

# Land Management Summary

March 12, 2015

## Acquisitions Completed Through February 28, 2015

Property Type	Complete	
	Properties	Acreage
Single-Family Residential	12	29
<i>Subset: Medical Hardship</i>	5	27
Agricultural	18	1,975
Commercial	1	160
Multi-Family Residential	--	--
Public	3	3
Other	--	--

## Acquisition Budget Through February 28, 2015

Fiscal Year	No. Properties Acquired	Lands Budget (\$000)	Lands Expenses (\$000)	Outstanding Encumbrances (\$000)	Remaining Budget (\$000)
FY13	9	\$28,000	\$1,628		n/a
FY14	20	\$37,700	\$20,006		n/a
FY15	9	\$106,700	\$17,411	\$30,451	\$58,838

## Other News for month of February/March:

- The CH2M HILL / AE2S team has actively engaged with the residential property owners in Oxbow to present initial purchase offers and negotiate the replacement housing process. In February, 7 offers were presented to Oxbow area residents.
- One Opportunistic Farmland purchase was completed, One Opportunistic Farmland had a purchase agreement signed, and a third Opportunistic Farmland property has verbally agreed to an offer, pending final purchase agreement.
- Received approval from USACE on two (2) In-Town, eleven (11) OHB, and one (1) agricultural appraisal this month.
- HMG submitted two (2) new appraisals for In-Town residential properties to USACE for review.
- ProSource has four (4) appraisals with USACE for review.
- Ulteig has eight (8) appraisals with USACE for review.
- Appraisals continue for properties for the remaining Oxbow Ring Levee and In-Town Levee properties.
- Purchases closed on one (1) residential property In-Town.
- The Purchase Agreement has been signed for the acquisition of Park East.
- Approximately 40% of the units in Park East are vacant or have made plans to vacate.

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## Appraisals Complete or In Negotiation (sorted by closing date)

Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>	Land Acq Firm/ Appraiser	Est. Closing Date
1333 Oak Street, Fargo	9204	Residential	Closed	HMG/Britton	
Agricultural property 103ac – S2, T140, R50	0884	Agricultural	Closed	Direct negotiations	
17495 52nd St SE, Hickson	1989	Residential	Purchase Agreement Signed	ProSource/Hraba	
1330 Elm Street, Fargo	9203	Residential	Purchase Agreement Signed	HMG/Britton	April, 2015
748 Riverbend Rd	9591	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
752 Riverbend Road	9592	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
350 Schnell Drive	9649	Residential	Purchase Agreement Signed	ProSource/Hraba	
349 Schnell Drive	9664	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
353 Schnell Drive	9665	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
357 Schnell Drive	9666	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
361 Schnell Drive	9667	Residential	Purchase Agreement Signed	ProSource/Hraba	June 30, 2015
Park East Apartments, LLC	9782	Commercial	Purchase Agreement Signed	HMG/Britton	
Agricultural property 49.5ac – S13, T137, R49	1931, 1936	Agricultural	In Condemnation	Ulteig/Bock	
Agricultural property 75ac – S2, T141, R49	0530	Agricultural	In Negotiations	Direct negotiations	
Agricultural property 157ac – S10, T141, R49; S10, T141, R49	0547, 0548	Agricultural	In Negotiation	Ulteig/Bock	
Agricultural property 45ac – S25, T138, R50	1201	Agricultural	In Negotiation	Direct negotiations	
Agricultural property 214ac – S13, T137, R49; S14, T137, R49	1930, 1940, 1941	Agricultural	In Negotiation	Ulteig/Bock	
Agricultural property 266ac – S23, T137, R49; S24, T137, R49	1975, 1985	Agricultural	In Negotiation	Ulteig/Bock	
Agricultural property 140ac – S23, T137, R49; S24, T137, R49	1979, 1987	Agricultural	In Negotiation	Ulteig/Bock	
5302 174 ½ Ave SE	1898	Residential	In Negotiation	HMG/Britton	
5059 Makenzie Cir, Horace (owner of 3 other parcels)	2150, 9669, 9672	Residential	In Negotiation	ProSource/Hraba	

