



**DIVERSION AUTHORITY
Land Management Committee
City Commission Room
Fargo City Hall
Friday, September 12, 2014
2:00 p.m.**

1. Agenda review
2. Approve August 14, 2014 minutes
3. CCJWRD Land Management Summary
4. Ag Risk Economic Evaluation Proposals & Recommendation
5. Right of Entry Status & Cultural Resources Easement Acquisition Update
6. Other business
7. Next meeting Thursday, October 9, 2014

Land Management Summary

September 12, 2014

Acquisitions Completed Through August 30, 2014

| Property Type | Complete | |
|---------------------------------|------------|---------|
| | Properties | Acreage |
| Single-Family Residential | 6 | 27 |
| <i>Subset: Medical Hardship</i> | 5 | 27 |
| Agricultural | 15 | 1,558 |
| Commercial | -- | -- |
| Multi-Family Residential | -- | -- |
| Public | -- | -- |
| Other | -- | -- |

Acquisition Budget Through June 30, 2014

| Fiscal Year | No. Properties Acquired | Lands Budget (\$000) | Lands Expenses (\$000) | Remaining Budget (\$000) |
|-------------|-------------------------|----------------------|------------------------|--------------------------|
| FY13 | 4 | \$28,000 | \$1,628 | n/a |
| FY14 | 15 | \$37,700 | \$19,859 | \$17,841 |

Other News

- Received approval from USACE on appraisal for eight residential, one agricultural property, the Oxbow Country Club, and Fargo Public Schools property.
- ProSource submitted three appraisals for Oxbow residential properties to USACE for their review.
- Numerous appraisals underway for properties for the Oxbow Ring Levee and for the In-Town Levee.
- CH2M HILL/AE2S is working with HMG to define the land and ROW needs for three additional properties as part of the In-Town Levees.
- HMG and CH2M HILL/AE2S conducted an informational meeting last week with Park East Apartment residents.
- ProSource will meet this week with seven Owners in Oxbow to present initial purchase offers and begin relocation process.
- Began the quick-take process to gain access on one agricultural parcel near Oxbow to allow for construction of the pre-load project, which is necessary to allow construction of the internal drainage stormwater pump station and gateway next summer.
- Purchase and relocation negotiations are underway with Oxbow Country Club.

Land Management Summary

September 11, 2014

Appraisals Complete or In Negotiation (sorted by closing date)

| Street Address | USACE Orig ID No. | Type | Activity ¹ | Land Acq Firm/ Appraiser | Est. Closing Date |
|--|---|--------------|-----------------------|--------------------------|--------------------|
| Agricultural property 154ac – S14, T140, R50 | 901 | Agricultural | Purchase Agrmt Signed | Direct negotiations | Oct 2014 |
| Agricultural property 160ac – S2, T140, R50 | 885, tbd | Agricultural | Purchase Agrmt Signed | Direct negotiations | Oct 2014, Jan 2015 |
| Agricultural property 124ac – S13, T137, R49 | 1931, 1936 | Agricultural | In Quick-Take Process | Ulteig/Bock | |
| Agricultural property 45ac – S25, T138, R50 | 1201 | Agricultural | In Negotiations | Direct negotiations | |
| Agricultural property 266ac – S23, T137, R49; S24, T137, R49 | 1975, 1985 | Agricultural | In Negotiations | Ulteig/Bock | |
| 130 Oxbow Drive (9 parcels for golf course) | 2313, 2354, 9631, 9632, 9633, 9652, 9653, 9764, 9766 | Commercial | In Negotiation | Ulteig/Mueller | |
| 748 Riverbend Rd | 9591 | Residential | In Negotiation | ProSource/Hraba | |
| 752 Riverbend Road | 9592 | Residential | In Negotiation | ProSource/Hraba | |
| 350 Schnell Drive | 9649 | Residential | In Negotiations | ProSource/Hraba | |
| 345 Schnell Drive | 9663 | Residential | In Negotiations | ProSource/Hraba | |
| 349 Schnell Drive | 9664 | Residential | In Negotiations | ProSource/Hraba | |
| 353 Schnell Drive | 9665 | Residential | In Negotiations | ProSource/Hraba | |
| 357 Schnell Drive | 9666 | Residential | In Negotiations | ProSource/Hraba | |
| 361 Schnell Drive | 9667 | Residential | In Negotiations | ProSource/Hraba | |
| City of Fargo - School District 1 | 9777 | Commercial | In Negotiations | HMG/Britton | |
| Agricultural property 140ac – S23, T137, R49; S24, T137, R49 | 1979, 1987 | Agricultural | Appraisal in Review | Ulteig/Bock | |
| 17495 52nd St SE, Hickson | 1989 | Residential | Appraisal in Review | ProSource/Hraba | |
| Agricultural property 283ac – S24, T137, R49 | 1986, 1988, tbd | Agricultural | Appraisal in Review | Ulteig/Bock | |
| Rural Address (Individual) Permanent easement | 9581 | Residential | Appraisal in Review | ProSource/Hraba | |
| 329 Schnell Drive | 9659 | Residential | Appraisal in Review | ProSource/Hraba | |
| Feder Realty Co. | 9776 | Commercial | Appraisal in Review | HMG/Britton | |
| Northland Hospitality, LLC | 9785 | Commercial | Appraisal in Review | HMG/Britton | |

