Lands Agenda

METRO FLOOD DIVERSION AUTHORITY

Diversion Authority Land Management Committee

3:00 P.M. – Wednesday, November 17, 2021

This meeting will be virtual

1. Introduction
2. Agenda Review
3. Meeting Minutes A (2-4)
4. Introduction of MFDA's Director of Lands, Jodi Smith
5. Property Acquisition Status Report B (5-14)
6. CCJWRD Update
7. MCCJPA Update
8. Committee Update for DA Board C (15-16)
9. Other Business
10. Adjournment – Next Meeting December 15, 2021

Media and Public Participation Information

There are multiple ways to attend or watch this public meeting.

- View the Meeting on Fargo TV or at www.TVFargo.com
- View the Meeting on the City of Fargo's Facebook or Twitter feed.
- View the Meeting at FMDiversion.com/Meeting
- View the Meeting at Twitter.com/FMDiversion

Metro Flood Diversion Authority
Land Management Committee
Meeting Minutes
3 PM – October 27, 2021

A regular meeting of the Metro Flood Diversion Authority Land Management Committee was held on October 27, 2021. The following members were present: Mary Scherling, Cass County Commissioner; Kory Peterson, Mayor, City of Horace; Bruce Grubb, Fargo City Administrator; Kevin Campbell, Clay County Commissioner; Nathan Boerboom, Fargo Division Engineer; Jenny Mongeau, Clay County Commissioner; Bob Zimmerman, Moorhead City Engineer; Chuck Hendrickson, Moorhead City Council; Rodger Olson, Cass County Joint Water Resource District and Duane Breitling, Cass County Commissioner.

Member absent: Arlette Preston, Fargo City Commissioner.

1. INTRODUCTION

Mrs. Scherling called the meeting to order at 3:02 PM. Roll call was taken, and a quorum was present.

2. AGENDA REVIEW

MOTION PASSED

Mr. Campbell moved to approve the agenda as presented. Motion carried.

3. MEETING MINUTES

MOTION PASSED

Mr. Olson moved to approve the minutes from July 2021 and Mr. Breitling seconded the motion. Motion carried.

4. PRPOPERTY ACQUISITION STATUS REPORT

All the properties along the channel have been acquired and to date, 599 properties have been acquired. 257 environmental easements have been put in place and 127 are in negotiations. All the Drain 27 parcels should be finalized by month end.

5. a. PRAM

Version IV was utilized for the DNR permit. We are currently working on updating to Version VI since the permitting process has been completed. PRAM will address both Minnesota and North Dakota. The final document will be shared upon completion.

b. Flowage Easement Valuation

Crown is currently working on the appraisals and anticipate being completed by year end. The valuations will be reviewed by CCJWRD/MCCJPA and offers will go out upon approval. The goal is to have them all acquired by early 2025.

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c. Cemetery Mitigation

A mitigation policy is currently being developed. Six cemeteries are being affected and two will have view shed impacts. We will be conducting GPR to identify any unmarked or abandoned graves.

d. 2022 Farmland Management

Lease agreements are entered into each year, and we are currently working on getting the 2022 leases signed.

e. Lands Director

Mr. Paulsen reported that the lands director will be starting on Monday. In addition to lands, she will be assisting with communication strategies and website redevelopment.

6. CROP INSURANCE FOCUS GROUP

The Diversion Authority is offering crop insurance to affected upstream farms. The frameworks has been established and additional details will be relayed as they arise.

7. RELOCATION BENEFITS INFORMATIONAL MEETINGS

Approximately 70 rural landowners will be displaced and will need to be relocated. Informational meetings will be held in mid-December for those that will be affected.

8. CCJWRD UPDATE

Mr. Olson reported that the land agents have again relayed the difficulty in negotiating due to land values and appraisals and five RHD payments have been approved.

9. MCCJPA UPDATE

Mr. Campbell reported that the two properties needed for the RRCS have been acquired, a settlement negotiation is underway on a third property (easement) and the fourth property will likely being moving forward as LRED.

10. MetroCOG UPDATE

There was no update.

11. COMMITTEE UPDATE FOR DA BOARD

Mrs. Scherling indicated that an update will be provided at the board of authority meeting tomorrow.

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12. OTHER BUSINESS

There was no other business.

13. NEXT MEETING

The next meeting will be November 17, 2021.

