

SPECIAL MEETING
Moorhead - Clay County Joint Powers Authority (MCCJPA)

Friday, August 11, 2023, 10:00 a.m.

Clay County Courthouse, Third Floor Meeting Rooms

In Person Meeting with Microsoft Teams Option Available

MINUTES

1) CALL TO ORDER

The meeting was called to order by Chair Campbell at 10:01 a.m.

2) ROLL CALL

City of Moorhead:	Mayor Shelly Carlson
	Council Member Chuck Hendrickson
	Council Member Larry Seljevoll
Clay County:	Commissioner Kevin Campbell
	Commissioner Jenny Mongeau
BRRWD:	Member Gerald Van Amburg

Others Present or on Microsoft Teams:

Joel Paulson, Executive Director, Jodi Smith, Lands & Compliance Director, and Madeline

Gorghuber, Land Specialist, Diversion Authority

Attorneys John Shockley, Kathryn McNamara, Chris McShane, Ohnstad Twichell Law

Eric Dodds and Dean Vetter, AE2S

Scott Stenger and Dale Ahlsten, ProSource

Katie Laidley and Ken Helvey, SRF Consulting

John Albrecht, Jacobs

Stephen Larson and Jacqueline Finck, Clay County staff

3) APPROVAL OF AGENDA

Mayor Carlson moved, and Council Member Hendrickson seconded, to approve the agenda. Motion carried.

4) CITIZENS TO BE HEARD

There were no citizens to be heard.

5) APPRAISAL REPORTS

Commissioner Campbell stated that it seems like there are some that are for fee simple and some are easement only and then asked if it would be possible for future agendas to separate them out so the Board knows which properties MCCJPA is buying and which ones are just easement acquisitions. Eric Dodds, AE2S, stated that they did hand out a different cover page for the appraisal reports that now includes the minimum compensation column. All of the parcels that states UMA are parcels where MCCJPA needs to buy a flowage easement. The two parcels at the bottom of the cover page where it states SE-4 are parcels where MCCJPA needs to buy property in fee. Mr. Dodds also clarified OIN 9307 is Pete Livdahl's home. His home is not impacted, so the land in fee is not being bought. Since his home will not have access in the after condition, his

house is being appraised so MCCJPA can buy it. The rest of his property, farmsteads and business, can remain there.

John Albrecht, Jacobs, stated that all of these properties are as Mr. Dodds indicated and as an example, OIN 1307 Norden is a 30+ acre site and the flowage easement covers 26+ acres which brings the value or compensation up to that amount. Some of the others are simply smaller easements and some that are larger include buildings that have to be compensated for. There are a couple parcels where buildings have to be removed because they are in the flowage easement area. Some of the 5-acre parcels that are essentially unimproved are valued at somewhere around \$12,000 to \$18,000 per acre. There is a parcel that is 5.86 that has improvements with a value of \$27,000. As Mr. Dodds mentioned, in some cases buildings have to be removed and others do not and that's what creates all these various values. The appraisals are consistent but do differ depending on the situation.

Mr. Albrecht stated that there are 17 appraisals to go and most of them are on the Minnesota side. Commissioner Campbell asked if we're at the beginning or end of the appraisals for SE-4. Mr. Dodds stated that we are at the end of the appraisals for SE-4. The appraisal reports in the packet today are the last of appraisal reports in Minnesota with one exception. The City of Wolverton is still working on their ring levee with the Buffalo Red River Watershed District (BRRWD). Once that is finalized there are a couple of parcels surrounding Wolverton that MCCJPA will have to purchase flowage easements for.

OIN	Property Owner	Project	Opinion of Just Compensation	Minimum Compensation per MN Statute 117.187
1237	DAVID ALAN NESS	UMA	\$85,659	NR
1318	HANSON RIVER FARMS LLLP	UMA	\$69,771	NR
5186	TIM & GENEVIEVE POEHLS	UMA	\$53,700	NR
1307	KYLE R & EMILY NORDEN	UMA	\$344,600	\$575,000
1252	KEITH & NORMA KRAGERUD	UMA	\$424,900	\$450,000
1792	JEAN TRUSTEE ANDERSON	UMA	\$129,800	NR
1824 1826	LARRY & JUDITH NESS	UMA	\$840,257	\$680,000
1314	THOMAS AND SUSAN JACOBS	UMA	\$110,248	NR
1238 1239 1249 1258 1259 1260	TIMOTHY NESS	UMA	\$408,259	NR
9307	PETER W & DEBRA A LIVDAHL	SE-4	\$340,000	\$150,500
1861	RICHARD WILLEM & KATHY MARX	SE-4	\$989,000	NR

Commissioner Mongeau moved, and Council Member Seljevold seconded, to approve the appraisal reports for OIN 1237 David Allen Ness, OIN 1318 Hanson River Farms LLLP, OIN 5186 Poehls, OIN 1307 Noden, OIN 1252 Kragerud, OIN 1792 Anderson, OIN 1824 1826 Larry & Judith Ness, OIN 1314 Jacobs, OIN 1238 1239 1249 1258 1259 1260 Timothy Ness, OIN 9307 Livdahl, and OIN 1861 Willem. Motion Carried

6) **ADJOURN**

The meeting adjourned at 10:10 a.m.

Stephen Larson, MCCJPA Secretary