fees
BRIGGS & MORGAN PA	12,727.56	12,727.56	-	Legal Services
ND WATER USERS ASSOCIATN	10,000.00	10,000.00	-	Membership Dues
BNSF RAILWAY CO	3,700.00	3,700.00	-	Permits for In-Town Levee Projects
ONE	3,575.00	3,575.00	-	Utility Relocation
MCKINZIE METRO APPRAISAL	3,200.00	3,200.00	-	Appraisal Services
FORUM COMMUNICATIONS (LEGALS)	2,224.20	2,224.20	-	Advertising Services
DAWSON INSURANCE AGENCY	1,867.81	1,867.81	-	Property Insurance - Home Buyouts
FORUM COMMUNICATIONS (ADVERT)	1,743.77	1,743.77	-	Advertising Services
NORTH DAKOTA TELEPHONE CO	1,697.00	1,697.00	-	Communication
SEIGEL COMMUNICATIONS SERVICE	1,490.00	1,490.00	-	Public Outreach
RED RIVER TITLE SERVICES INC	1,305.00	1,305.00	-	Abstract Updates
HUBER, STEVE	1,056.43	1,056.43	-	Home Buyouts
TRIO ENVIRONMENTAL CONSULTING	747.60	747.60	-	Asbestos and LBP Testing - Home Buyouts
RED RIVER VALLEY COOPERATIVE A	536.96	536.96	-	Electricity - Home Buyouts
FERRELLGAS	496.00	496.00	-	Propane - Home Buyouts
BROKERAGE PRINTING	473.33	473.33	-	Custom Printed Forms
KOCHMANN, CARTER	315.00	315.00	-	Lawn Mowing Services
GALLAGHER BENEFIT SERVICES INC	250.00	250.00	-	Job Description Review
DONS PLUMBING	240.00	240.00	-	Winterize - Home Buyouts
CURTS LOCK & KEY SERVICE INC	138.10	138.10	-	Service Call - Home Buyouts

**FM Diversion Authority
 Cumulative Vendor Payments Since Inception
 As of March 31, 2016**

Vendor Name	Approved Contract/Invoice Amount	Liquidated	Outstanding Encumbrance	Purpose
GOOGLE LOVEINTHEOVEN	116.00	116.00	-	Meeting Incidentals
FEDERAL EXPRESS CORPORATION	71.89	71.89	-	Postage
CASS COUNTY RECORDER	68.00	68.00	-	Oxbow MOU - Advance for Land Purchase
Grand Total	\$ 292,692,039.64	\$ 196,451,635.87	\$ 96,240,403.77	

**FM Diversion Authority
In-Town Levee Work
as of March 31, 2016**

Vcode #	Vendor Name	Descriptions	Contract Amount	Amount Paid
V02801	Industrial Builders	2nd Street North Pump Station - Work Package 42.A2	\$ 8,674,859.68	\$ 7,986,892.32
V02802	Terracon Consulting	WP-42 (In Town Levees) Materials Testing	525,000.00	263,738.61
V02803	Consolidated Communications	2nd Street Utility Relocation	1,821,997.62	893,127.78
V02804	702 Communications	2nd Street Utility Relocation	275,862.91	266,892.07
V02805	ICS	4th St Pump Station & Gatewell and 2nd St Floodwall S - WP-42A.1/A.3	17,364,663.63	13,922,932.19
V02806	HMG	Services During Construction - Work Package 42	3,848,000.00	1,193,509.42
V02807	CCJWRD	In-Town Levee Work	2,508,691.64	2,508,691.64
V02808	City of Fargo	Relocation of fiber optic along 2nd Street North	38,002.05	38,002.05
V02809	AT & T	2nd Street Utility Relocation	603,696.60	278,964.28
V02810	Cable One	2nd Street Utility Relocation	148,511.37	-
V02811	Xcel Energy	2nd Street & 4th Street Utility Relocations	890,530.93	190,530.93
V02812	Industrial Builders	2nd Street North Floodwall, South of Pump Station - WP-42F.1S	16,458,188.18	2,432,489.63
V02813	Landwehr Construction	Park East Apartments Demolition	1,089,888.00	1,057,500.00
V02814	Primoris Aevenia	2nd Street Utility Relocation	16,230.00	16,230.00
V02815	Centurylink Communications	2nd Street Utility Relocation	2,586,742.00	-
V02816	Landwehr Construction	WP-42C.1 In-Town Levees 2nd Street/Downtown Area Demo	668,870.00	-
V02817	Reiner Contracting, Inc	WP-42H.2 El Zagal Area Flood Risk Management	1,515,798.64	-
V02818	Industrial Builders	WP-42I.1 Mickelson Levee Extension	659,910.00	-
V02819	TBD	WP42F.1N	3,100.00	3,100.00
V01703	Various	In-Town Property Purchases	33,068,956.15	20,742,828.70
			\$ 92,767,499.40	\$ 51,795,429.62

**FM Diversion Authority
Lands Expense - Life To Date
As of March 31, 2016**

Property Address	Purchase Date	Purchase Price	Replacement Lot	Down Payment	Earnest Deposit	Tax Payment	Relocation Assistance	Property Management Expense	Property Management Income	Sale Proceeds	Total
Home Buyouts - Fargo											
1322 Elm St N, Fargo ND	11/19/2014	347,270.27	-	-	-	2,981.20	47,168.14	2,557.54	-	-	399,977.15
1341 N Oak St, Fargo ND	1/29/2015	309,888.24	-	-	-	3,153.40	78,889.24	64.79	-	-	391,995.67
1326 Elm St N, Fargo ND	12/23/2014	230,196.41	-	-	-	-	8,001.02	227.01	-	-	238,424.44
1330 Elm St N, Fargo ND	2/12/2015	229,982.44	-	-	-	651.52	62,362.63	530.81	-	-	293,527.40
18 North Terrace N, Fargo ND	4/2/2015	129,698.25	-	-	-	829.15	44,688.72	273.83	-	-	175,489.95
Park East Apartments - 1 2nd St S Fargo, ND	6/23/2015	9,002,442.20	-	-	-	94,832.78	1,365,886.39	74,283.50	(2,166.32)	-	10,535,278.55
1318 Elm St N, Fargo ND	5/29/2015	229,012.67	-	-	-	1,289.52	55,452.01	50.00	-	-	285,804.20
724 North River Road, Fargo, ND	6/8/2015	204,457.83	-	-	-	1,547.60	35,615.30	109.76	-	(10,000.00)	231,730.49
1333 Oak Street N, Fargo, ND	6/24/2015	238,513.23	-	-	-	1,627.75	2,700.85	50.00	-	-	242,891.83
26 North Terrace N, Fargo ND	9/11/2015	138,619.58	-	-	-	1,737.30	12,620.00	118.50	-	-	153,095.38
16 North Terrace N, Fargo ND	9/24/2015	227,987.50	-	-	-	2,072.31	96,717.14	93.33	-	-	326,870.28
301 3rd Ave N, Fargo ND	11/2/2015	3,266,079.60	-	-	-	-	3,200,206.04	31,450.55	-	(1,100.00)	6,496,636.19
1314 Elm Street N, Fargo ND	12/18/2015	225,800.09	-	-	-	-	5,025.00	60.48	-	-	230,885.57
24 North Terrace N, Fargo ND	11/25/2015	182,437.38	-	-	-	1,606.21	29,269.60	67.19	-	-	213,380.38
1313 Elm Street N, Fargo ND		350,000.00	-	-	-	-	3,360.00	-	-	-	353,360.00
12 North Terrace N, Fargo ND	2/9/2016	10,191.00	-	-	-	-	-	-	-	-	10,191.00
Home Buyouts - Moorhead											
387 170th Ave SW, Moorhead MN	11/1/2013	281,809.91	-	-	-	1,970.00	-	34,073.72	-	(8,440.00)	309,413.63
16678 3rd St S, Moorhead MN		-	-	-	192,600.00	-	79,454.00	-	-	-	272,054.00
Home Buyouts - Oxbow											
105 Oxbow Drive, Oxbow ND	11/28/2012	216,651.85	-	-	-	4,993.72	-	13,695.77	(18,680.72)	(181,249.54)	35,411.08
744 Riverbend, Oxbow ND	12/3/2012	343,828.30	-	-	-	14,276.50	2,435.00	38,416.48	(37,617.16)	-	361,339.12
121 Oxbow Drive, Oxbow ND	7/31/2013	378,781.20	-	-	-	1,581.52	-	19,519.02	-	(186,918.33)	212,963.41
333 Schnell Drive, Oxbow ND	9/20/2013	104,087.79	-	-	-	4,302.38	-	30,137.65	-	-	138,527.82
346 Schnell Dr, Oxbow ND	2/13/2014	512,970.73	-	-	-	6,638.91	7,200.00	13,712.71	(18,000.00)	-	522,522.35
345 Schnell Dr, Oxbow ND	10/24/2014	478,702.98	-	-	-	6,453.35	6,869.44	28,749.98	-	-	520,775.75
336 Schnell Dr, Oxbow ND	1/29/2015	310,888.51	-	-	-	2,376.26	-	228.39	(2,759.00)	-	310,734.16
5059 Makenzie Circle	5/21/2015	2,698,226.97	-	-	-	5,095.25	10,549.70	5,380.30	-	-	2,719,252.22
748 Riverbend Rd / 755 River Bend Rd	9/1/2015	480,784.30	-	-	-	4,002.89	205,699.82	181.53	-	-	690,668.54
752 Riverbend Rd / 768 River Bend Rd	9/4/2015	469,078.13	-	-	-	3,503.65	507,103.56	810.88	-	-	980,496.22
349 Schnell Dr / 761 River Bend Rd	6/26/2015	306,725.20	-	-	-	2,234.53	309,992.53	729.41	-	-	619,681.67
353 Schnell Dr / 772 River Bend Rd	9/11/2015	494,342.87	-	-	-	2,818.16	312,212.95	1,353.32	-	-	810,727.30
357 Schnell Dr / 760 River Bend Rd	6/18/2015	466,720.80	-	-	-	6,643.74	176,524.79	882.86	-	-	650,772.19
361 Schnell Dr / 764 River Bend Rd	9/2/2015	490,091.32	-	-	-	3,554.24	267,757.65	1,107.18	-	-	762,510.39
SE 1/4-23-137-49 & NW 1/4 SW 1/4 24-137-49 - Heitman	9/30/2015	1,328,151.00	-	-	-	1,710.55	-	36.67	-	-	1,329,898.22
326 Schnell Drive, Oxbow, ND	2/19/2016	326,842.17	-	-	-	-	213,898.09	-	-	-	540,740.26
828 Riverbend Rd, Oxbow ND		-	-	25,000.00	25,000.00	-	-	-	-	-	25,000.00
330 Schnell Dr, Oxbow ND		-	-	150,000.00	150,000.00	-	-	-	-	-	150,000.00
749 Riverbend Rd / 433 Trent Jones Dr	2/1/2016	598,885.43	-	-	-	-	469,875.64	-	-	-	1,068,761.07
334 Schnell Dr / 751 River Bend Rd	1/15/2016	318,879.77	-	-	-	-	286,559.88	95.28	-	-	605,534.93
350 Schnell Dr / 769 River Bend Rd	12/15/2015	491,024.01	-	-	-	-	273,967.35	-	-	-	764,991.36
829 Riverbend Rd / 788 River Bend Rd		-	-	-	-	-	8,000.00	-	-	-	8,000.00
328 Schnell Dr / 347 Trent Jones Dr		-	150,000.00	50,000.00	200,000.00	-	-	-	-	-	200,000.00
338 Schnell Dr / 775 River Bend Rd		-	115,000.00	107,500.00	222,500.00	-	-	-	-	-	222,500.00
813 Riverbend Rd / 449 Trent Jones Dr		-	163,000.00	65,000.00	228,000.00	-	-	-	-	-	228,000.00
341 Schnell Dr / 351 Trent Jones Dr		-	143,000.00	95,500.00	238,500.00	-	-	-	-	-	238,500.00
329 Schnell Dr / 417 Trent Jones Dr		-	130,000.00	50,000.00	180,000.00	-	-	-	-	-	180,000.00
805 Riverbend Rd / 776 River Bend Rd		-	131,000.00	89,855.00	220,855.00	-	-	-	-	-	220,855.00
317 Schnell Dr / 409 Trent Jones Dr		-	136,000.00	86,000.00	222,000.00	-	-	-	-	-	222,000.00
309 Schnell Dr / 261 S Schnell Dr		-	160,000.00	50,000.00	210,000.00	-	-	-	-	-	210,000.00
810 Riverbend Rd / 787 River Bend Rd		-	174,000.00	115,500.00	289,500.00	-	-	-	-	-	289,500.00