ADJOURNMENT

Mayor Peterson moved, and Mr. Campbell seconded to adjourn. The meeting adjourned at 3:48 PM.

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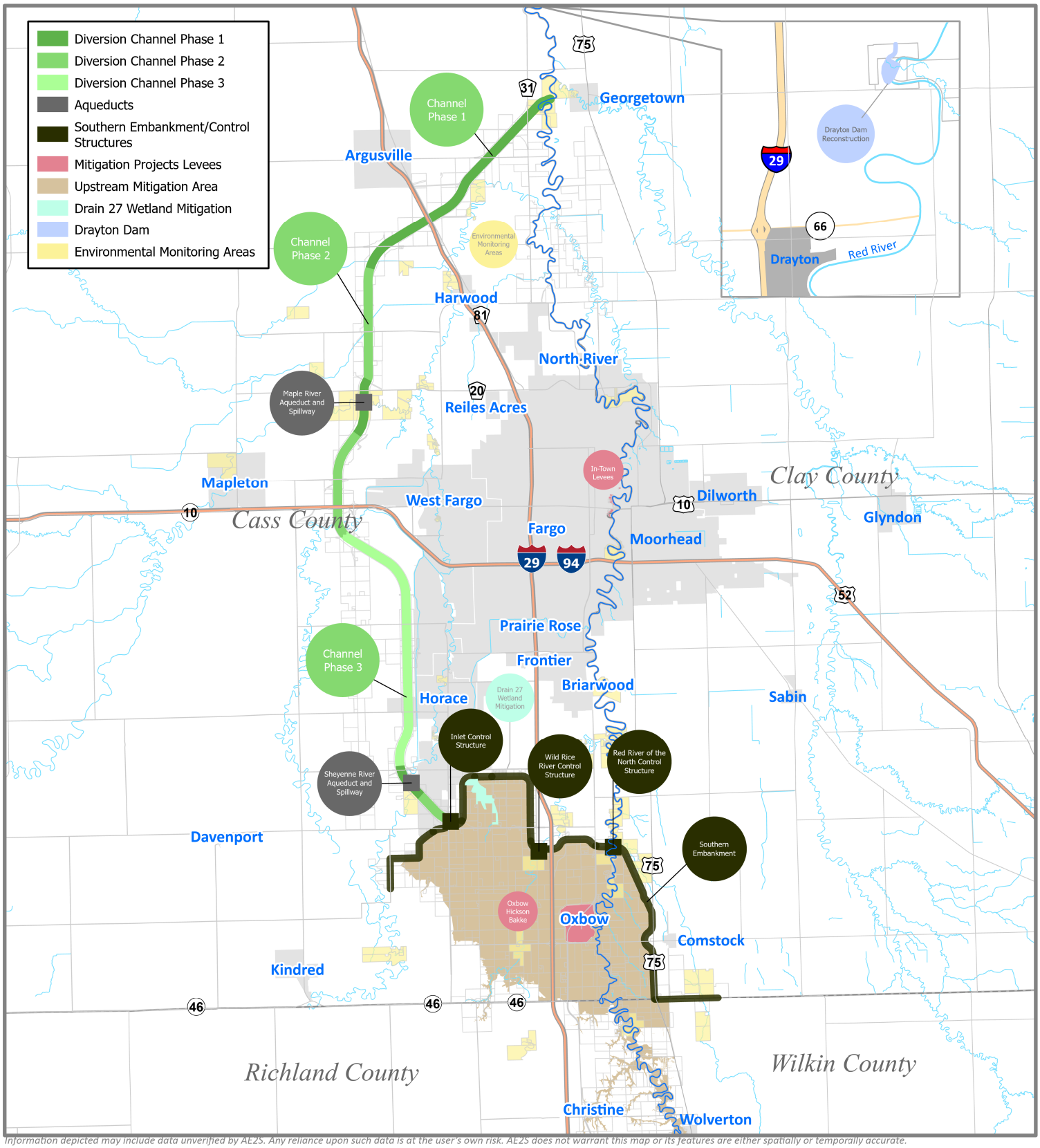

Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.

