



Memorandum

TO: Robert Wilson & Michael Redlinger

FROM: Jodi A. Smith

DATE: October 30, 2024

RE: Excess Lands Recommendation – OIN 546Y

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 546Y as Excess Land and begin the process to dispose of these properties following the Policy.

2. Pertinent Facts Regarding OIN 546Y

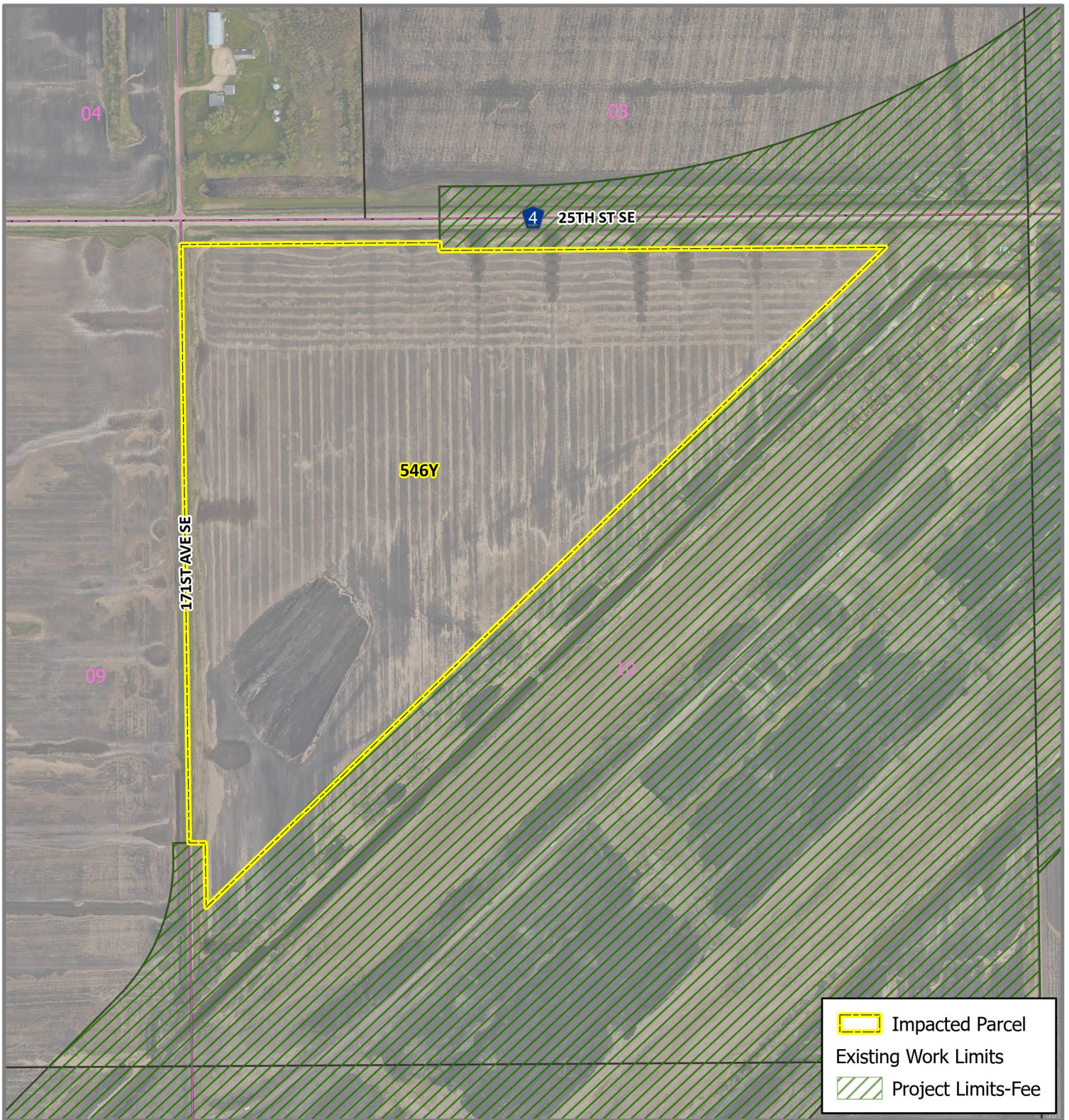
Description of Parcel(s)	See Exhibit A for a map showing the parcel recommended as excess land.
Legal Description	See Exhibit B for the legal description of the parcel recommended as excess land.
Asset Parcel(s) Size	OIN 546Y: 52.65 acres