¹ Activity sequence: 1) Appraisal in Review; 2) In Negotiation; 3) Purchase Agreement Signed

Land Management Summary

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² PP-Purchase Price, includes relocation costs unless noted; AV-Appraised Value. Does NOT include outstanding special assessment or tax balances. Final amount paid will be based on the closing statements for each property.

Appraisals in Progress (sorted by Activity, then Original ID Number)

| Street Address | USACE Orig ID No. | Type | Activity ¹ | Land Acq Firm/ Appraiser |
|--|---------------------------------|--------------|-----------------------|-----------------------------|
| Agricultural property <i>157ac – S10, T141, R49; S10, T141, R49</i> | 547, 548 | Agricultural | Appraisal Initiated | Ulteig/Bock |
| 5302 174 ½ Ave SE | 1898 | Residential | Appraisal Initiated | HMG/Britton |
| Agricultural property <i>214ac – S13, T137, R49; S14, T137, R49</i> | 1930, 1940, 1941 | Agricultural | Appraisal Initiated | Ulteig/Bock |
| 1318 Elm Street, Fargo | 9200 | Residential | Appraisal Initiated | HMG/Britton |
| 1322 Elm Street, Fargo | 9201 | Residential | Appraisal Initiated | HMG/Britton |
| 1326 Elm Street, Fargo | 9202 | Residential | Appraisal Initiated | HMG/Britton |
| 1330 Elm Street, Fargo | 9203 | Residential | Appraisal Initiated | HMG/Britton |
| 1333 Oak Street, Fargo | 9204 | Residential | Appraisal Initiated | HMG/Britton |
| 1341 Oak Street, Fargo | 9205 | Residential | Appraisal Initiated | HMG/Britton |
| City of Fargo Park District | 9206, 9207, 9208 | Commercial | Appraisal Initiated | HMG/Britton |
| 1429 3 rd Street N, Fargo | 9209 | Commercial | Appraisal Initiated | HMG/Britton |
| City of Fargo - Park District | 9212 | Commercial | Appraisal Initiated | HMG/Britton |
| Professional Associates LLC | 9213 | Commercial | Appraisal Initiated | HMG/Britton |
| Mid America Steel | 9215, 9216, 9217, 9218, 9783 | Commercial | Appraisal Initiated | HMG/Britton |
| BNSF | 9259, 9779, 9780 | Commercial | Appraisal Initiated | HMG/Britton |
| Rural Address (Church) <i>Permanent easement</i> | 9465 | Commercial | Appraisal Initiated | ProSource/Hraba |
| 326 Schnell Drive | 9641 | Residential | Appraisal Initiated | ProSource/Hraba |
| 328 Schnell Drive | 9642 | Residential | Appraisal Initiated | ProSource/Hraba |
| 334 Schnell Drive | 9645 | Residential | Appraisal Initiated | ProSource/Hraba |
| 336 Schnell Drive | 9646 | Residential | Appraisal Initiated | ProSource/Hraba |
| 338 Schnell Drive | 9647 | Residential | Appraisal Initiated | ProSource/Hraba |
| 354 Schnell Drive | 9650 | Residential | Appraisal Initiated | ProSource/Hraba |
| 358 Schnell Drive | 9651 | Residential | Appraisal Initiated | ProSource/Hraba |
| 313 Schnell Drive | 9655 | Residential | Appraisal Initiated | ProSource/Hraba |

