

Metro Flood Diversion Authority Land Management Committee Meeting Minutes

3:00 PM – May 21, 2025

City of Fargo Commission Chambers

A meeting of the Metro Flood Diversion Authority Land Management Committee was held on May 21, 2025. The following members were present: Matt Stamness, Cass County Engineer; Brenda Derrig, Assistant Administrator, City of Fargo; Duane Breitling, Cass County Commissioner; Bob Zimmerman, Moorhead City Engineer; Jake Gust, Cass County Joint Water Resource District; Jenny Mongeau, Clay County Commissioner; Deb White, Moorhead City Council; Michelle Turnberg, Fargo City Commissioner; Tim Flakoll, Cass County Commissioner and Kevin Campbell, Clay County Commissioner.

Member(s) absent: Nathan Boerboom, Fargo Division Engineer.

1. CALL TO ORDER

Mr. Breitling 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 MARCH 2025 MEETING

MOTION PASSED

Ms. White moved to approve the minutes from March 2025, and Mr. Flakoll seconded the motion. On a voice vote, the motion carried.

3. APPROVE THE ORDER OF THE AGENDA

MOTION PASSED

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

4. OIN 858 SALE OF EXCESS LAND RECOMMENDATION

Mr. Dodds introduced OIN 858 and asked for approval to sell the parcel per the Excess Lands Policy. OIN 858 is located on the north side of Cass County Road 18 (52nd Street SE) approximately one mile west of I-29 in the Upstream Mitigation Area associated with the Comprehensive Project. The new owner will need to seek an access easement from the neighboring property owner or seek approval from the County to install a new field approach. The proposed sale price is \$20,000.

MOTION PASSED

Mr. Campbell moved to recommend approval of the sale of OIN 858 to the MFDA Board per the Excess Lands Policy and Mr. Zimmerman seconded the motion. On a roll call vote, the motion carried.

5. OINs 7234B, 7234C and 7234D SALE OF EXCESS LAND UPDATE

Mr. Dodds provided an update on OINs 7234B, 7234C and 7234D. Letters were sent to 28 adjacent landowners, and we have received Notice of Intent to Purchase forms from nearly all landowners.

Based on this feedback, the MFDA staff and consulting team intend to proceed with surveying the property, preparing purchase agreements for each adjacent landowner, preparing a plat to subdivide the property and join the subdivided lots with the existing adjacent parcels, and rezone the subdivided lots to match the zoning of the existing adjacent parcels. The platting will be reviewed with the adjacent landowners and the City of Horace to confirm future parcel boundaries and right-of-way dedications. The platting and rezoning will be subject to approval by the City of Horace. This work is expected to take several months. The sale of these properties will include a small administration fee charged to each adjacent landowner to offset a portion of the costs associated with preparing the plat and closing documents.

MOTION PASSED

Mr. Stamness moved to proceed with the sale of OINs 7234B, 7234C and 7234D, per the Excess Lands Policy and Ms. White seconded the motion. Ms. Mongeau asked that the motion include parcel D-14 to be offered to the City of Horace and if they decline purchase, that it is offered to the owner of parcel D-2. The motion and the second agreed with this revision. On a roll call vote, the revised motion carried.

6. PUBLIC COMMENT

Mr. Breitling opened the meeting for public comment at 3:12 PM; it was closed at 3:13 PM.

7. OTHER BUSINESS

There was no additional business to discuss.

8. NEXT MEETING

Tentative June 25, 2025.

9. ADJOURNMENT

The meeting adjourned at 3:15 PM.