**FM Diversion Authority
Lands Expense - Life To Date
As of March 31, 2016**

Property Address	Purchase Date	Purchase Price	Replacement Lot	Down Payment	Earnest Deposit	Tax Payment	Relocation Assistance	Property Management Expense	Property Management Income	Sale Proceeds	Total
332 Schnell Dr / 421 Trent Jones Dr		-	133,000.00	25,000.00	158,000.00	-	-	-	-	-	158,000.00
833 Riverbend Rd / 446 Trent Jones Dr		-	149,000.00	120,000.00	269,000.00	-	-	-	-	-	269,000.00
821 Riverbend Rd / 434 Trent Jones Dr		-	108,000.00	77,000.00	185,000.00	-	-	-	-	-	185,000.00
321 Schnell Dr / 410 Trent Jones Dr		-	148,000.00	90,566.00	238,566.00	-	-	-	-	-	238,566.00
337 Schnell Dr / 355 Trent Jones Dr		-	124,000.00	82,021.00	206,021.00	-	-	-	-	-	206,021.00
840 Riverbend Rd / 442 Trent Jones Dr		-	139,000.00	50,000.00	189,000.00	-	-	-	-	-	189,000.00
325 Schnell Dr		-	141,000.00	69,590.00	210,590.00	-	-	-	-	-	210,590.00
816 Riverbend Rd / 429 Trent Jones Dr		-	111,000.00	76,426.00	187,426.00	-	-	-	-	-	187,426.00
852 Riverbend Rd	1/11/2016	1,222,608.19	-	-	-	-	10,891.60	363.68	-	-	1,233,863.47
365 Schnell Dr	1/7/2016	125,077.88	-	-	-	-	-	-	-	-	125,077.88
Home Buyouts - Hickson											
17495 52nd St SE, Hickson, ND	4/28/2015	785,747.66	-	-	-	4,390.23	27,604.74	1,245.35	-	-	818,987.98
Easements - Fargo											
Part of Lot 5 El Zagal Park, Fargo ND	10/9/2014	68,040.72	-	-	-	-	-	-	-	-	68,040.72
Easements - Oxbow											
Oxbow Parcel 57-0000-10356-070 - Pearson	10/13/2014	55,500.00	-	-	-	-	-	-	-	-	55,500.00
Farmland Purchases											
SE 1/4 11-140-50 (Raymond Twp) - Ueland	1/20/2014	959,840.00	-	-	-	-	-	-	(27,892.63)	-	931,947.37
2 Tracts in the E 1/2-2-137-49 - Sorby/Maier	1/24/2014	1,636,230.00	-	-	-	-	-	-	(56,114.10)	-	1,580,115.90
3 Tracts NW1/4 1-140-50, NW1/4 11-140-50, & S1/2 25-141-50 - Rust	2/18/2014	3,458,980.70	-	-	-	-	-	-	(121,611.02)	-	3,337,369.68
11-140-50 NE1/4 (Raymond Twp) - Diekrager	4/15/2014	991,128.19	-	-	-	-	-	-	(32,244.98)	-	958,883.21
NW 1/4 36-141-50 - Monson	5/7/2014	943,560.05	-	-	-	-	-	-	(29,681.57)	-	913,878.48
SW 1/4-11-140-50 - Hoglund	7/21/2014	989,706.03	-	-	-	2,566.59	-	-	(3,725.49)	-	988,547.13
NW 1/4 14-140-50 - Hoglund	10/23/2014	948,782.22	-	-	-	5,327.10	-	-	(22,249.56)	-	931,859.76
SW 1/4 2-140-50 -Rust	10/29/2014	955,901.00	-	-	-	-	-	-	(11,053.17)	-	944,847.83
Fercho Family Farms, Oxbow ND	3/25/2015	464,600.00	-	-	-	-	-	-	-	-	464,600.00
W 1/2 SE 1/4 SW 1/4 & SW 1/4 SW 1/4 2-137-49 - Gordner	5/13/2014	321,386.00	-	-	-	-	-	-	(5,602.20)	-	315,783.80
2-140-50 S 1/2 of NW 1/4 & Lot 4A - Pile	3/4/2015	594,108.00	-	-	-	-	-	-	-	-	594,108.00
W 1/2 NW 1/4 2-141-49 - Heiden	4/24/2015	433,409.00	-	-	-	-	-	-	(6,510.69)	-	426,898.31
(Raymond Twp) - Henke	6/17/2015	1,196,215.00	-	-	-	-	-	-	(12,452.23)	-	1,183,762.77
Land Purchases											
Hayden Heights Land, West Fargo ND	10/12/2012	484,016.00	-	-	-	223,505.56	-	-	-	(730,148.14)	(22,626.58)
Lot 4, Block 4, ND R-2 Urban Renewal Addition, Fargo ND - Professional Associates	5/14/2015	39,900.00	-	-	-	-	-	-	-	-	39,900.00
BNSF Railway Company		-	-	-	27,000.00	-	-	-	-	-	27,000.00
Total		43,094,786.57	2,355,000.00	1,474,958.00	4,049,558.00	420,273.87	8,224,558.82	300,657.47	(408,360.84)	(1,117,856.01)	54,563,617.88

FM Diversion Authority
 State Water Commission Funds Reimbursement Worksheet
 Fargo Flood Control Project Costs

Time Period for This Request: March 1, 2016 - March 31, 2016

Drawdown Request No: 26	
Requested Amount:	\$ 1,021,657
Total Funds Expended This Period:	\$ 1,597,673
Total Funds Requested at 100% Match	445,642
Remaining Funds Requested at 50% Match	1,152,031
SB 2020 Matching Requirements	50%
Total Funds Requested at 50% Match	576,015
Total Funds Requested:	\$ 1,021,657

STATE AID SUMMARY:		
Summary of State Funds Appropriated		
Appropriations from 2009 Legislative Session	\$	45,000,000
Appropriations from 2011 Legislative Session		30,000,000
Appropriations from 2013 Legislative Session		100,000,000
Appropriations from 2015 Legislative Session		69,000,000
Appropriations to be funded in 2017 Legislative Session	69,000,000	
Appropriations to be funded in 2019 Legislative Session	69,000,000	
Appropriations to be funded in 2021 Legislative Session	68,000,000	
Total State Funds	206,000,000	244,000,000
Less: Payment #1 through #35 - City of Fargo		(55,510,209)
Less: Payment #1 - Cass County		(136,039)
Less: Payment #1 through #10 - FM Diversion Authority		(8,524,053)
Less: Payment #11 - FM Diversion Authority		(470,398)
Less: Payment #12 - FM Diversion Authority		(1,231,810)
Less: Payment #13 - FM Diversion Authority		(612,361)
Less: Payment #14 - FM Diversion Authority		(1,182,540)
Less: Payment #15 - FM Diversion Authority		(4,501,221)
Less: Payment #16 - FM Diversion Authority		(3,325,169)
Less: Payment #17 - FM Diversion Authority		(2,833,772)
Less: Payment #18 - FM Diversion Authority		(1,528,056)
Less: Payment #19 - FM Diversion Authority		(885,633)
Less: Payment #20 - FM Diversion Authority		(3,767,195)
Less: Payment #21 - FM Diversion Authority		(2,580,786)
Less: Payment #22 - FM Diversion Authority		(3,998,879)
Less: Payment #23 - FM Diversion Authority		(1,985,040)
Less: Payment #24 - FM Diversion Authority		(2,752,283)
Less: Payment #25 - FM Diversion Authority		(10,000,000)
Less: Payment #26 - FM Diversion Authority		(1,021,657)
Total Funds Reimbursed		(106,847,102)
Total State Fund Balances Remaining	\$	137,152,898