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| Street Address | USACE Orig ID No. | Type | Activity ¹ | Land Acq Firm/ Appraiser |
|---|----------------------|-------------|-----------------------|-----------------------------|
| 317 Schnell Drive | 9656 | Residential | Appraisal Initiated | ProSource/Hraba |
| 321 Schnell Drive | 9657 | Residential | Appraisal Initiated | ProSource/Hraba |
| 325 Schnell Drive | 9658 | Residential | Appraisal Initiated | ProSource/Hraba |
| 337 Schnell Drive | 9661 | Residential | Appraisal Initiated | ProSource/Hraba |
| 341 Schnell Drive | 9662 | Residential | Appraisal Initiated | ProSource/Hraba |
| 365 Schnell Drive | 9668 | Residential | Appraisal Initiated | ProSource/Hraba |
| City of Fargo | 9768 | Commercial | Appraisal Initiated | HMG/Britton |
| City of Fargo - Housing Authority | 9769 | Commercial | Appraisal Initiated | HMG/Britton |
| Case Plaza LLC | 9770 | Commercial | Appraisal Initiated | HMG/Britton |
| City of Fargo - Park District | 9771, 9781, 9784 | Commercial | Appraisal Initiated | HMG/Britton |
| City of Fargo | 9772 | Commercial | Appraisal Initiated | HMG/Britton |
| Park East Apartments, LLC | 9782 | Commercial | Appraisal Initiated | HMG/Britton |
| 5059 Makenzie Cir, Horace (owner of 3 other parcels) | 2150, 9669, 9672 | Residential | Owner notified | ProSource/Hraba |
| 843 Riverbend Road | 9502 | Residential | Owner notified | ProSource/Hraba |
| 839 Riverbend Road | 9503 | Residential | Owner notified | ProSource/Hraba |
| 833 Riverbend Road | 9504 | Residential | Owner notified | ProSource/Hraba |
| 829 Riverbend Road | 9505 | Residential | Owner notified | ProSource/Hraba |
| 821 Riverbend Road | 9506 | Residential | Owner notified | ProSource/Hraba |
| 817 Riverbend Road | 9507 | Residential | Owner notified | ProSource/Hraba |
| 813 Riverbend Road | 9508 | Residential | Owner notified | ProSource/Hraba |
| 809 Riverbend Road | 9509 | Residential | Owner notified | ProSource/Hraba |
| 805 Riverbend Road | 9510 | Residential | Owner notified | ProSource/Hraba |
| 749 Riverbend Road | 9511 | Residential | Owner notified | ProSource/Hraba |
| 724 Riverbend Road | 9587 | Residential | Owner notified | ProSource/Hraba |
| 808 Riverbend Road (2 parcels at this address) | 9593, 9594 | Residential | Owner notified | ProSource/Hraba |
| 810 Riverbend Road | 9595 | Residential | Owner notified | ProSource/Hraba |
| 816 Riverbend Road | 9596 | Residential | Owner notified | ProSource/Hraba |
| 828 Riverbend Road | 9599 | Residential | Owner notified | ProSource/Hraba |
| 840 Riverbend Road | 9600 | Residential | Owner notified | ProSource/Hraba |

