

Metro Flood Diversion Authority Land Management Committee Meeting Minutes

3:00 PM – November 13, 2024

City of Fargo Commission Chambers

A meeting of the Metro Flood Diversion Authority Land Management Committee was held on November 13, 2024. The following members were present: Nathan Boerboom, Fargo Division Engineer; Matt Stamness, Cass County Engineer; Brenda Derrig, Assistant Administrator, City of Fargo; Jenny Mongeau, Clay County Commissioner; Kevin Campbell, Clay County Commissioner; Chuck Hendrickson, Moorhead City Council; Duane Breitling, Cass County Commissioner; Bob Zimmerman, Moorhead City Engineer and Jake Gust, Cass County Joint Water Resource District.

Member(s) absent: Mary Scherling, Cass County Commissioner and Michelle Turnberg, Fargo City Commissioner.

1. INTRODUCTION

Mr. Campbell called the meeting to order at 3:00 PM. Roll call was taken, and a quorum was present.

2. APPROVE THE MEETING MINUTES FROM THE OCTOBER 2024 MEETING

MOTION PASSED

Mr. Breitling moved to approve the minutes from October 23, 2024, and Mr. Gust seconded the motion. On a voice vote, the motion carried.

3. APPROVE THE ORDER OF THE AGENDA

MOTION PASSED

Mr. Gust moved to approve the order of the agenda as presented and Mr. Breitling seconded the motion. On a voice vote, the motion carried.

4. EXCESS LAND RECOMMENDATION OIN 9405

Ms. Smith introduced OIN 9405 and asked for approval to sell the parcel per the Excess Lands Policy. OIN 9405 is located north of the Red River Control Structure (RRCS) right off of 175th Avenue SE. Pleasant Township has setbacks in this area from the Diversion Project that impact this property. The proposed sale price is \$8,500.

MOTION PASSED

Mr. Stamness moved to approve the sale of OIN 9405 per the Excess Land Policy and Ms. Derrig seconded the motion. On a roll call vote, the motion carried.

5. EXCESS LAND RECOMMENDATIONS FOR CHANNEL REMNANTS NE OF I-29

Ms. Smith introduced the following OINs and asked for approval to sell the remnant parcels per the Excess Lands Policy. The parcels noted in this recommendation are along the northeast section of the Diversion Channel.

<u>OIN</u>	<u>Acreage</u>	<u>Proposed Price</u>
546Y	54.30	\$460,000
561Y	55.17	\$350,000
530Y & 2372Y	30.29	\$260,000
2366Y, 2367Y & 8852Y	90.54	\$767,000
2368Y	119.57	\$899,000
Total	349.87	\$2,736,000

MOTION PASSED

Mr. Zimmerman moved to approve the sale of all the OINs listed per the Excess Land Policy and Mr. Hendrickson seconded the motion. On a roll call vote, the motion carried.

6. EXCESS LAND RECOMMENDATION OINs 7234B, 7234C and 7234D

Ms. Smith introduced the following OINs and asked for the committee’s input and recommendation as to how they wish to see these parcels disposed of. These parcels are a portion of the old Horace railroad corridor.

The City of Horace wishes to purchase a 50-foot-wide utility easement through these three parcels. The proposed disposal plan for discussion is based on the following approach:

- Sell utility easement to City of Horace for \$0.45/sf
- Sell the westerly 50-feet to adjacent residential property owners for \$0.50/sf (this is the unencumbered portion of the parcels)
- Sell the utility-easement-encumbered portion to adjacent the landowners for \$0.05/sf
- Sell the northeastern portion of OIN 7234B as commercial property for \$3.00/sf
- Sell the southeastern portion of OIN 7234B as commercial property for \$1.50/sf
- Sell the unencumbered portions of OIN 7234C and 7234D for \$0.50/sf

The total proposed sale price for this approach is approximately \$168,000.

After dialogue, the committee recommended proceeding with the easement option for disposal of the parcels. A formal recommendation for approval will be presented to the committee at the next meeting.

7. OTHER BUSINESS

There was no other business to discuss.

8. NEXT MEETING

To be determined.

9. ADJOURNMENT

The meeting adjourned at 3:29 PM.