FM Diversion Authority
 State Water Commission Funds Reimbursement Worksheet
 Fargo Flood Control Project Costs

LOCAL MATCHING FUNDS SUMMARY:	
Matching Funds Expended To Date - City of Fargo	\$ 47,629,069
Matching Funds Expended To Date - Cass County	291,500
Matching Funds Expended To Date - FM Diversion Authority	9,936,700
Total Matching Funds Expended To Date	57,857,269
Less: Match Used on Payment #1 through #35 - City of Fargo	(41,506,620)
Less: Match used on Payment #1 - Cass County	(136,039)
Less: Match Used on Payment #1 - FM Diversion Authority	(18,600)
Less: Match Used on Payment #2 - FM Diversion Authority	(66,888)
Less: Match Used on Payment #6 - FM Diversion Authority	(238,241)
Less: Match Used on Payment #8 - FM Diversion Authority	(346,664)
Less: Match Used on Payment #11 - FM Diversion Authority	(470,398)
Less: Match Used on Payment #12 - FM Diversion Authority	(237,286)
Less: Match Used on Payment #16 - FM Diversion Authority	(3,018,978)
Less: Match Used on Payment #17 - FM Diversion Authority	(1,374,624)
Less: Match Used on Payment #20 - FM Diversion Authority	(1,427,344)
Less: Match Used on Payment #22 - FM Diversion Authority	(116,437)
Less: Match Used on Payment #23 - FM Diversion Authority	(487,124)
Less: Match Used on Payment #24 - FM Diversion Authority	(1,688,474)
Less: Match Used on Payment #26 - FM Diversion Authority	(445,642)
Balance of Local Matching Funds Available	\$ 6,277,910



211 9th Street South, P.O. Box 2806, Fargo, ND 58108-2806
Phone 701-241-5600 Fax 701-241-5728

MEMO

TO: FM Diversion Finance Committee
FROM: Michael Montplaisir, ^{mm} Committee Chair
DATE: April 12, 2016
SUBJECT: Temporary Financing

Kent Costin, John Shockley, Terri Heaton and Kathy Aho from Springsted, and I have met with U.S. Bank concerning additional temporary financing in an amount up to \$100 million, this is in addition to the current \$50 million each that the city and county currently have borrowed. Our budget for 2016 is \$237.5 million, considering funds on hand, monthly sales tax revenue, and reimbursement funds from the State, we will be about \$100 million short to finance the operations of 2016. The reason we went to U.S. Bank first is that we have the existing loans with them and it is a simpler and quicker route for this temporary financing.

We are looking at short term financing to come due at the same time (July 31, 2017) as our current \$100 million of financing; this financing would then be refinanced next year through the sale of bonds, either sales tax or special assessment backed bonds. There are several options to consider other than U.S. Bank but if we can obtain financing from them it may be the simplest and cheapest way to handle the temporary financing. Other financing methods include doing an RFP like we did in 2014 or issuing sales tax bonds.

SUGGESTED MOTION:

Move to continue discussion with U.S. Bank with the goal of extending financing agreements with U.S. Bank to include up to another \$100 million of temporary financing through July 31, 2017 and if unable to reach an agreement with U.S. Bank to work with Springsted to solicit other sources of financing.



April 12, 2016

To: Diversion Authority Finance & Land Management Committees

RE: OHB Property Acquisition Documents

The following property acquisitions are presented for consideration by the Diversion Authority's finance and land management committees. The acquisitions are proposed in accordance with the Uniform Relocation Act (URA) as well as the Memorandum of Understanding (MOU) between Oxbow and the Diversion Authority. The proposed acquisitions in the enclosed packet are necessary to facilitate the OHB Ring Levee project, and these homes under consideration for purchase and relocation complete all the acquisitions necessary for the project.

The (9) properties in the enclosed packet are split into three categories:

1. Owners re-building in Oxbow (6)
 - a. "unique" high-end homes with detailed review by architect (3)
 - b. "typical" homes with general overview by architect, following unit cost approach (3)
2. Owners re-locating out of Oxbow (3)

Acquisitions 1-3 in the enclosed packet have been determined to be "unique" high end homes which have required a detailed level of review by our contracted home architect to establish the appropriate replacement home allowance to establish the necessary Replacement Housing Agreement. Due to the uniqueness of these three properties, Helenske Design Group (HDG) was engaged to complete a full evaluation of the existing home in order to determine the appropriate cost allowance to replace the property. The documentation from HDG is included in the acquisition summary information in this packet.

	OIN	Last Name	Program Area	Payment Type	Amount
1.	9602	Debates	OHB	Purchase Agreement	\$785,000
				Replacement Housing Agreement	\$1,357,898
2.	9502	Podolak	OHB	Purchase Agreement	\$985,000
				Replacement Housing Agreement	\$1,153,780
3.	9605	Champ	OHB	Purchase Agreement	\$1,060,000
				Replacement Housing Agreement	\$1,103,373



Acquisitions 4-6 have followed the “typical” unit cost methodology presented for previous Replacement Housing Agreement calculations for Oxbow replacement homes. These homes fall within the established unit cost curve which has been reviewed and validated by HDG.

	OIN	Name	Program Area	Payment Type	Amount
4.	9655	McQuillan	OHB	Purchase Agreement	\$390,000
				Replacement Housing Agreement	\$201,738
5.	9593	Strei	OHB	Purchase Agreement	\$714,400
				Replacement Housing Agreement	\$415,729
6.	9507	Westlund/Johnson	OHB	Purchase Agreement	\$448,300
				Replacement Housing Agreement	\$369,833

Acquisitions 7 and 8 reflect two property owners who have decided to move out of Oxbow and not build a replacement home. There is no Replacement Housing Agreement component for these properties. The details of the purchases are summarized in the packet.

	OIN	Name	Program Area	Payment Type	Amount
7.	9601	Leake	OHB	Purchase Agreement	\$720,000
8.	9503	Rustvang	OHB	Purchase Agreement	\$1,779,000

Acquisition 9 is the purchase of a vacant lot in the OHB area. There is no replacement payment component for this property. The details of the purchase are summarized in the packet.

9.	9509	Newman	OHB	Purchase Agreement	\$112,500
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FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Todd Debates
Address	8484 Riverbend Road, Oxbow
Property Type	Single family residential
Identification Number	9602

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

Please see the attached Valuation Report prepared by the Helenske Design Group for a full description of the existing property.

An appraisal of the existing home was completed by McKinzie Metro Appraisal in January 2015. The market value of the property was established as \$1,345,500. A second appraisal for this property was prepared by Gary Bock, approved by USACE, and concluded a value of \$785,000.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family 2-story home of a similar style and size with two floors above grade and a fully finished basement. This home will provide four bedrooms, 3.5 bathrooms, an office, plus a master suite with master bathroom and walk in closet.

The homeowner is considering betterments to the new home which are estimated to total between \$50,000 – \$150,000 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$785,000 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$1,357,898 for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$160,000, which will be fully reimbursed per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9602		Notes
		<u>Includes: (see supplemental detail below)</u>
Total Replacement Home Cost Estimate	\$2,235,781	A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 785,000)	Based on Appraisal and Purchase Agreement
Less 'Betterments' Estimate	- (\$ 110,000)	Based on current new home estimate and Owner preferences
Less 'Replacement Lot Cost'	- (\$ 160,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$ 1,180,781	
Construction Contingency	+ \$177,117	Add 15 percent for uncertainties
Replacement Housing Agreement	= \$ 1,357,898	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by architect estimated price per square foot.
3. 2014 unit prices established by professional architect (Helenske Design Group) and landscape architect (Hanson Design Associates).
4. 2014 unit prices inflated to 2016 values based on data from area home builders.

		1				2				3	
		Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)					Replacement Cost	
Replacement House Allowance	=	Above Grade Finished Space	3,651	x	\$395	=				\$1,442,145	
		Below Grade Finished Space	1,985	x	\$91	=				\$180,635	
		Below Grade Unfinished Space	124	x	\$36	=				\$4,464	
		Garage	1,119	x	\$48	=				\$53,712	
Total (Replacement House Allowance) = \$1,680,956											

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 30,000	Placeholder. Allowance will be based on the lower of the two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 149,725	Hanson Design Associates’ professional estimate (see attached report).
Interior Design Fee	\$4,000	Placeholder to replace existing professional design for current home.
Custom Paint	\$11,000	Placeholder. Allowance will be based on the lower of the two bids.
TOTAL	\$ 194,725	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