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Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>	Land Acq Firm/ Appraiser	Est. Closing Date
18 North Terrace	9166	Residential	In Negotiation	HMG/Britton	
1318 Elm Street, Fargo	9200	Residential	In Negotiation	HMG/Britton	
829 Riverbend Road	9505	Residential	In Negotiation	ProSource/Hraba	
821 Riverbend Road	9506	Residential	In Negotiation	ProSource/Hraba	
813 Riverbend Road	9508	Residential	In Negotiation	ProSource/Hraba	
805 Riverbend Road	9510	Residential	In Negotiation	ProSource/Hraba	
810 Riverbend Road	9595	Residential	In Negotiation	ProSource/Hraba	
816 Riverbend Road	9596	Residential	In Negotiation	ProSource/Hraba	
828 Riverbend Road	9599	Residential	In Negotiation	ProSource/Hraba	
840 Riverbend Road	9600	Residential	In Negotiation	ProSource/Hraba	
844 Riverbend Road	9601	Residential	In Negotiation	ProSource/Hraba	
326 Schnell Drive	9641	Residential	In Negotiation	ProSource/Hraba	
328 Schnell Drive	9642	Residential	In Negotiation	ProSource/Hraba	
330 Schnell Drive	9643	Vacant Lot	In Negotiation	ProSource/Hraba	
332 Schnell Drive	9644	Residential	In Negotiation	ProSource/Hraba	
334 Schnell Drive	9645	Residential	In Negotiation	ProSource/Hraba	
338 Schnell Drive	9647	Residential	In Negotiation	ProSource/Hraba	
313 Schnell Drive	9655	Residential	In Negotiation	ProSource/Hraba	
317 Schnell Drive	9656	Residential	In Negotiation	ProSource/Hraba	
321 Schnell Drive	9657	Residential	In Negotiation	ProSource/Hraba	
329 Schnell Drive	9659	Residential	In Negotiation	ProSource/Hraba	
337 Schnell Drive	9661	Residential	In Negotiation	ProSource/Hraba	
Case Plaza LLC	9770	Commercial	In Negotiation	HMG/Britton	
Feder Realty Co.	9776	Commercial	In Negotiation	HMG/Britton	
City of Fargo - School District 1	9777	Commercial	In Negotiation	HMG/Britton	
BNSF	9259, 9779, 9780	Commercial	In Negotiation	HMG/Britton	
Agricultural Property 320ac – S28, T137, R48; S37, T137, R48	1790,1811	Agricultural	Appraisal in Review	Crown/Berg	
843 Riverbend Road	9502	Residential	Appraisal in Review	ProSource/McKinzie	

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Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>	Land Acq Firm/ Appraiser	Est. Closing Date
839 Riverbend Road	9503	Residential	Appraisal in Review	ProSource/McKinzie	
809 Riverbend Road	9509	Vacant Lot	Appraisal in Review	Ulteig/Bock	
856 Riverbend Road (owner at 852 Riverbend)	9604	Vacant Lot	Appraisal in Review	Ulteig/Bock	
860 Riverbend Road (owner at 852 Riverbend)	9605	Vacant Lot	Appraisal in Review	Ulteig/Bock	
864 Riverbend Road (owner at 852 Riverbend)	9606	Vacant Lot	Appraisal in Review	Ulteig/Bock	
477 Oxbow Drive	9614	Vacant Lot	Appraisal in Review	Ulteig/Bock	
354 Schnell Drive	9650	Vacant Lot	Appraisal in Review	Ulteig/Bock	
358 Schnell Drive	9651	Vacant Lot	Appraisal in Review	Ulteig/Bock	
325 Schnell Drive	9658	Residential	Appraisal in Review	ProSource/McKinzie	
341 Schnell Drive	9662	Residential	Appraisal in Review	ProSource/McKinzie	
365 Schnell Drive	9668	Vacant Lot	Appraisal in Review	Ulteig/Bock	
Northland Hospitality, LLC	9785	Commercial	Appraisal in Review	HMG/Britton	

