



# Memorandum

TO: Robert Wilson & Michael Redlinger

FROM: Jodi A. Smith

DATE: October 30, 2024

RE: Excess Lands Recommendation – OIN 561Y

## 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 561Y as Excess Land and begin the process to dispose of these properties following the Policy.

## 2. Pertinent Facts Regarding OIN 561Y

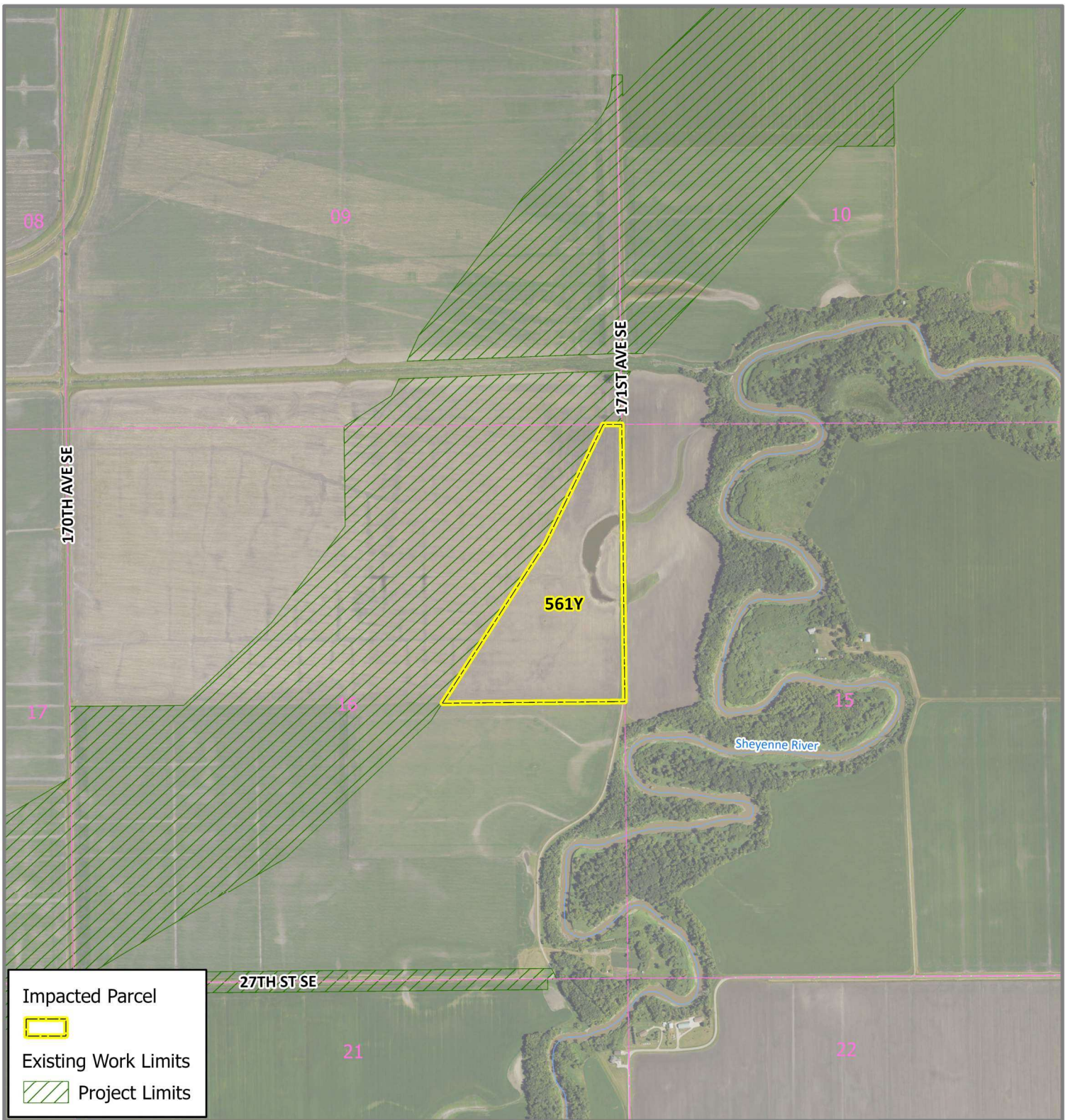
Description of Parcel(s)	See Exhibit A for a map showing the parcel recommended as excess land.
Legal Description	See Exhibit B for the legal description of the parcel recommended as excess land.
Asset Parcel(s) Size	OIN 561Y: 55.17 acres