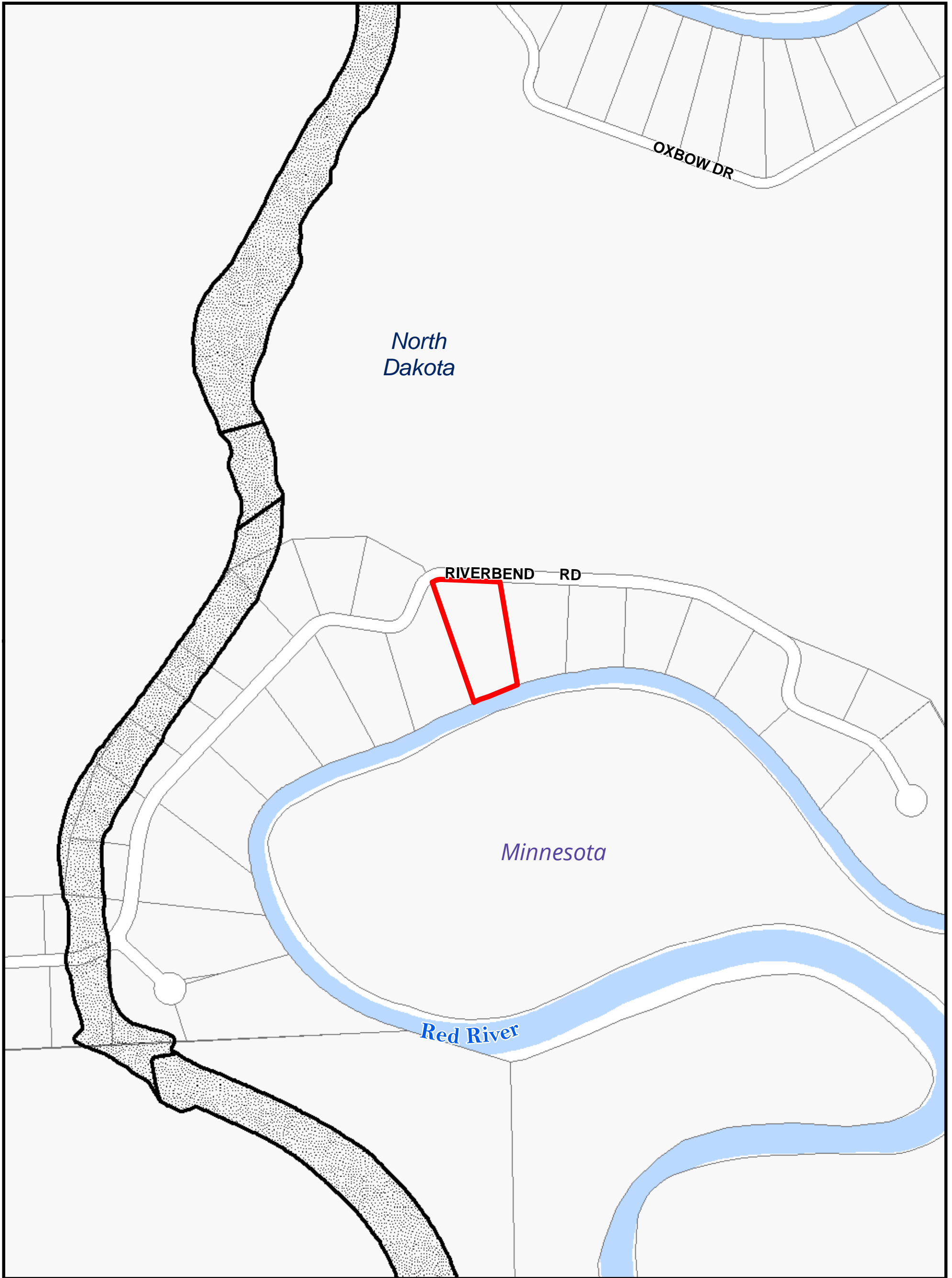
Item	Costs	Notes
Flood Proofing	\$ 6,000	Placeholder.
Building Permits	\$ 8,000	Placeholder.
Additional Driveway setback	\$ 4,800	Placeholder.
Site Conditions Haul/Fill/Dig	\$ 50,000	Placeholder.
Buried Propane Tank	\$ 4,000	Placeholder.
Winter Construction/Home Heating	\$ 4,000	Placeholder.
Utility Connections	\$ 3,300	Placeholder.
Partial Builder Design Fee	\$ 10,000	Portion of builder and architectural design fee.
TOTAL (rounded)	\$ 90,100	

Line Item D- Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$110,000

Line Item E- Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Replacement Lot Cost Reimbursement = \$160,000.



CURRENT COST SHARE REQUEST

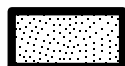
OIN# 9602
OWNER: TODD E DEBATES

PROPERTY ADDR: 848 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.93 AC.



Diversion Channel



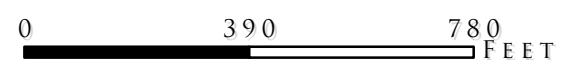
OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9602

Document Path: D:\GIS\Projects\FM Diversion\FM Area Diversion\Projects\Land Acquisition\SWC Reimbursement (Cost Share)\Mapbook2.mxd cfm ae2S



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable, The Diversion Authority does not guarantee the accuracy of the information, and waives any warranty or guarantee of any kind, express or implied. The data involved in the project is continuously refined and revised; you should not rely on this information for technical purposes or accuracy.

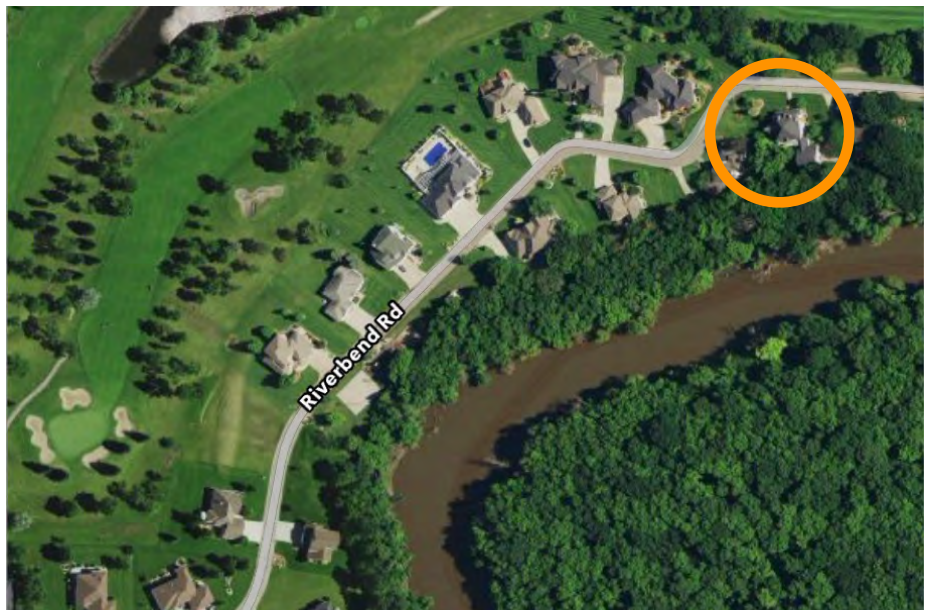
Diversion Authority &
Cass County
Joint Water Resource District
March 28, 2016

Debates Residence Valuation Report

848 River Bend Road
Oxbow, ND



I. Report Background



At the request of the Cass County Joint Water Resource District, we have been asked to provide an opinion of construction valuation for the DeBates Residence, located at 848 River Bend Road, Oxbow, ND. This opinion of construction valuation is assembled following the general format and methodology utilized for the property buyouts in Oxbow. Previous buyout valuations have been developed utilizing comparable properties on the Fargo Moorhead Multiple Listing service. While this approach has been successful with many of the properties in the relocation area, it is limited in its ability to provide appropriate valuations with homes that include high value features that drive the square foot costs above comparable properties in the market area. Our role is to support the Diversion Authority, by providing a comparable valuation for a custom residence in this upper bracket.

As background, the Diversion Authority is required by the terms of Uniform Relocation Act "URA" to acquire properties for the Oxbow Ring Levee Project and to replace the existing home such that the displaced residents have a comparable or "for like" property to relocate to. For purposes of this effort the term comparable is further defined as "The program will compensate the home owner for the costs to rebuild their same (or similar) home". (This language is found in the Replacement Housing Agreement RHA, Oxbow Housing Replacement Summary Paper) The Diversion Authority acknowledges that the relocation of residents to a replacement home may require added costs associated with specific property covenants and site conditions, and that these costs would be allowed for in the buyout valuation.

2.Valuation Methodology



Our methodology for establishing “same or similar” valuation was to utilize a current property that we have designed and constructed, to form the basis for costs. We feel this is the most appropriate as it allows us to use actual hard costs and not estimates of value. In addition, this approach follows closely the process used on previous homes in the buy out area. The property used for comparison closely matches the subject property in construction, type and size. Where features differ, values are adjusted up or down to achieve a like valuation. The process is summarized as follows:

1. Comparison property costs have been itemized by category and adjusted to remove any features that are not consistent with the subject property. This valuation establishes the “Base” cost per square foot, that will generate a Similar or Same Value. For Reference, Section 3 documents the Subject property with Plans, Elevations and project photographs.
2. Subject property values are established by applying the “Base” value per square foot, generated in step 1. This new base valuation for the replacement of the current home, was then adjusted to include specific upgrades not found in the comparison property. This results in establishing the appropriate square foot cost to replace the existing home. The resulting cost could then be utilized to state the Replacement Home Cost Summary.

Our goal with this methodology, is to provide a fair transparent approach that is easily understood and results in a value for the current homeowner that will replace their existing home in a like manner.