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N

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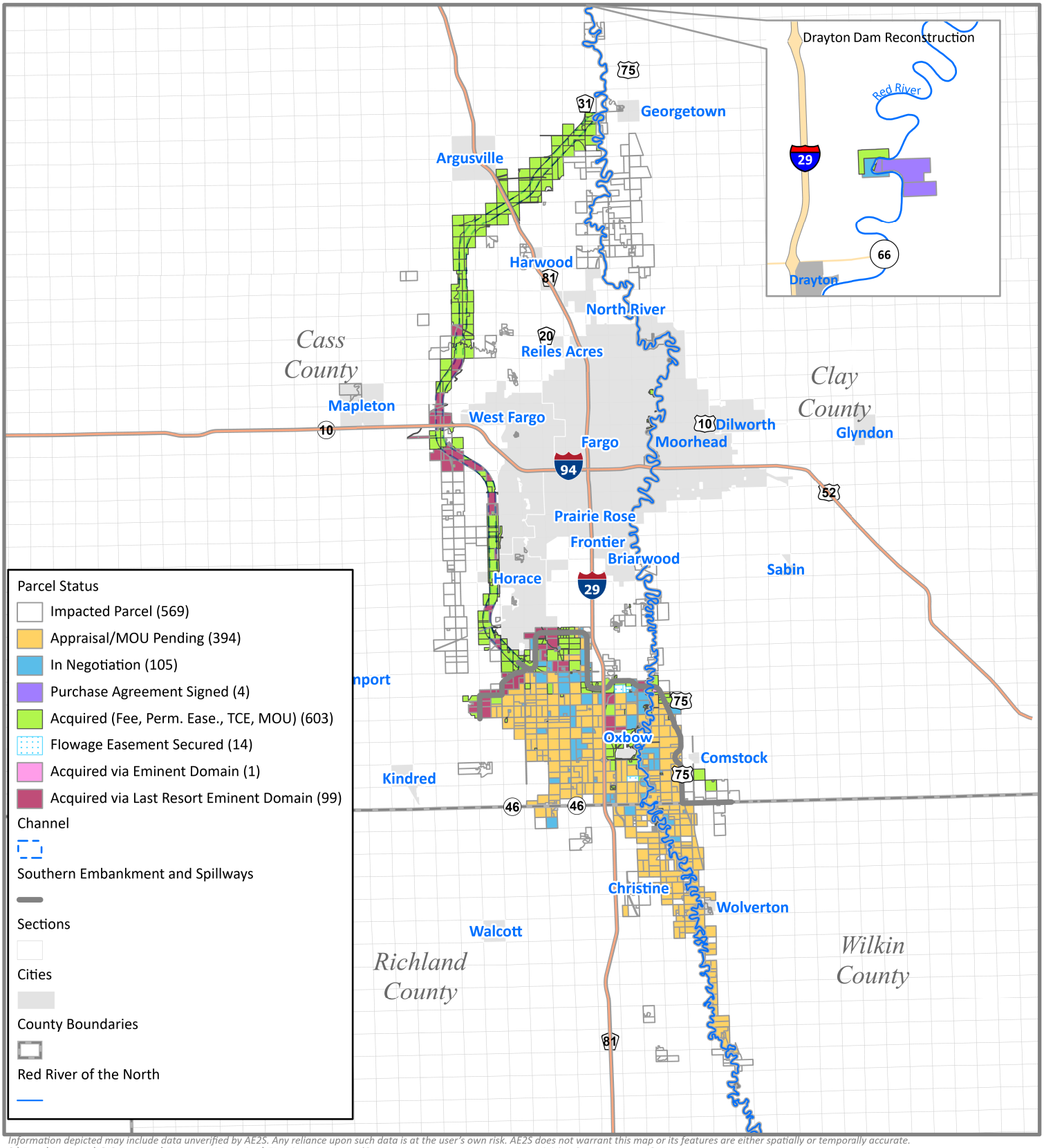
Miles

