



**Cass County  
Joint Water  
Resource  
District**

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Fargo, North Dakota

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**To: Impacted Landowners Within the Proposed Assessment District for the FM Flood Risk Management District No. 1**

**From: Cass County Joint Water Resource District**

You are receiving this ballot and packet of information because you own a parcel of land that will be impacted by the FM Area Diversion Project. The Cass County Joint Water Resource District ("CCJWRD") is proceeding with the creation of the FM FLOOD RISK MANAGEMENT DISTRICT NO. 1, the proposed assessment district to finance a portion of North Dakota's local share of the FM Area Diversion Project. Even though your impacted land would not receive an actual assessment, because your land will be impacted, under North Dakota law, you are entitled to vote regarding the creation of the FM FLOOD RISK MANAGEMENT DISTRICT NO. 1 assessment district. The weight of your vote is based both on the total acreage that will be impacted and your parcel's value according to County tax records. Impacted properties include those lands necessary for permanent or temporary right of way to accommodate the construction, operation, and management of the Project, or upstream properties that will be impacted with at least a tenth of a foot of additional water during times of operation of the Project.

The local sponsors of the Project determined creation of an assessment district would provide a more effective financing tool that would provide better financing terms than alternative financing options. While voters in Fargo and Cass County previously voted in favor of two separate sales taxes to provide sufficient funding for the local cost share of the FM Area Diversion Project, the pace of expenditures necessary to construct the Diversion will exceed the pace of revenue generated by the annual sales tax collections.

Some type of financing will be necessary, and the local sponsors determined creation of a special assessment district would provide better borrowing terms (lower interest rates and lower coverage requirements) than the alternative options. As a member of the Flood Diversion Authority, CCJWRD commenced this formal assessment process to create the FM FLOOD RISK MANAGEMENT DISTRICT NO. 1 assessment district. This voting process is not to determine the merits of the Diversion Project itself. Rather, the vote will only determine whether or not CCJWRD should create the FM FLOOD RISK MANAGEMENT DISTRICT NO. 1 assessment district as the financing method of choice.

For more information, and to view a copy of the entire assessment list, please visit [www.fmdiversion.com/assessment](http://www.fmdiversion.com/assessment). Copies of the Preliminary Assessment List and other enclosed documents are also available for review at CCJWRD's office located at 1201 Main Avenue West, West Fargo; at the Cass County Auditor's office located at 211 9th Street South, Fargo; and at the Richland County Auditor's Office located at 418 2nd Avenue North, Wahpeton.

Enclosed within this packet:

- Ballot
- Ballot Instructions
- Notice of Hearing
- Benefit Region Map
- Resolution Determining Benefitted Property
- Preliminary Assessment List (on enclosed compact disk)
- Engineer's Report (on enclosed compact disk)