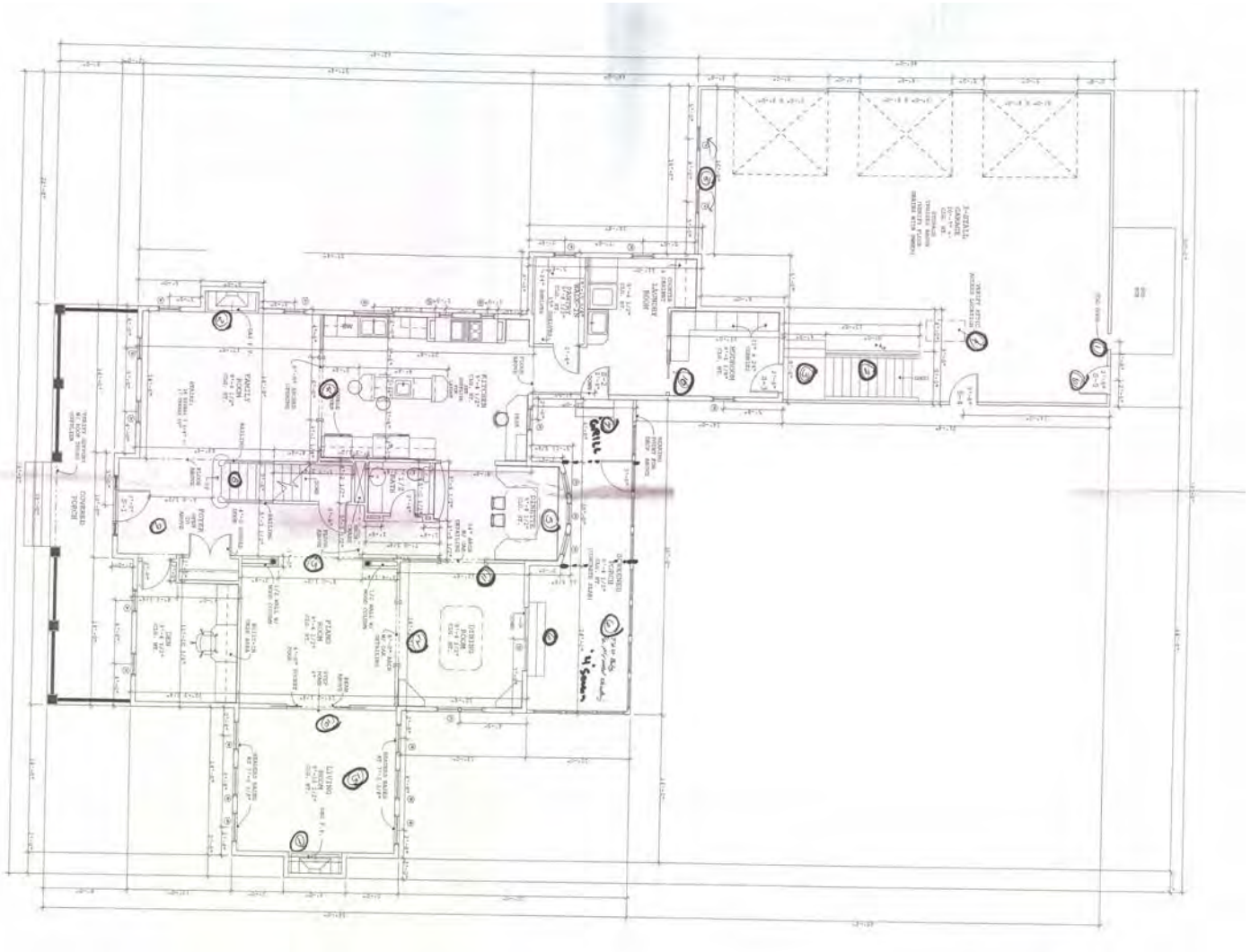
3.Existing Home Documentation



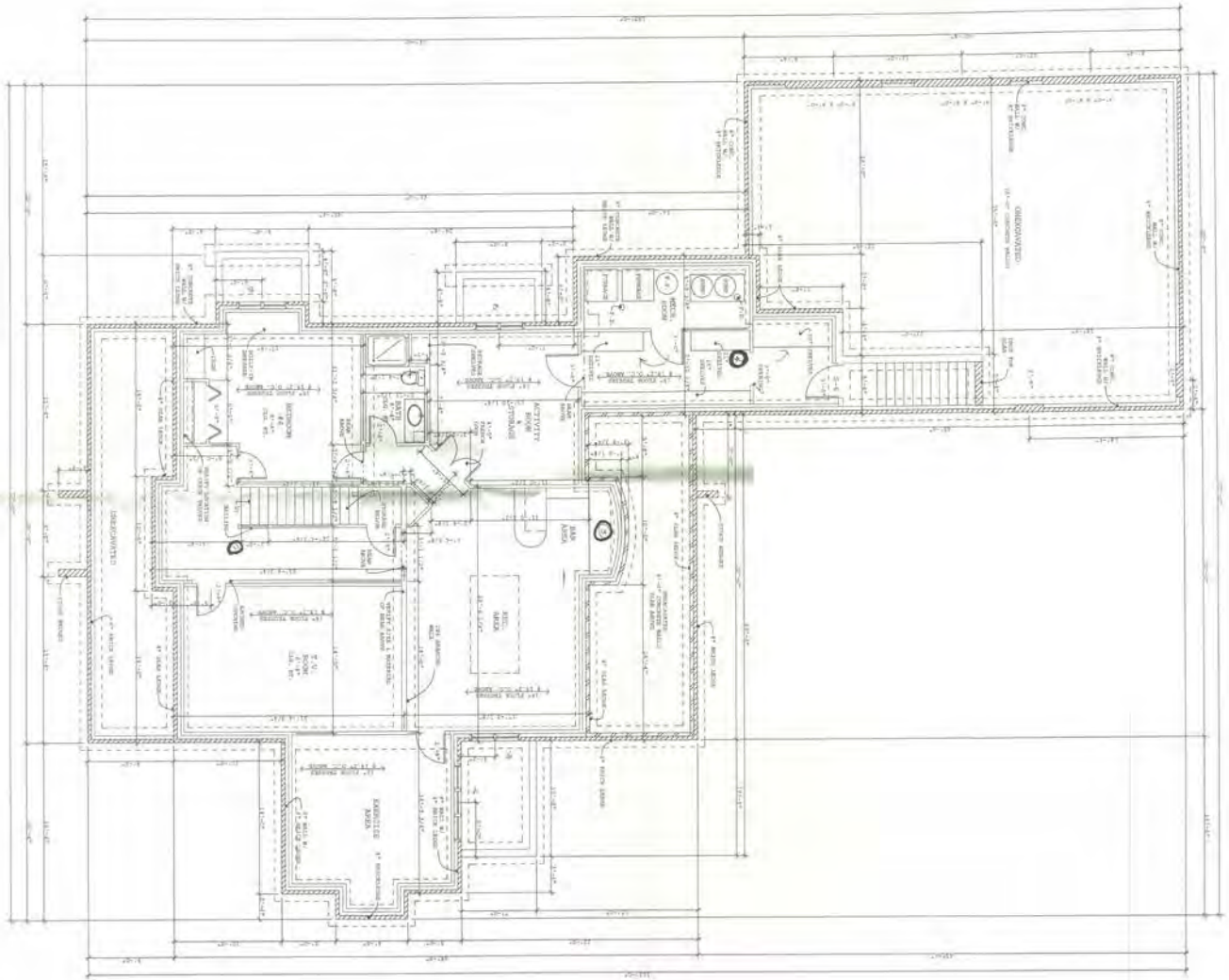
Subject property construction follows standard residential practices for the area market and include the following key elements:

- 1.Cast Concrete Foundation wall and footings, non flood proof.
2. Component Floor and Roof Truss Systems.
3. 2x6 wall construction-Standard Fiberglass Insulation System
4. Cement Board Siding and Trim with Accent Siding Detail
5. Full Depth Brick Veneer Waincote and Masonry Chimneys
6. 30 Year shingle roof & Clad Wood Windows with Transoms
7. Upgrade Interior Trim Details
8. Painted Interior Trim & Doors
9. Inset Kitchen Cabinetry & Upper End Fixtures & Appliances
10. Ipe Porch and Upper Level Deck
11. Ceramic Tile and carpeted floors predominately, Engineered wood floor at dining.
12. Wainscot ceilings in dining, kitchen and Living Room.
13. Refer to Appraisal for additional detail on home features.
14. Stone Surround Lower Kitchen / Bar with Upper End Appliance Package
15. Wood Lower Level Ceiling Detail

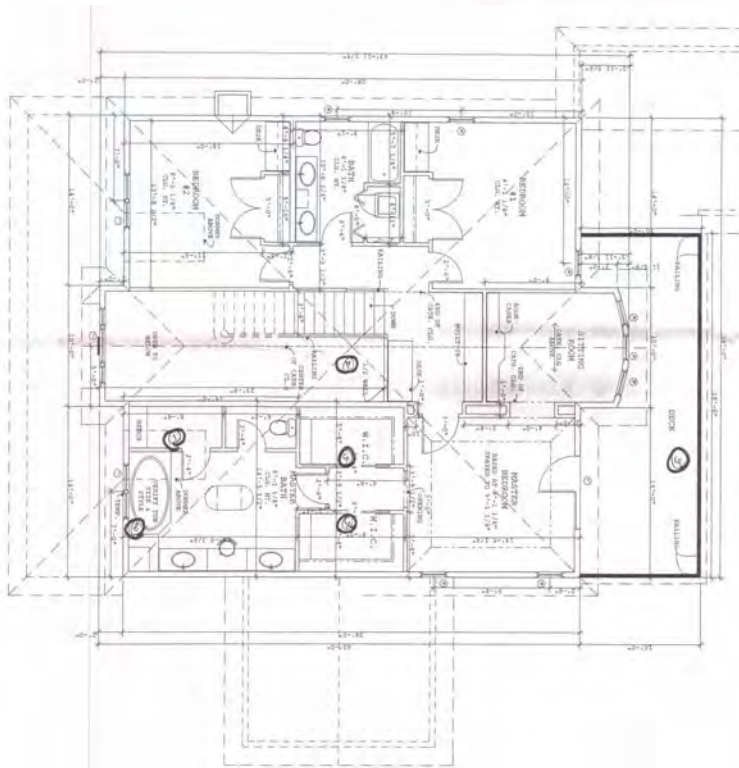
The subject property construction plans are included below for reference. See Appraisal for property square footages. Property photographs are included for comparison to subject property.



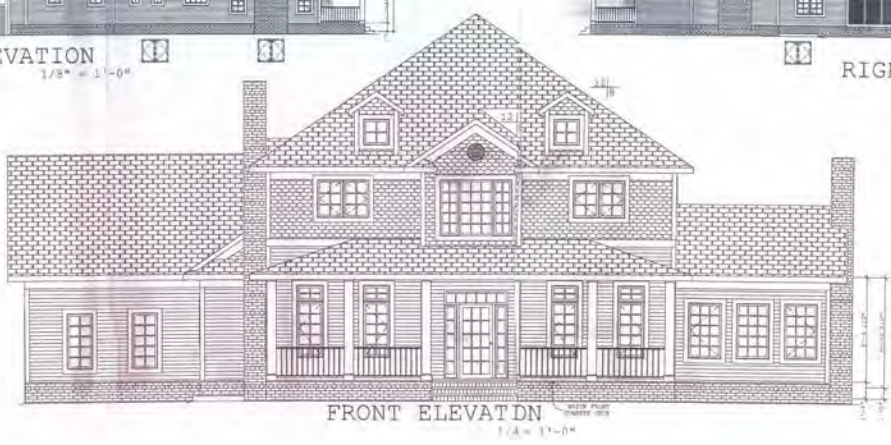
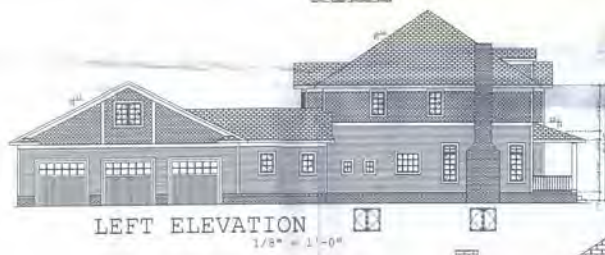
Main Level Plan