FM AREA DIVERSION

KEY ACQUISITION AREAS

Date: 11/8/2021

METRO FLOOD DIVERSION AUTHORITY



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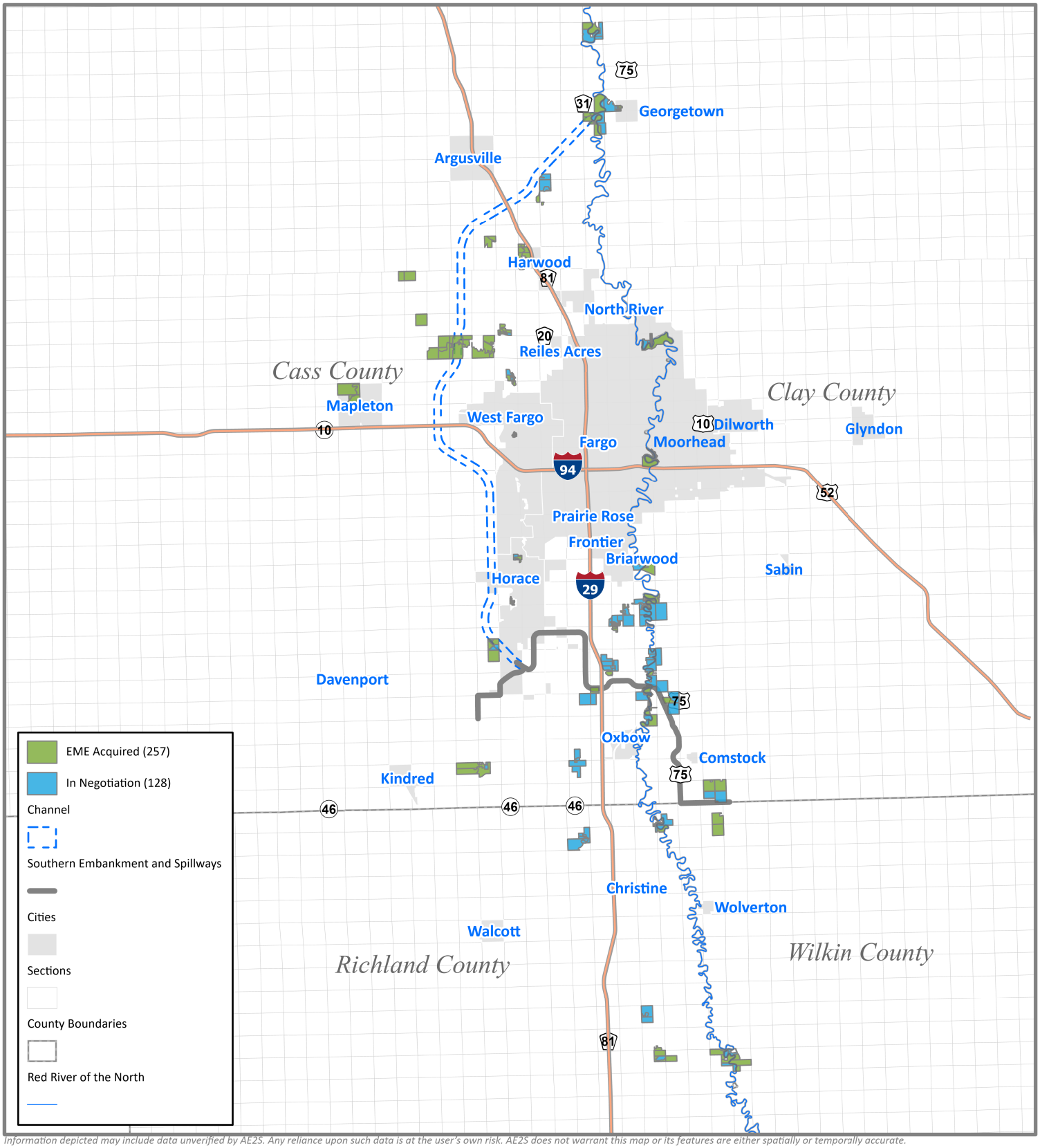
N

0 3.25 6.5
Miles

PROPERTY ACQUISITION STATUS REPORT

Date: 11/8/2021

METRO FLOOD DIVERSION AUTHORITY



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Miles

ENVIRONMENTAL MONITORING EASEMENT

ACQUISITION STATUS REPORT

Date: 11/8/2021

METRO FLOOD DIVERSION AUTHORITY

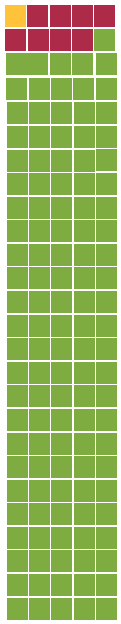
Diversion Channel

METRO FLOOD DIVERSION AUTHORITY

As of November 8, 2021

Phase 1

(WP LAP01)

