



Memorandum

TO: Robert Wilson & Michael Redlinger

FROM: Jodi A. Smith

DATE: October 30, 2024

RE: Excess Lands Recommendation – OIN 2368Y

1. Introduction

The Metro Flood Diversion Authority (Authority) adopted the Policy on the Disposition and Management of Comprehensive Project Lands (Policy) in March 2021. Per the Policy Preamble, the Authority will periodically review its inventory of real property to determine if its land ownership exceeds its foreseeable needs for the Fargo-Moorhead Area Flood Diversion Project (Comprehensive Project). Land that is no longer needed, not expected to be needed in the future for the Comprehensive Project and declared “Excess Land” by the Co-Executive Directors may be made available for sale, lease, or exchange in accordance with this Policy.

This Memorandum serves as a recommendation for the Co-Executive Directors to declare OIN 2368Y as Excess Land and begin the process to dispose of this parcel following the Policy.

2. Pertinent Facts Regarding OIN 2368Y

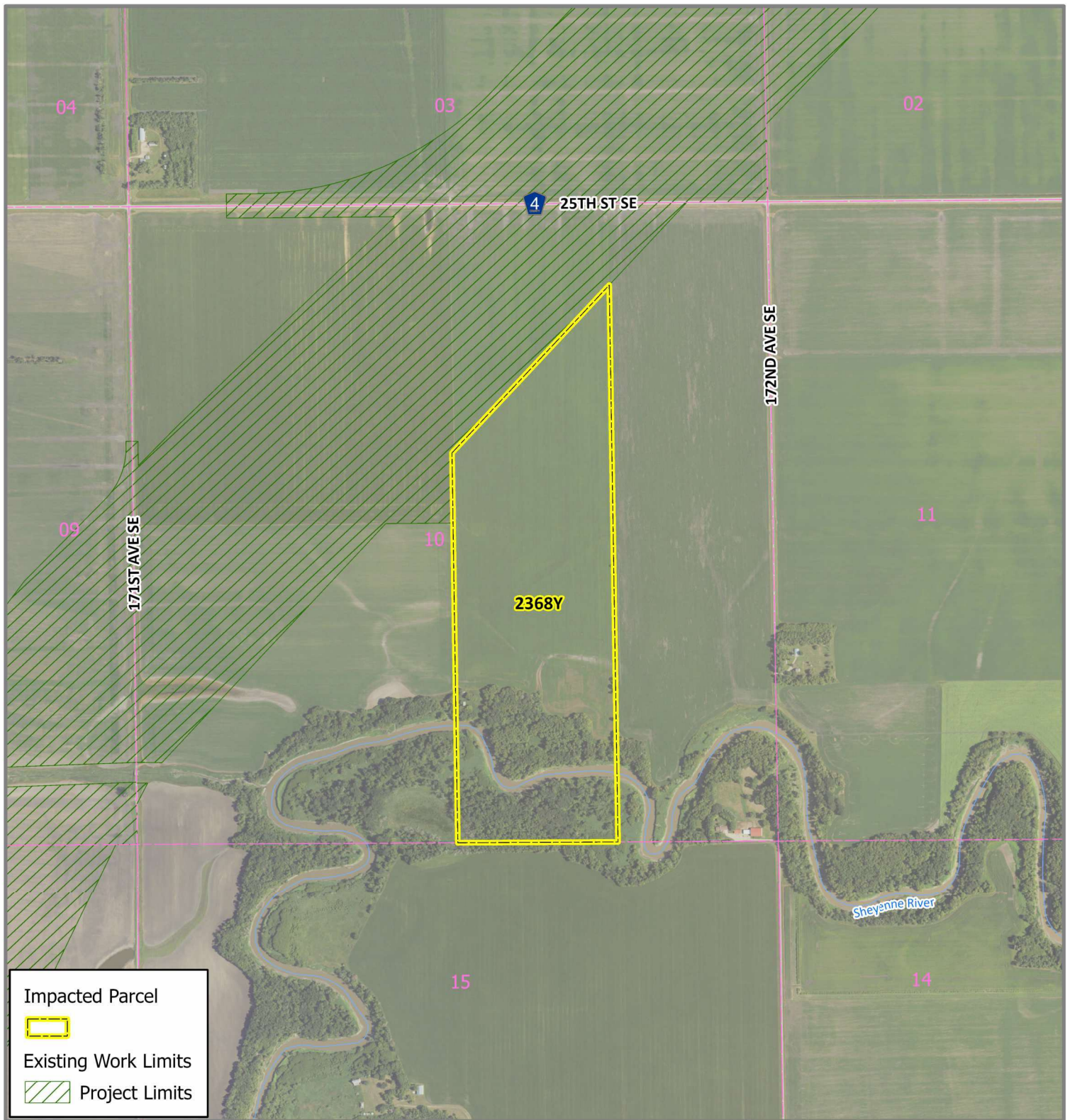
Description of Parcel(s)	See Exhibit A for a map showing the parcel recommended as excess land.
Legal Description	See Exhibit B for the legal description for the parcel recommended as excess land.
Asset Parcel(s) Size	OIN 2368Y: 119.57 acres