Lower Level Plan

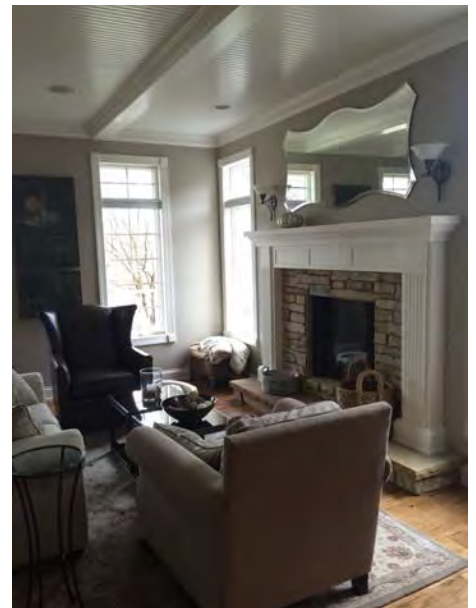
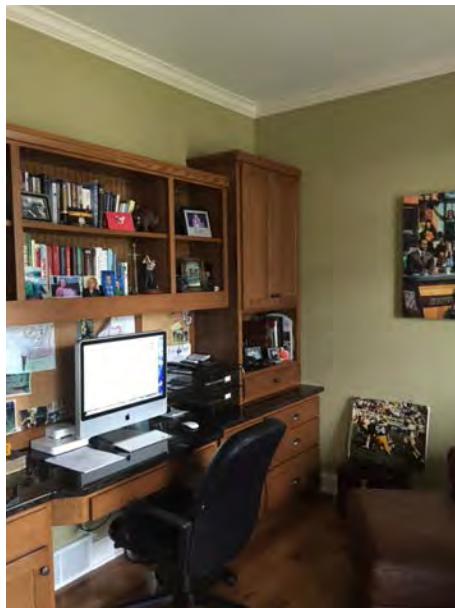
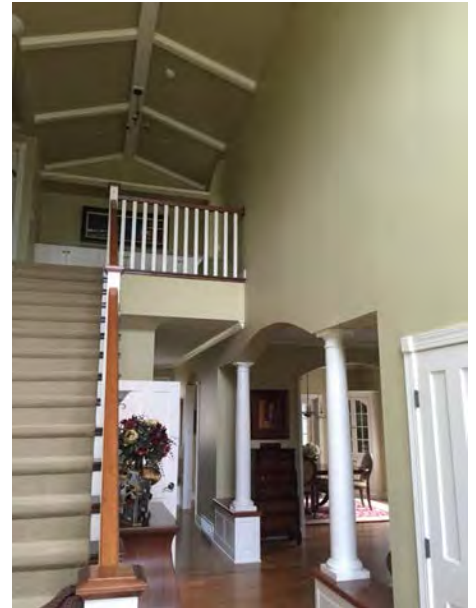


Upper Level Plan

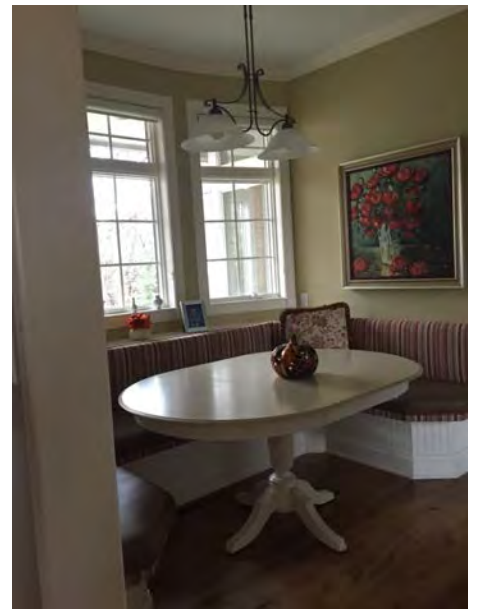
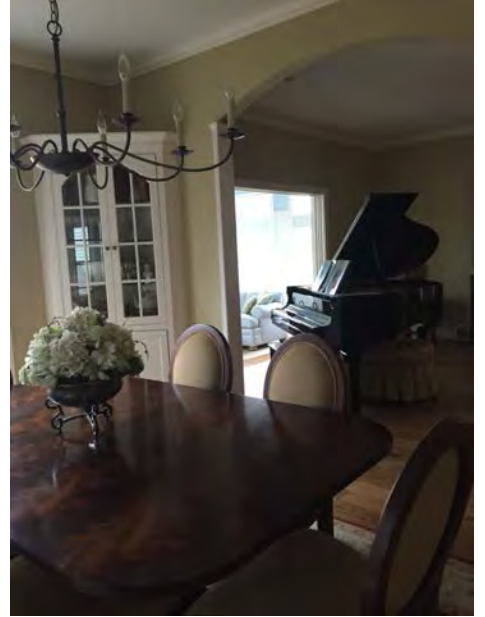


Elevations

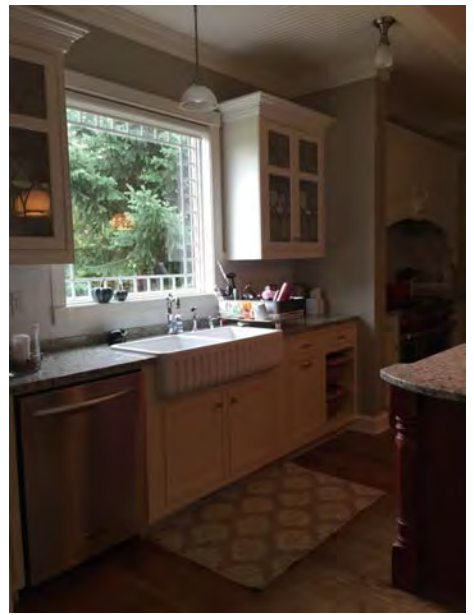
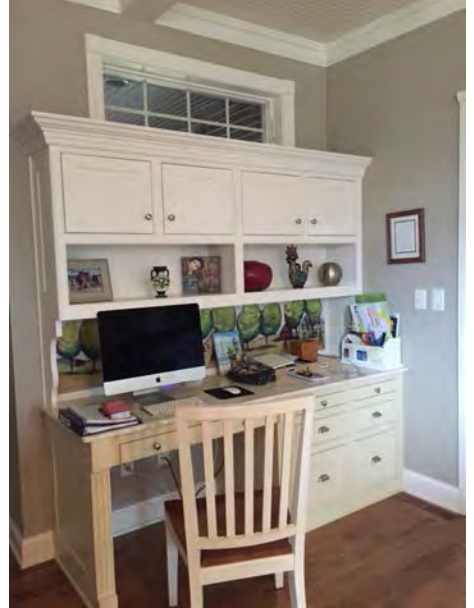
Existing Reference Photos



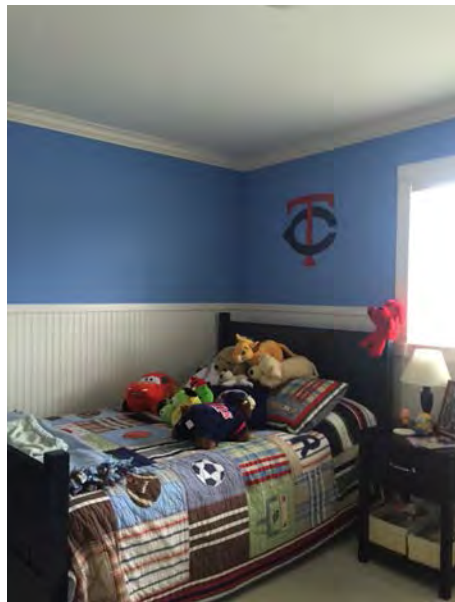
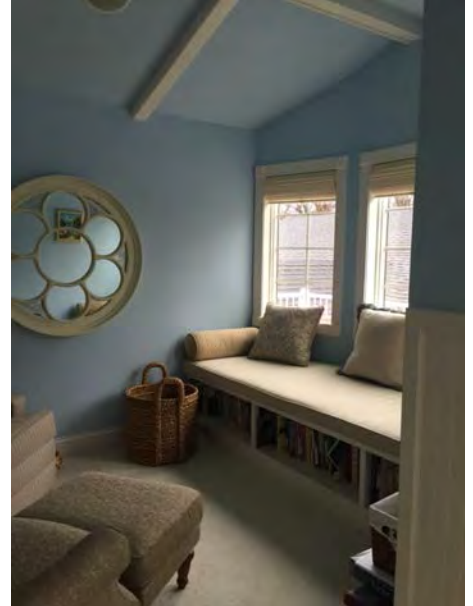
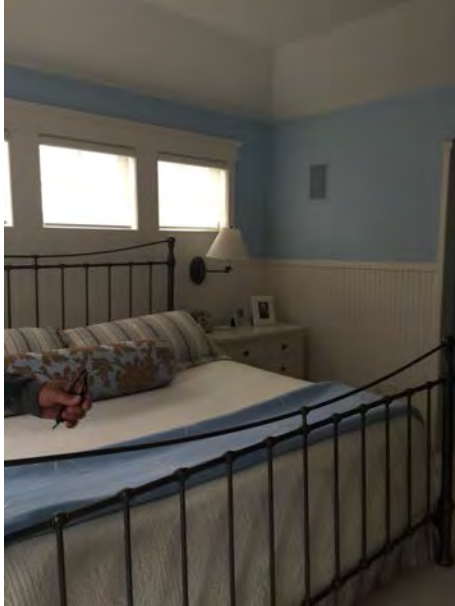
Main Level Entry, Study And Living Room