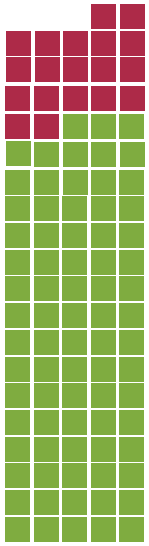


130 parcels total

- *1 MOU Pending*
- *0 In Negotiation*
- *0 Agreement Signed*
- *121 Acquired MOU/TCE/FEE*
- *8 Condemnation*
- *Change from last report*

Phase 2

(WP LAP02)

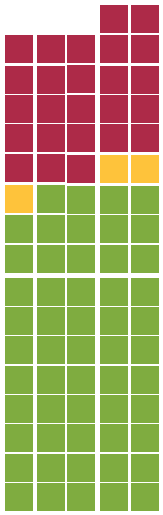


97 parcels total

- *0 MOU Pending*
- *0 In Negotiation*
- *0 Agreement Signed*
- *78 Acquired MOU/TCE/FEE*
- *19 Condemnation*
- *Change from last report*

Phase 3

(WP LAP03)



82 parcels total

- 3 MOU Pending
- 0 In Negotiation
- 0 Agreement Signed
- 54 Acquired MOU/TCE/FEE
- 25 Condemnation
- Change from last report

Hard Costs paid to Property Owners

NOTE: Based on Financial data through October

$84.3M budgeted

$87.7M spent

$18.7M asset property

$0M purchase agreement

- *Budgeted*
- *Purchase Agreement*
- *Spent*
- *Asset Property*

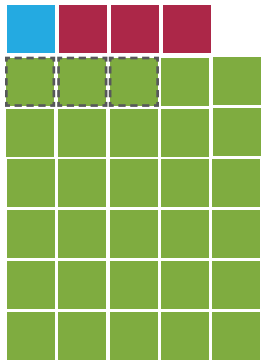
METRO FLOOD DIVERSION AUTHORITY

Southern Embankment Control Structures

As of November 8, 2021

Red River Control Structure

(WP 35)
Target Completion:
November 2021

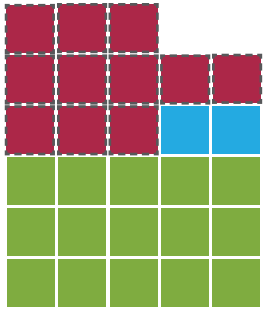


34 parcels total

- 0 Appraisal Pending
- 1 In Negotiation
- 0 Agreement Signed
- 30 Acquired/ TCE Secured
- 3 Condemnation
- Changed from last report

Drain 27 Wetland Project

Targeted Completion:
Part 1 - October 2021
Part 2 - June 2022



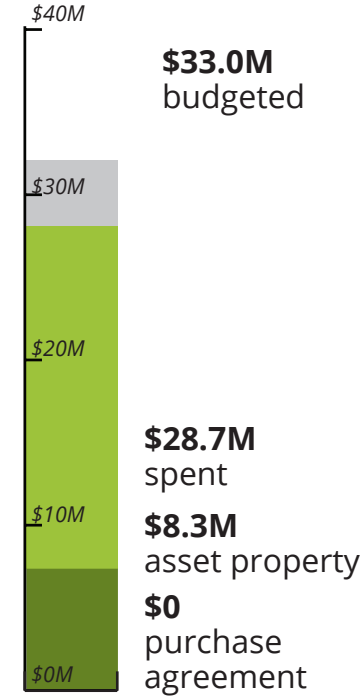
28 parcels total

- 0 Appraisal Pending/ MOU
- 2 In Negotiation
- 0 Agreement Signed
- 15 Acquired/ TCE Secured
- 11 Condemnation
- Changed from last report

Southern Embankment & Control Structures

Hard Costs paid to Property Owners

Note: Based on financial data through October



- Budgeted
- Purchase Agreement
- Spent
- Asset Property

Southern Embankment

METRO FLOOD DIVERSION AUTHORITY

As of November 8, 2021

Southern Embankment

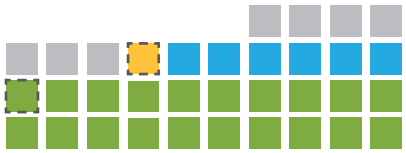
(WP Reach SE-1 to SE-5 and I29)

130 parcels total

SE-1 Complete
Total Parcels: 37

SE-2A Target Completion: April 2022
Total Parcels: 8

SE-2B Target Completion: January 2023
Total Parcels: 34



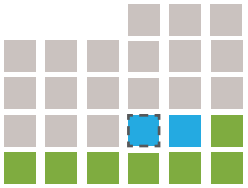
SE-3 Target Completion: November 2024
Total Parcels: 5