Narrative Description of Parcel(s)	OIN 546Y is located along the north side of the Diversion Channel, northeast of I29.
Purchase Date	OIN 546: July 31, 2017
Purchase Price	OIN 546: Purchase included the entirety of OIN 546 and OIN 2368 for a total of \$1,402,693, which equates to approximately \$4,500/acre.
Proposed Sale Price	OIN 546Y: \$447,500 <ul style="list-style-type: none"> • Based on \$8,500/acre
Former Owner	OIN 546Y: William Henry Larson
Adjacent Owners	OIN 546Y: Red River Trust Etal (OIN 540X) / Marion Diekrager (OIN 533X)
Property Management Approach	OIN 546Y: Pifer's Land Management since 2018
Property Taxes	There is no recorded property tax data for this parcel.
Relation to Construction	OIN 546Y is located along the north side of the Diversion Channel, Northeast of I29. This parcel was once impacted by a TCE that is no longer needed for the Project.
Right of First Refusal	OIN 546Y: No

3. Conclusion and Recommendation

Based on the pertinent facts presented above, it is recommended to declare OIN 546Y 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).

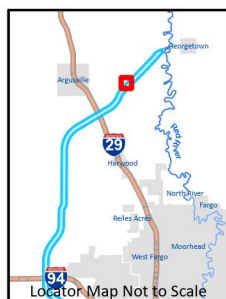
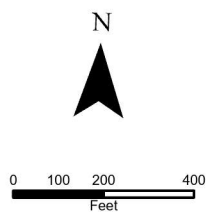
Exhibit A: Map Exhibit of Parcel Recommended as Excess Lands



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: hrecords | C:\Data\Projects\GIS Projects\FM Area Diversion\012 Lands Program\Property Acquisition\Project Wide\Individual Property Maps - General Inquiry\ArcPro General Individual Layout.aprx | IndividualLayout



OIN: 546Y
CASS COUNTY JOINT WATER RESOURCE DISTRICT
Parcel ID: 44-0000-00288-010
Cass County, ND

FM AREA DIVERSION
 Map Date: 11/20/2024



Exhibit B: Legal Description for Parcel Recommended as Excess Lands

OIN 546Y

That part of the Northwest Quarter (NW1/4) of Section 10, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, further described as follows:

Commencing at the Northwest Corner of the Northwest Quarter (NW1/4) of Section 10; thence South 2 degrees 45 minutes 31 seconds East on the west line of said NW 1/4 a distance of 75.00 feet to the Point of Beginning; thence North 87 degrees 33 minutes 49 seconds East parallel with, and 75 feet south of, the north line of said NW1/4 a distance of 807.27 feet to the west line 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 South 02 degrees 26 minutes 11 seconds East on a line of said Lot 1 a distance of 25.00 feet to a corner of said lot 1; thence North 87 degrees 33 minutes 49 seconds East parallel with, and 100.00 feet south of, the north line of said NW1/4, and on a line of said Lot 1 a distance of 1,391.25 feet to a corner of said Lot 1; thence South 44 degrees 03 minutes 46 seconds West on the westerly line of said Lot 1 a distance of 2,487.50 feet to a corner of said Lot 1; thence South 42 degrees 36 minutes 02 seconds West continuing on said westerly line of Lot 1 a distance of 469.98 feet to a corner of said Lot 1; thence North 02 degrees 45 minutes 31 seconds West parallel with, and 50.00 feet east of, the west line of said NW1/4, and on a line of said Lot 1 a distance of 201.98 to a corner of said Lot 1; thence South 87 degrees 14 minutes 29 seconds West on a line of said Lot 1 a distance of 50.00 to the west line of said NW1/4; thence North 02 degrees 45 minutes 31 seconds West on said west line of the NW1/4 a distance of 1867.76 feet to the Point of Beginning.

Said parcel contains 52.65 acres, more or less.

Exhibit C: Declaration of Excess Land Form

I hereby declare that OIN 546Y 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