Main Level Great Room, Music Room, Powder Room & Breakfast Alcove



Kitchen



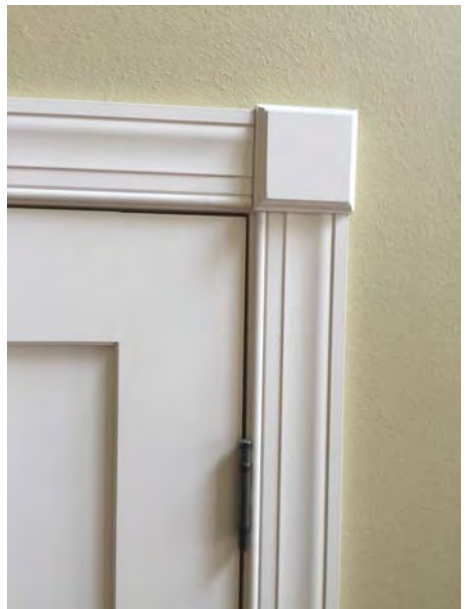
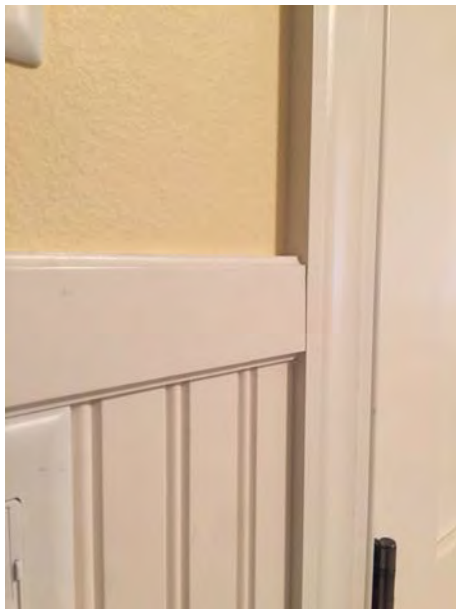
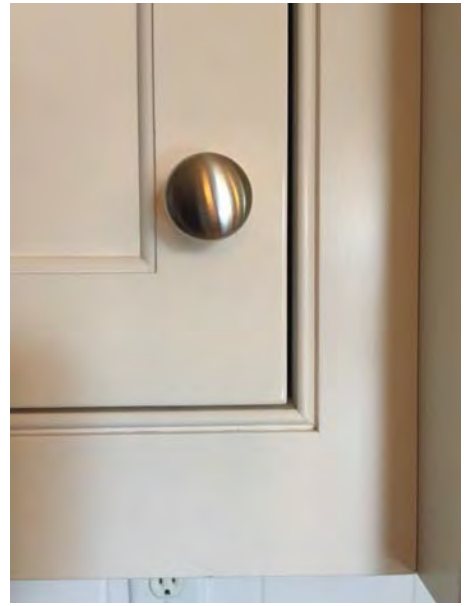
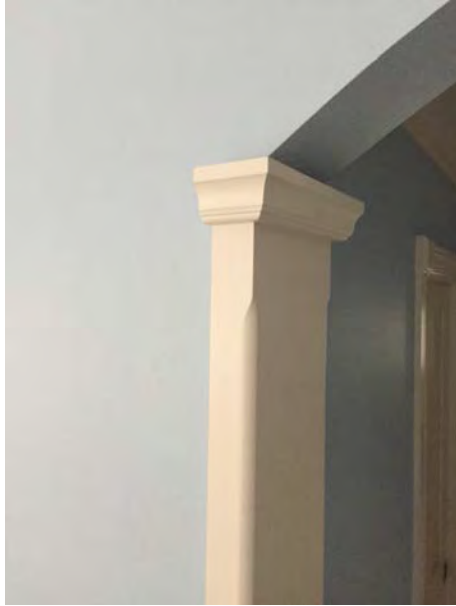
Upper Level Bedrooms and Balcony



Lower Level Bar and Entertaining Area



Lower Back Bar and Theater



Interior Details

4.Comparison Home Documentation

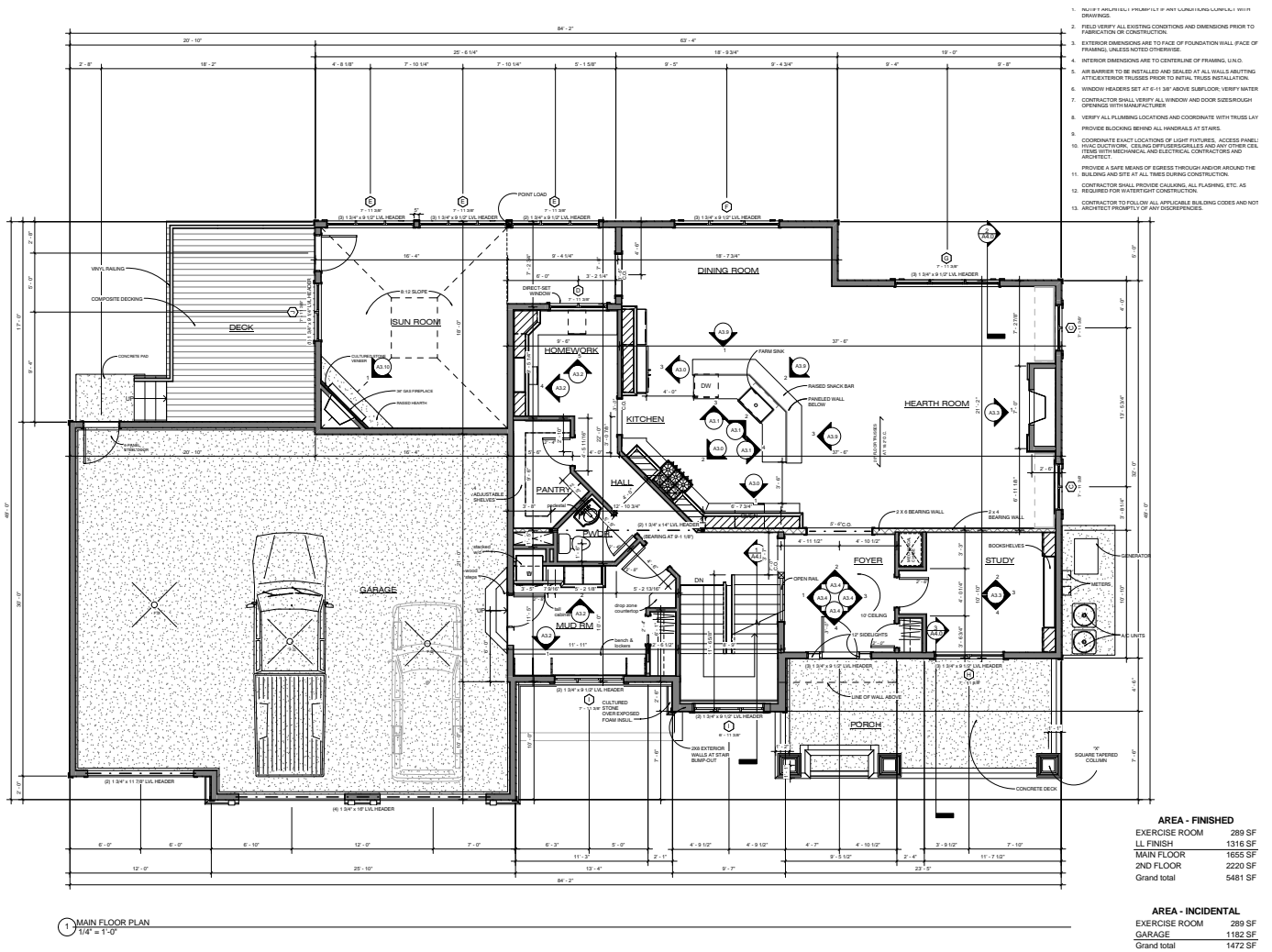


Subject property construction follows standard residential practices for the area market and include the following key elements:

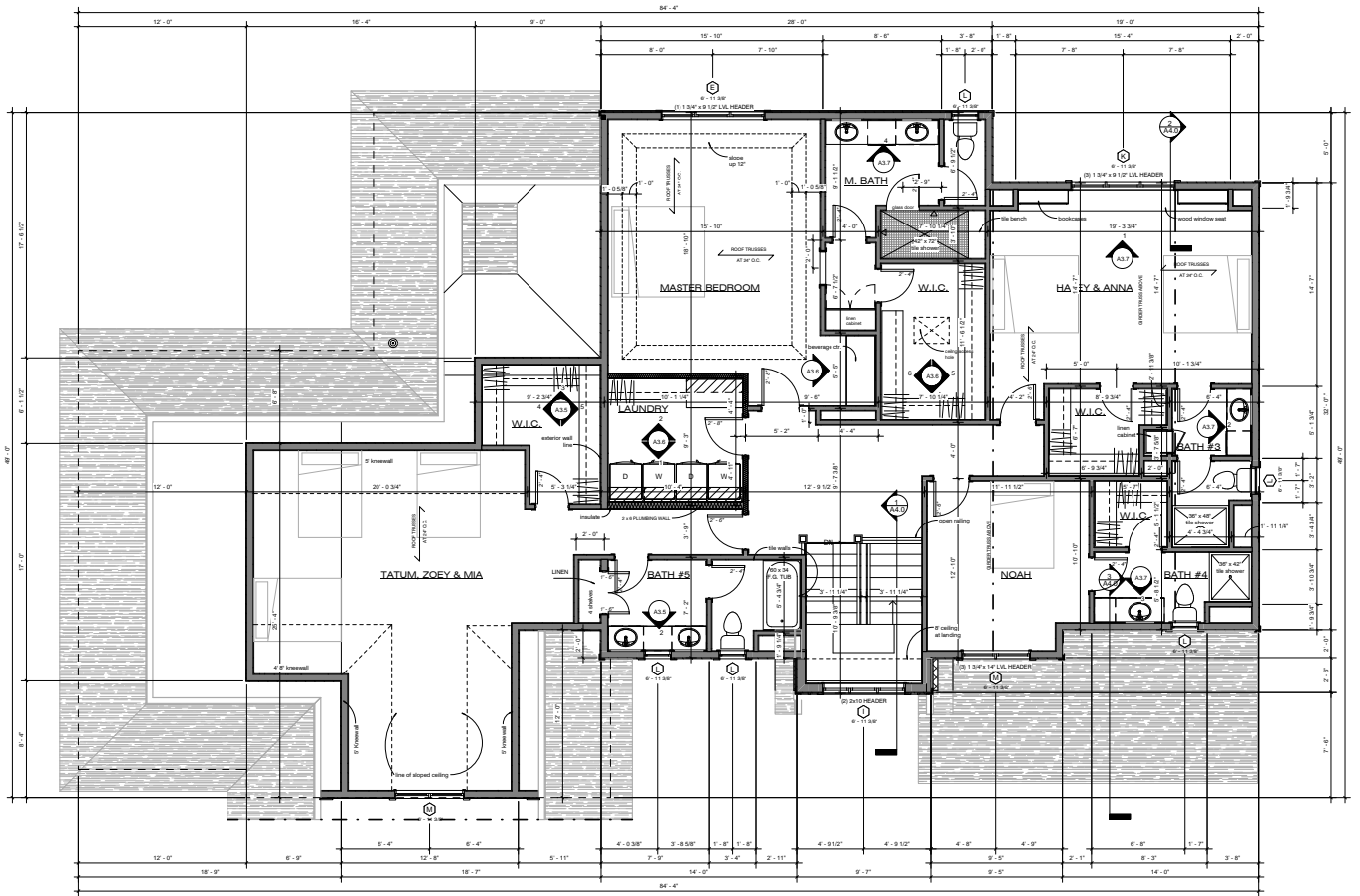
- 1.Cast Concrete Foundation 9' wall and footing
2. Component Floor and Roof Truss Systems
3. 2x6 wall construction-Full Envelope Spray Foam Insulation System
4. Smart Side siding , with accents pro less and window and door trim
5. Integrity Windows by Marvin
6. 30 Year shingle roof.
7. Standard drywall interior wall smooth finishes
8. Flat Shaker door cabinetry, Stained and Pained
9. Painted flat shaker interior casings and base
10. Shaker Paneled interior doors, Stained.
11. Ceramic Tile and Engineered wood flooring predominately.
12. Mid Range Appliance Package, with Double Laundry.
13. Dual propane furnaces and hydronic floor heat in Garage, lower level and Master Suite.
14. Five Full Bathrooms and one 1/2 Bathroom.