<sup>1</sup> Activity sequence: 1) Appraisal in Review; 2) In Negotiation; 3) Purchase Agreement Signed, 4) Closed

## Appraisals in Progress (sorted by Activity, then Original ID Number)

Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>	Land Acq Firm/ Appraiser
16678 3 <sup>rd</sup> St S	1802	Residential	Appraisal In Review	HMG/Britton
16 North Terrace	9167	Residential	Appraisal Initiated	HMG/Britton
12 North Terrace	9168	Residential	Appraisal Initiated	HMG/Britton
24 North Terrace	9195	Residential	Appraisal Initiated	HMG/Britton
26 North Terrace	9196	Residential	Appraisal Initiated	HMG/Britton
724 North River Road	9197	Residential	Appraisal Initiated	HMG/Britton
Professional Associates LLC	9213	Commercial	Appraisal Initiated	HMG/Britton
Mid America Steel	9215, 9216, 9217, 9218, 9783	Commercial	Appraisal Initiated	HMG/Britton
833 Riverbend Road	9504	Residential	Appraisal Initiated	ProSource/McKinzie

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Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>	Land Acq Firm/ Appraiser
817 Riverbend Road	9507	Residential	Appraisal Initiated	ProSource/McKinzie
749 Riverbend Road	9511	Residential	Appraisal Initiated	ProSource/McKinzie
724 Riverbend Road	9587	Residential	Appraisal Initiated	ProSource/McKinzie
808 Riverbend Road (2 parcels at this address)	9593, 9594	Residential	Appraisal Initiated	ProSource/McKinzie
848 Riverbend Road	9602	Residential	Appraisal Initiated	ProSource/McKinzie
852 Riverbend Road (owner of 3 other parcels)	9603	Residential	Appraisal Initiated	ProSource/McKinzie
872 Riverbend Road	9607	Vacant Lot	Appraisal Initiated	Ulteig/Bock
869 Riverbend Road	9608	Vacant Lot	Appraisal Initiated	Ulteig/Bock
873 Riverbend Road	9609	Vacant Lot	Appraisal Initiated	Ulteig/Bock
473 Oxbow Drive	9615	Vacant Lot	Appraisal Initiated	Ulteig/Bock
469 Oxbow Drive	9616	Vacant Lot	Appraisal Initiated	Ulteig/Bock
465 Oxbow Drive	9617	Vacant Lot	Appraisal Initiated	Ulteig/Bock
461 Oxbow Drive	9618	Vacant Lot	Appraisal Initiated	Ulteig/Bock
457 Oxbow Drive	9619	Vacant Lot	Appraisal Initiated	Ulteig/Bock
455 Oxbow Drive	9620	Vacant Lot	Appraisal Initiated	Ulteig/Bock
425 Oxbow Drive	9628	Vacant Lot	Appraisal Initiated	Ulteig/Bock
309 Schnell Drive (owner of 2 other parcels)	9654	Residential	Appraisal Initiated	ProSource/McKinzie
Rural address (owner at 5059 Makenzie?)	9670, 9671	Residential	Appraisal Initiated	Ulteig/Bock
City of Fargo	9768	Commercial	Appraisal Initiated	HMG/Britton
City of Fargo - Housing Authority	9769	Commercial	Appraisal Initiated	HMG/Britton
City of Fargo	9772	Commercial	Appraisal Initiated	HMG/Britton

<sup>1</sup> Activity stages: 1) Owner notified; 2) Appraisal Initiated

## Easements in Progress on Publicly Owned Parcels (sorted by Activity, then Original ID Number)

Street Address	USACE Orig ID No.	Type	Activity <sup>1</sup>
City of Fargo - Park District	9212, 9771, 9781, 9784	Commercial	Easement in Process
Oxbow Job Development Authority <i>Permanent easement</i>	9581	Residential	Easement Identified

<sup>1</sup> Activity stages: 1) Easement Identified; 2) Easement in Process; 3) Easement Secured

<sup>2</sup> These Publicly Owned Parcels have entered into a MOU with the DA, therefore not requiring the parcels go through the appraisal process.