I29 Completed
Total Parcels: 12

ND

MN

SE-4 Target Completion: November 2023
Total Parcels: 27



SE-5 Target Completion: November 2024
Total Parcels: 9

- 1 Appraisal/ MOU Pending
- 12 In Negotiation
- 0 Agreement Signed
- 54 Acquired/ TCE Secured
- 30 Condemnation
- Change from last report

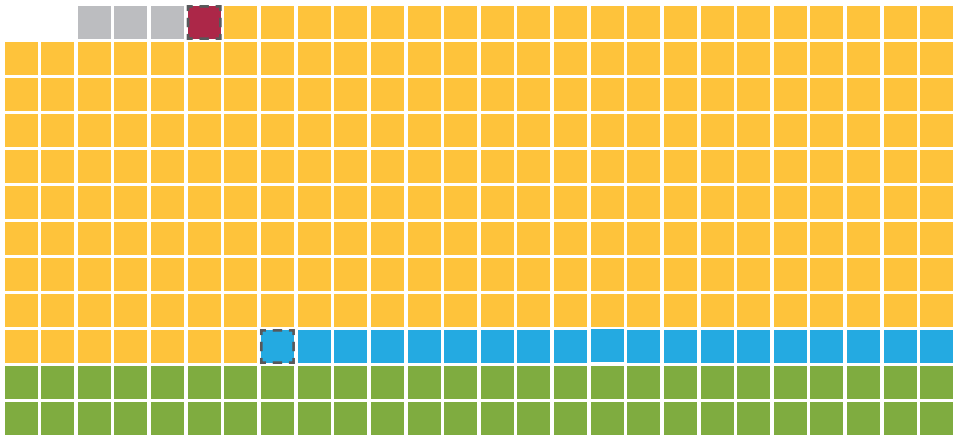
Upstream Mitigation Area-ND (UMA)

METRO FLOOD DIVERSION AUTHORITY

As of November 8, 2021

Flowage Easements without structures (ND)

Approximately 310 parcels in ND



235 Appraisal/MOU Pending
19 In Negotiation
0 Agreement Signed
10 Flowage Easement Secured
42 Acquired
1 Condemnation
Changed

Note: Excludes parcels in City of Christine

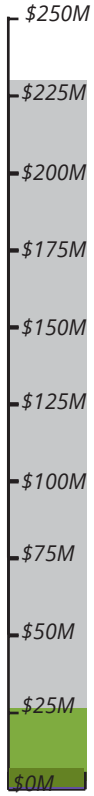
Parcels with Structures (ND)

Approximately 128 parcels in ND

18 Appraisal/MOU Pending
51 In Negotiation
0 Agreement Signed
27 Acquired
0 Flowage Easement Secured
Condemnation
Changed

ND + MN UMA Hard Costs paid to Property Owners

Note: Based on financial data through October



$229.7 M budgeted

$25.6M spent

$6.5M asset property

$5.2K purchase agreement

Budgeted
Purchase Agreement
Spent
Asset Property

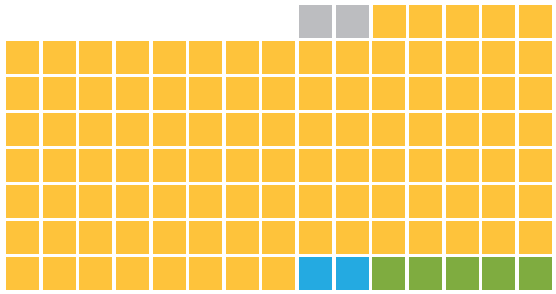
Upstream Mitigation Area-MN (UMA)

METRO FLOOD DIVERSION AUTHORITY

As of November 8, 2021

Flowage Easements without structures (MN)

Approximately 112 parcels in MN



- 103 Appraisal/MOU Pending
- 2 In Negotiation
- 0 Agreement Signed
- 4 Flowage Easement Secured
- 1 Acquired
- 0 Condemnation
- Changed

Note: Excludes parcels in the City of Wolverton

Parcels with Structures (MN)

Approximately 33 parcels in MN

- 10 Appraisal/MOU Pending
- 13 In Negotiation
- 1 Agreement Signed
- 0 Flowage Easement Secured
- 5 Acquired
- Condemnation
- Changed