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| Street Address | USACE Orig ID No. | Type | Activity ¹ | Land Acq Firm/ Appraiser |
|--|----------------------|-------------|-----------------------|-----------------------------|
| 844 Riverbend Road | 9601 | Residential | Owner notified | ProSource/Hraba |
| 848 Riverbend Road | 9602 | Residential | Owner notified | ProSource/Hraba |
| 852 Riverbend Road (owner of 3 other parcels) | 9603 | Residential | Owner notified | ProSource/Hraba |
| 856 Riverbend Road (owner at 852 Riverbend) | 9604 | Residential | Owner notified | ProSource/Hraba |
| 860 Riverbend Road (owner at 852 Riverbend) | 9605 | Residential | Owner notified | ProSource/Hraba |
| 864 Riverbend Road (owner at 852 Riverbend) | 9606 | Residential | Owner notified | ProSource/Hraba |
| 872 Riverbend Road | 9607 | Residential | Owner notified | ProSource/Hraba |
| 869 Riverbend Road | 9608 | Residential | Owner notified | ProSource/Hraba |
| 873 Riverbend Road | 9609 | Residential | Owner notified | ProSource/Hraba |
| 477 Oxbow Drive | 9614 | Residential | Owner notified | ProSource/Hraba |
| 473 Oxbow Drive | 9615 | Residential | Owner notified | ProSource/Hraba |
| 469 Oxbow Drive | 9616 | Residential | Owner notified | ProSource/Hraba |
| 465 Oxbow Drive | 9617 | Residential | Owner notified | ProSource/Hraba |
| 461 Oxbow Drive | 9618 | Residential | Owner notified | ProSource/Hraba |
| 457 Oxbow Drive | 9619 | Residential | Owner notified | ProSource/Hraba |
| 455 Oxbow Drive | 9620 | Residential | Owner notified | ProSource/Hraba |
| 425 Oxbow Drive | 9628 | Residential | Owner notified | ProSource/Hraba |
| 330 Schnell Drive | 9643 | Residential | Owner notified | ProSource/Hraba |
| 332 Schnell Drive | 9644 | Residential | Owner notified | ProSource/Hraba |
| 309 Schnell Drive (owner of 2 other parcels) | 9654 | Residential | Owner notified | ProSource/Hraba |
| Rural address (owner at 5059 Makenzie?) | 9670, 9671 | Residential | Owner notified | ProSource/Hraba |

¹ Activity stages: 1) Owner notified; 2) Appraisal Initiated; 3) Appraisal in review

² PP-Purchase Price; AV-Appraised Value; includes relocation costs. Does NOT include outstanding special assessment or tax balances. Final amount paid will be based on the closing statements for each property.



September 9, 2014

Mr. Darrell Vanyo
Chair
Flood Diversion Authority
211 9th Street S
Fargo, ND 58102

Re: Request to Proceed with Agreement for
Ag Risk Evaluation for Temporary Water Retention Easement Values and Crop Insurance

Dear Mr. Vanyo:

A Request for Proposal was published for an Ag Risk Evaluation for Temporary Water Retention Easement Values and Crop Insurance. The study aims to assist the Diversion Authority determine the impact on flowage easements of providing a supplemental crop insurance product on lands in the Staging Area.

We received four (4) responses to the request for qualifications (RFQ) on Monday, September 8. A team reviewed the proposals and recommended that we enter into a contract with the Agribusiness and Applied Economics department of North Dakota State University (NDSU) for this study. As such, we request authorization from the Diversion Authority to negotiate an agreement with NDSU for this study, with a not to exceed fee of \$70,000. Upon technical and legal review of the agreement, we will request your signature as Chair of the Diversion Authority.

Please feel free to contact us with any questions or comments you may have. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Eric C. Dodds".

Eric C. Dodds, PE
Program Management Consultant/AE2S