Narrative Description of Parcel(s)	OIN 2368Y is located along the south side of the Diversion Channel, northeast of I29.
Purchase Date	OIN 2368: July 31, 2017
Purchase Price	OIN 2368: Purchase included the entirety of OIN 2368 and OIN 546 for a total payment of \$1,402,693, which equates to approximately \$4,500/acre.
Proposed Sale Price	OIN 2368Y: \$899,000 <ul style="list-style-type: none"> Based on \$8,500/acre for tillable & \$5,000 for WWG acreage.
Former Owner	OIN 2368Y: William Henry Larson
Adjacent Owners	OIN 2368Y: Chose Family Trust (OIN 544X)
Property Management Approach	OIN 2368Y: Pifer's Land Management since 2018
Property Taxes	There is no recorded property tax data for this parcel.
Relation to Construction	OIN 2368Y is located along the south side of the Diversion Channel, northeast of I29. These parcels is no longer needed or impacted by construction of the Project.
Right of First Refusal	OIN 2368Y: No

3. Conclusion and Recommendation

Based on the pertinent facts presented above, it is recommended to declare OIN 2368Y as "Excess Land" and proceed with the process outlined in the Policy. If you agree with this recommendation, please sign the attached declaration form for our records (Exhibit C).

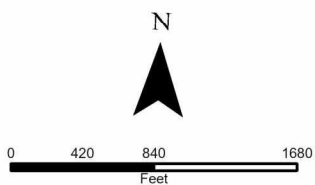
Exhibit A: Map Exhibit of Parcel Recommended as Excess Lands



Any reliance upon this map is at user's own risk. AE2S does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

All parcel acreages and legal descriptions shown hereon are based on County GIS data. Final acreages and legal descriptions to be determined by boundary survey.

Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet | Edited by: CLidenberg | C:\Data\Projects\GIS Projects\FM Diversion\012 Lands Program\Property Acquisition\Project Wide\Individual Property Maps - General Inquiry\ArcPro General Individual Layout.aprx | IndividualLayout



OIN: 2368Y
CASS COUNTY JOINT WATER RESOURCE
DISTRICT
Parcel ID: 44-0000-00284-010
Cass County, ND

FM AREA DIVERSION
 Map Date: 10/10/2024



Exhibit B: Legal Description for Parcel Recommended as Excess Lands

OIN 2368Y

That part of the West Half of the East Half (W1/2E1/2) of Section 10, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, further described as follows:

Beginning at the Southwest Corner of the Southeast Quarter (SE1/4) of Section 10; thence North 02 degrees 51 minutes 40 seconds West on the west line of the West Half of the East Half (W1/2E1/2) of said Section 10 a distance of 3,226.11 feet to an easterly corner of Lot 1, Block 4, FMD-Harwood Subdivision in Sections 1-3, 9-10, 16-17, 19-21 & 30, T141N, R49W, 5th P.M., Cass County, North Dakota; thence North 41 degrees 08 minutes 05 seconds East on the easterly line of said Lot 1 a distance of 1,906.15 feet to the east line of the W1/2E1/2 of said Section 10; thence South 02 degrees 59 minutes 28 seconds East on said east line of the W1/2E1/2 a distance of 4,605.60 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of said Section 10; thence South 87 degrees 29 minutes 29 seconds West on the south line of said SW1/4SE1/4 a distance of 1,334.50 feet to the Point of Beginning;

Said parcel contains 119.57 acres, more or less.

Exhibit C: Declaration of Excess Land Form

I hereby declare that OIN 2368Y as noted in Exhibit A (the parcel) is deemed Excess Land and authorize the disposal of the parcel in accordance with the Policy on the Disposition and Management of Comprehensive Project Lands.

Robert W. Wilson

Robert Wilson
Co-Executive Director

10/30/2024

Date

Michael Redlinger

Michael Redlinger
Co-Executive Director

10/30/2024

Date