

Metro Flood Diversion Authority Land Management Committee Meeting Minutes

3:00 PM July 22, 2026

City of Fargo Commission Chambers

A meeting of the Metro Flood Diversion Authority Land Management Committee was held on July 22, 2026. The following members were present: Duane Breitling, Cass County Commissioner; Brenda Derrig, Assistant Administrator, City of Fargo; Bob Zimmerman, Director of Engineering, City of Moorhead; Nathan Boerboom, Fargo Division Engineer; Tim Flakoll, Cass County Commissioner; Kevin Campbell, Clay County Commissioner; Matt Stamness, Cass County Engineer; Jake Gust, Cass County Joint Water Resource District; Jenny Mongeau, Clay County Commissioner and Deb White, Moorhead City Council.

Member(s) absent: Michelle Turnberg, Fargo City Commissioner.

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 MINUTES FROM THE MAY 2026 MEETING

MOTION PASSED

Ms. White moved to approve the minutes from May 2026, and Mr. Campbell seconded the motion. On a voice vote, the motion carried.

3. APPROVE THE ORDER OF THE AGENDA

MOTION PASSED

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

4. OINs 9053N & 9992Y SALE OF EXCESS LAND RECOMMENDATION

Mr. Fisher introduced OINs 9053N and 9992Y. OINs 9053N and 9992Y are narrow strips of land located north of Harwood, North Dakota, along the south side of 27th St. SE. These properties were originally purchased to accommodate roadway improvements extending from the Diversion Channel, but the actual roadway connection was accomplished without affecting these properties. These parcels total 8.01 acres, and the proposed sale price is \$20,000, based on \$5,000 per tillable acre.

MOTION PASSED

Mr. Flakoll moved to recommend OINs 9053N and 9992Y as excess land per the policy and to offer them for sale at \$20,000. Mr. Boerboom seconded the motion and on a roll call vote, the motion carried.

5. OINs 9403, 9404 & 9411 SALE OF EXCESS LAND RECOMMENDATION

Mr. Fisher introduced OINs 9403, 9404 and 9411. OINs 9403, 9404, and 9411 are located just south of the Southern Embankment Reach 3 (SE-3) and west of the Red River Control Structure along 49th St. SE in Cass County, North Dakota. The three parcels total 9.0 acres and the proposed sale price is \$40,000, based on \$4,500 per acre.

MOTION PASSED

Ms. White moved to recommend OINs 9403, 9404 and 9411 as excess land per the policy and Mr. Stamness seconded the motion. On a roll call vote, the motion carried.

6. HORACE RAILROAD PLAT UPDATE

The MFDA declared OINs 7234B, 7234C, and 7234D as Excess Land in March 2025, and directed staff to follow the MFDA's Policy on the Disposition and Management of Comprehensive Project Lands (Policy). Subsequent to the March Land Management Committee meeting, letters were sent to the 28 landowners adjacent to the OINs 7234B, 7234C, and 7234D informing them that the land has been deemed as excess land and per the policy, the adjacent owners are given preference to acquire the excess land at market value. During these efforts landowners were asked to sign and return a Notice of Intent to Purchase by May 12. Notice of Intent to Purchase forms were received from nearly all adjacent landowners.

Based on this overwhelming feedback and interest in purchasing a portion of the property, the MFDA staff and consulting team proceeded 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 preliminary plat has been reviewed with the adjacent landowners and the City of Horace to confirm future parcel boundaries, right-of-way dedications, and any easement needs. The sale of this property 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.

Over the past several months, staff and consulting teams have advanced the plat and continued to communicate with the adjacent landowners, as well as the City of Horace. The preliminary plat will be presented to the Horace Planning and Zoning Commission on August 25th. As we prepare for this meeting project staff are working to confirm intent to purchase again with all the adjacent landowners. During the platting process a handful of sales within the community occurred, meaning we have new owners to discuss this sale with. A few of the adjacent landowners have questioned the City of Horace's requested 20 ft drainage preservation easement that is included on the plat. The landowners have been informed to share their comments and questions regarding the City's requested easement during the Planning and Zoning meeting on August 25th, and the subsequent City Council meeting.

7. UPSTREAM MITIGATION AREA HISTORICAL PROGRESS SLIDES

Mr. Fisher shared upstream mitigation historical progress slides from January 2024 to July 2026.

8. OTHER BUSINESS

There was no other business to discuss.

9. NEXT MEETING

To be determined.

10. ADJOURNMENT

The meeting adjourned at 3:13 PM.