



Memorandum

TO: Robert Wilson & Michael Redlinger

FROM: Jodi A. Smith

DATE: October 30, 2024

RE: Excess Lands Recommendation – OIN 9405

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 9405 as Excess Land and begin the process to dispose of the property following the Policy.

2. Pertinent Facts Regarding OIN 9405

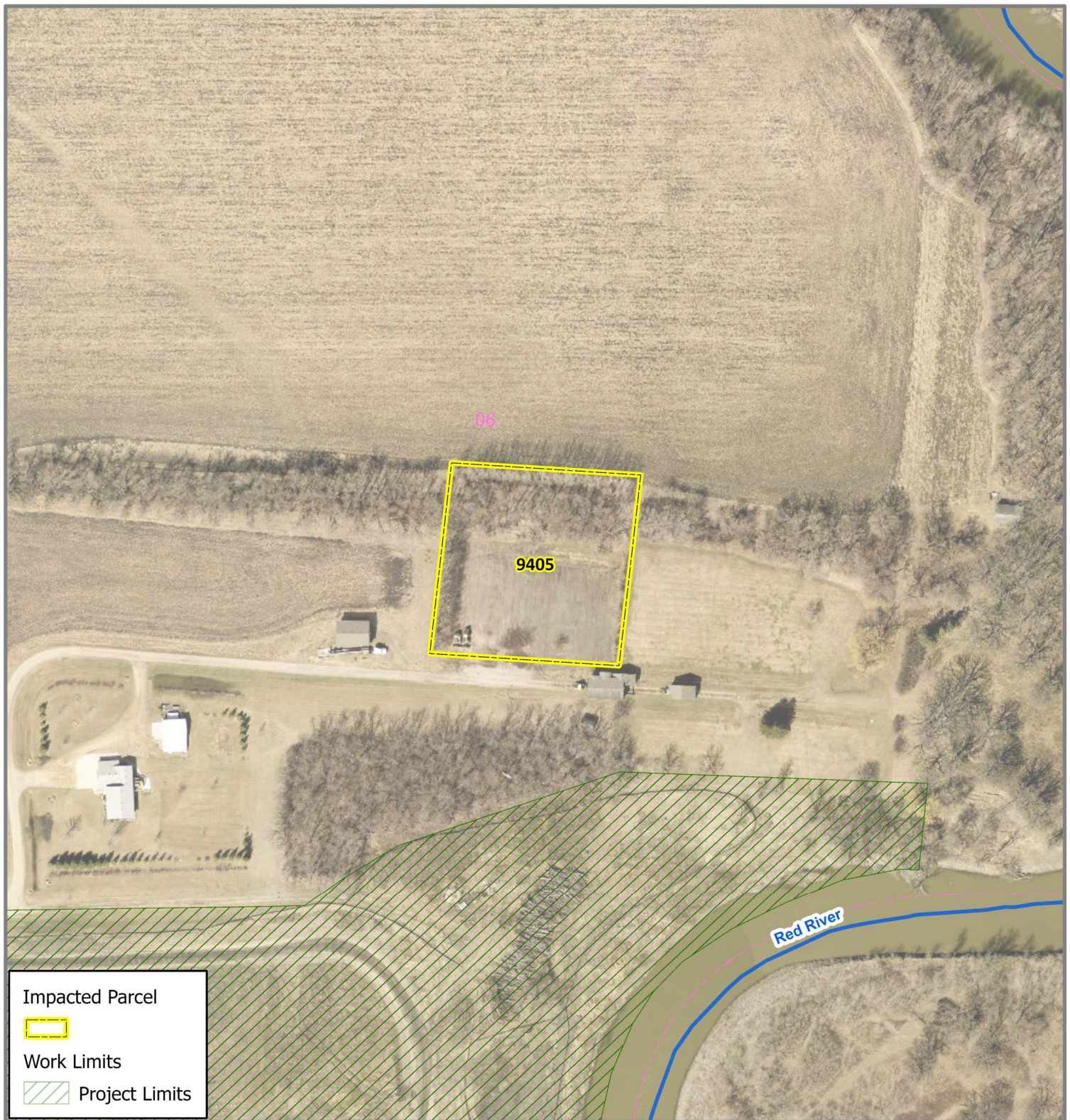
Description of Parcel(s)	See Exhibit A for a map showing the parcel recommended as excess land.
Legal Description	See Exhibit C for legal description for the parcel recommended as excess land.
Asset Parcel(s) Size	1.43 acres

Narrative Description of Parcel(s)	OIN 9405 is located north of the Red River Control Structure (RRCS) right off of 175 th Avenue SE. Pleasant Township has setbacks in this area from the Diversion Project that impact this property. An exhibit depicting these setbacks can be found under Exhibit B.
Purchase Date	September 14, 2017
Purchase Price	\$451,000
Proposed Sale Price	\$8,500 *Based on a \$6,000/acre rate
Former Owner	Robert & Maxine Nordick
Adjacent Owners	OIN 9357 – Marilyn Beck OIN 9342 – Mark Nyquist OIN 9398 – Mitchell Johnson Etal
Property Management Approach	This parcel has been maintained through a weed control and mowing contract with JT Lawn Services.
Property Taxes	This parcel has not had any recorded property taxes since 2020, which was \$2,727.47.
Relation to Construction	This parcel was a full buyout for the RRCS but has since been deemed a haircut parcel and is not needed for the Comprehensive Project.
Right of First Refusal	The prior landowner is not entitled to a ROFO.

3. Conclusion and Recommendation

Based on the pertinent facts presented above, it is recommended to declare OIN 9405 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 D).

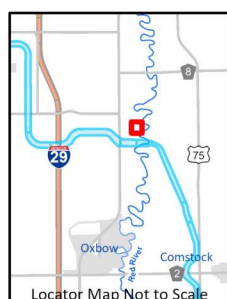
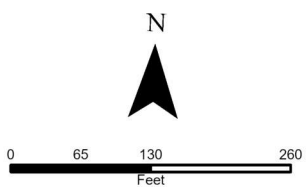
Exhibit A: Map Exhibit of Parcel Recommended as Excess Lands



Any reliance upon this map is at user's own risk. AE25 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: 9405
CASS COUNTY JOINT WATER RESOURCE DISTRICT
Parcel ID: 57-0610-00030-000
Cass County, ND

FM AREA DIVERSION
 Map Date: 10/11/2024



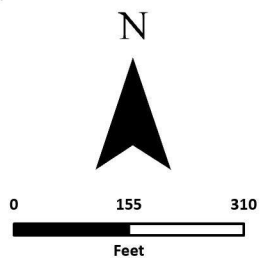
Exhibit B: Map Exhibit of Pleasant Township Setbacks



Information depicted may be based on data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.

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Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet | Edited by: cwickenheiser | Project: C:\Data\Projects\GIS Projects\FM Area Diversion\SouthernEmbankment.aprx | Layout: Southern Embankment_Setback Individual Exhibits_ND



**OIN 9405
PLEASANT TOWNSHIP
CASS COUNTY, ND
RESTRICTED DEVELOPMENT**

FM AREA DIVERSION PROJECT
Map Date: 10/23/2024



Exhibit C: Legal Description for Parcel Recommended as Excess Lands

The following legal description is from the Title Opinion dated September 13, 2024.

Lot Three, in Block One, of Robin's Nest Subdivision, situate in the
County of Cass and the State of North Dakota.

Exhibit D: Declaration of Excess Land Form

I hereby declare that OIN 9405 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