The comparison property construction plans are included below for reference. See cost comparison spreadsheet in Section 4, for property square footages. Property photographs are included for comparison to subject property.

Comparison Home Plans

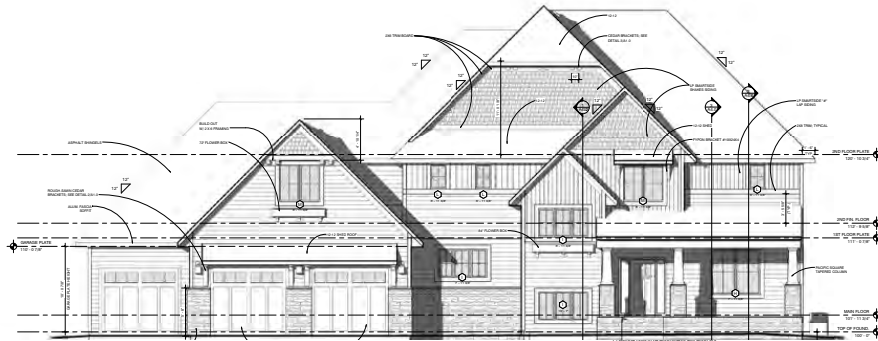


Main Level Plan



1 SECOND FLOOR PLAN
1/4" = 1'-0"

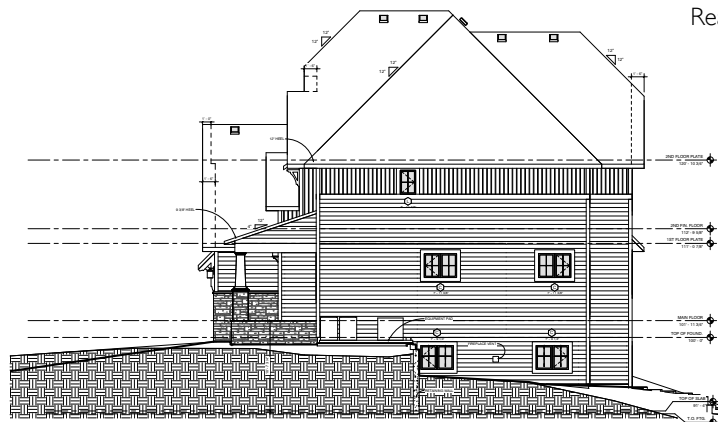
Upper Level Plan



Front Elevation



Rear Elevation



Side Elevation

Comparison Home Reference Photos



Foyer



Living Room



Kitchen/Livingroom



Kitchen



Laundry



Mud Room



Sun Room



Children's Study



Lower Bar



Lower Greatroom



Typical Bedroom



Bonus Room



Master Bath



Master Bedroom

DeBates Residence "Same or Similar" Valuation

6-Apr-16

GLA	3651 SF	Total Upper Finished Area
Main Level	2109 SF	
Upper Level	1542 SF	
Lower Finished	1985 SF	Benchmark Numbers Include:
Lower Unfinished	124 SF	Builders Profit and Overhead
Garage	1119 SF	Permitting, Builders Risk Insurance
Total Finished Area	5636 SF	Standard Foundation Construction
Construction Year	2004	Central Vac
Residence Style	2 Story	Air To Air Exchanger & By Pass Humidification
Fndtn. Depth	8'	2 High Efficiency Propane Furnaces
Main Flr Wall Hgt.	9'	Off Peak 400 Amp Service
Second Flr Wal Hgt.	8'	
2014 Build Without Lot		\$767,347 Benchmark Value
		\$ 210.17 SF Upper Finished
Feature Upgrades	Value	Comment
Site-Earthwork	\$ -	See RHA Adjustments
Staircase/BalconyEntry Columns	\$ 10,000.00	
Front & Rear Porch/Roof Deck	\$ 55,000.00	Size, Detail, Memb. Roof and Ipe Decking At Porch
Kitchen Cabinet Quality	\$ 30,000.00	
Masonry Detail	\$ 51,960.00	Wainscote, Areaways and Fireplace Chimneys
Siding System And Detail	\$ 15,000.00	Hardie Cement Board and Trim Details
Roof Dormers	\$ 8,500.00	
Main & Upper Interior Detail	\$ 35,000.00	Columns, Casing Ceiling Work, Wainscote Etc.
Lower Level Detail	\$ 23,600.00	Ceiling, Stone Veneer
Built-in Upgrades	\$ 25,000.00	Dining Units, Breakfast Nook, Study, Pantry, FP Sur.
Kitchen Range & Sink Fixture	\$ 6,000.00	Upgrade from Comparable Kitchen Package
Upgraded Garage Doors	\$ 20,000.00	Designer Doors Versus Comparable Property
Theater/Audio/Security/Phone	\$ 20,000.00	Roughin and Controls, Speakers,Ready for Equip.
RO Filter System/2-Steam Units	\$ 12,000.00	
Drive Extension	\$ 25,000.00	Additional Access Lane Length
Electric Plenum Heaters & Panel	\$ 8,000.00	
Lower Bar	\$ 50,000.00	Including Tops and Appliances
Lighting Quantity and Controls	\$ 22,000.00	Radio RA by Lutron or similar
Baseline Feature Adjustment Total	\$ 417,060.00	
		\$ 114.23 Upper Level SF
Garage	40 \$ 44,760.00	Based on RHA Standard Valuation
Garage Floor & Cabinets	\$ 7,595.00	\$5/SF for Epoxy Flooring and \$2,000 for Cabinets
LL Finished	75 \$ 148,875.00	Based on RHA Standard Valuation
LL Unfinished	30 \$ 3,720.00	Based on RHA Standard Valuation
Total Built Area Cost Adjustments	\$ 204,950.00	
		\$ 56.14 Upper Level SF
Total "Same or Similar" Replacement Cost		\$ 1,389,356.83
		\$ 380.54 Upper Level SF
		\$ 246.51 Total Finished SF



Based on 2014 construction costs. Inflation addressed in Replacement Home Cost Summary

FM DIVERSION AUTHORITY & CASS COUNTY JOINT WATER RESOURCE DISTRICT DeBates Residence Replacement Property Valuation HDG Project No.: 15-1066

Residential Landscape Prices

Date of Site Visit: 10/29/15

Property Owner: Debates

Location: 848 Riverbend Rd., Oxbow

Homeowner present at time of visit: yes

Homeowner comments:

1. Owner state that he has records that the original landscape installation was around \$150,000

2. Poor time of the year to try to count perennials and other plants.

House was built to higher elevation, approximately 3' of fill brought in.

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	14,455	\$ 1,445.50
Edging				
Edging -Limestone	lf	\$ 20.00	422	\$ 8,440.00
Landscape Mulch				
Wood Mulch -Cedar (3" depth)	cy	\$ 125.00	31.5	\$ 3,937.50
Landscape Boulders				
1' dia	ea	\$ 30.00	5	\$ 150.00
Paving and Patios				
Brick Paver over Concrete Base & Mortared	sf	\$ 40.00	167	\$ 6,680.00
Freestanding Limestone Accent Wall	sf	\$ 60.00	118	\$ 7,080.00
Modular Block Retaining Wall	sf	\$ 45.00	432	\$ 19,440.00
Modular Block Wall Buried	sf	\$ 45.00	570	\$ 25,650.00
<i>3' avg depth along tree line (Mike from A&L verified w/ Hebron)</i>				
Flagstone/Slate Stepping Stones	ea	\$ 30.00	90	\$ 2,700.00
Fence				
Chain Link -6' Dog Kennel	lf	\$ 6.00	24	\$ 144.00
Low Voltage Lighting				
Fixture (includes transformer and wiring)	ea	\$ 350.00	39	\$ 13,650.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	11053	\$ 6,631.80
Spaded Deciduous Tree	ea	\$ 1,200.00	14	\$ 16,800.00
Spaded Evergreen Tree -12' ht.	ea	\$ 1,200.00	7	\$ 8,400.00
Deciduous Shrub #5 Cont.	ea	\$ 65.00	26	\$ 1,690.00
Deciduous Shrub #2 Cont.	ea	\$ 50.00	25	\$ 1,250.00
Evergreen Shrub #7 Cont.	ea	\$ 150.00	1	\$ 150.00
Perennial #1 Cont.	ea	\$ 25.00	70	\$ 1,750.00
Irrigation				
Irrigation -zone	ea	\$ 525.00	9	\$ 4,725.00
Irrigation Pump & Piping from River	ea	\$ 3,000.00	1	\$ 3,000.00
Mailbox -Brick Column	ea	\$ 2,400.00	1	\$ 2,400.00
General Contractor 10% Markup				\$ 13,611.38
Total				\$ 149,725.18