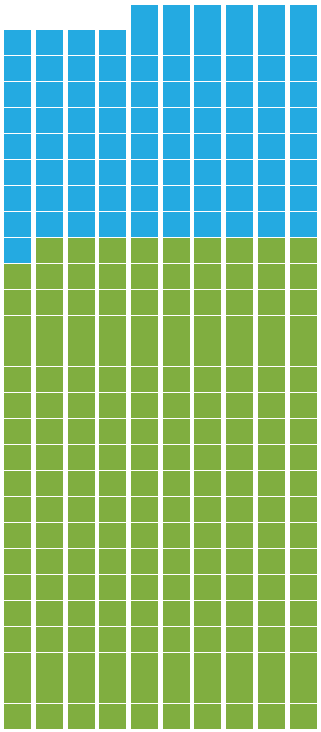
METRO FLOOD DIVERSION AUTHORITY

Environmental Monitoring Areas (BIOGEO)

As of November 8, 2021

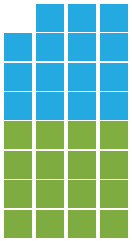
North Dakota | Minnesota

Cass County



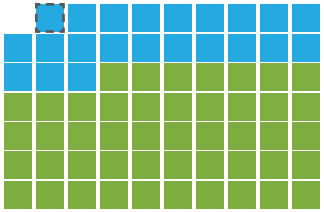
276 parcels total

Richland County



31 parcels total

Clay County



69 parcels total

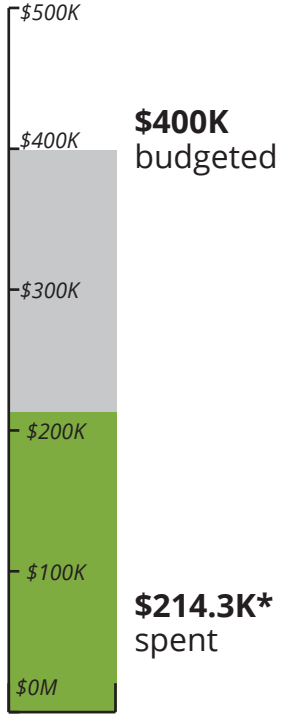
Wilkin County

9 parcels total

127 In Negotiations
257 Environmental Monitoring
Change from last report

Hard Costs paid to Property Owners

Note: Based on financial data through October



*includes payments for monuments and easements.

Budgeted
Purchase Agreement
Spent

OHB Projects

METRO FLOOD DIVERSION AUTHORITY

As of November 8, 2021

OHB Ring Levee

WP 43

Parcels needed for remaining portion of OHB Project.

7 parcels remaining

- 0 Appraisal Pending
- 4 In Negotiation
- 0 Agreement Signed
- 0 Acquired Parcel
- 0 Condemnation
- 3 Condemnation
- Changed from last report

Hard Costs paid to Property Owners

NOTE: Based on Financial data through October

$80.2M budgeted

$78.5M spent*

$0 purchase agreement

* Includes parcels purchased outside the OHB Ring Levee

- Budgeted
- Purchase Agreement
- Spent
- Asset Property

METRO FLOOD DIVERSION AUTHORITY

Diversion Authority Board Meeting

Land Management Committee Update
November 17, 2021

Activities and Achievements

Land Acquisition and Property Mitigation Status

METRO FLOOD DIVERSION AUTHORITY

- **Acquisitions**
  - Continue working on acquiring property for: Drain 27 Wetland Restoration Project, Southern Embankment Reach 2A (SE-2A), Upstream Structures and Structure Sites, the Drayton Dam Replacement Project, and Environmental Monitoring Easements
  - Acquired property interests on nearly 700 parcels
    (including those acquired via last resort eminent domain, and including split parcels)
    - Completed acquisitions for: Diversion Channel, SE-1, I-29 Road Raise, Wild Rice River Control Structure, Diversion Inlet Structure, and Red River Control Structure (newly completed)
- **Appraisal Work**
  - Appraisals being completed for Upstream Structures (farmsteads, rural residential, etc.)
  - The Phase 2 Flowage Easement Valuation Study is scheduled to be complete late 2021
- **Key Focus Areas**
  - On-boarding with Jodi Smith
  - Strategies for purchasing Flowage Easements
  - Replacement housing and relocation benefits
  - Crop Insurance – Focus group meeting in late November