Narrative Description of Parcel(s)	OIN 561Y is located along the south side of the Diversion Channel, northeast of I29.
Purchase Date	OIN 561Y: June 25, 2019
Purchase Price	OIN 561Y: \$1,578,598 (For the parts needed on 561 562 540 543 561 and 562) <ul style="list-style-type: none"> <li>The price paid for OIN 561 equates to \$4,480/acre</li> </ul>
Proposed Sale Price	OIN 561Y: \$350,000 <ul style="list-style-type: none"> <li>Based on \$7,500/acre for tillable &amp; \$1,000 for WWG acreage</li> </ul>
Former Owner	OIN 561Y: Red River Trust Etal
Adjacent Owners	OIN 561Y: Ordean & Helen Nygren Life Estate (OIN 558 & 2367X)
Property Management Approach	OIN 561Y: Pifer's Land Management since 2019
Property Taxes	There is no recorded property tax data for this parcel.
Relation to Construction	OIN 561Y is located along the south side of the Diversion Channel northeast of I29. This is longer needed or impacted by construction of the Project.
Right of First Refusal	OIN 561Y: Yes (expired)

### 3. Conclusion and Recommendation

Based on the pertinent facts presented above, it is recommended to declare OIN 561Y 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

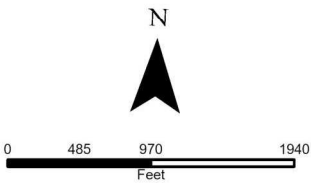


Impacted Parcel

Existing Work Limits

Project Limits

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: 561Y**  
**CASS COUNTY JOINT WATER RESOURCE DISTRICT**  
**Parcel ID: 44-0000-00600-010**  
**Cass County, ND**

FM AREA DIVERSION  
 Map Date: 10/10/2024



## Exhibit B: Legal Description for Parcel Recommended as Excess Lands

OIN 561Y

That part of the Northeast Quarter (NE1/4) of Section 16, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, further described as follows:

Beginning at the Northeast Corner of the Northeast Quarter (NE1/4) of Section 16; thence South 02 degrees 37 minutes 57 seconds East on the east line of said NE1/4 a distance of 2,646.27 feet to the Southeast Corner of said NE1/4; thence South 87 degrees 30 minutes 10 seconds West on the south line of said NE1/4 a distance of 1,741.84 feet to the easterly line of Lot 1, Block 6, FMD-Harwood Subdivision in Sections 1-3, 9-10, 16-17, 19-21 & 30, T141N, R49W, 5<sup>th</sup> P.M., Cass County, North Dakota; thence North 30 degrees 46 minutes 59 seconds East on said easterly line of Lot 1 a distance of 1,825.38 feet to a corner of said Lot 1; thence North 23 degrees 53 minutes 35 seconds East continuing on said easterly line of Lot 1 a distance of 1,250.73 feet to the Northeast Corner of said Lot 1 being on the north line of said NE1/4; thence North 87 degrees 32 minutes 56 seconds East on said north line of NE1/4 a distance of 178.01 feet to the Point of Beginning.

Said parcel contains 55.17 acres, more or less.

## Exhibit C: Declaration of Excess Land Form

I hereby declare that           OIN 561Y           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*

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Robert Wilson  
Co-Executive Director

10/30/2024

Date

*Michael Redlinger*

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Michael Redlinger  
Co-Executive Director

10/30/2024

Date