

RED LAKE WATERSHED DISTRICT
Board of Manager's Minutes
Special Board Meeting
August 7, 2026

President, Gene Tiedemann, called the meeting to order at 9:00 a.m. at the Red Lake Watershed District Office, Thief River Falls, MN.

Managers Present: Gene Tiedemann, Tom Anderson, Grant Nelson, Terry Sorenson, LeRoy Ose, and Allan Page. Managers Absent: Brian Dwight. Staff Present: Tammy Audette

Administrator Audette discussed the Thief River Falls Westside Flood Damage Reduction Project, RLWD Project No. 178, as it relates to a land sale and a grant received from the State of Minnesota Flood Hazard Mitigation grant program.

Audette stated that in 2019, the District paid for an appraisal and purchased 10 acres in the amount of \$79,470, from Marland and Sharon Johnson for property located south of the John Deere dealership for construction of the Thief River Falls Westside Flood Damage Reduction Project. At that time, a Declaration was recorded with the property since State of Minnesota General Obligation Bonds Financed Property was used.

In 2022, after the project was completed, the District advertised the sale of excess property, with Tango, owner of the John Deere dealership, being the highest bidder at \$200,000. After a legal survey was conducted, the District was informed that 2.99 acres were north of the diversion ditch and 2.90 acres were south of the diversion. The District originally understood all property was north of the diversion. The District prorated the acreage on the north side of the diversion ditch with Tango in the amount of \$101,700.67; and came to an agreement with Carlson Trust Farms for the acreage on the south side at \$3,500 per acre for a total of \$10,150. See RLWD Board of Managers minutes from May 12, 2022. Audette noted that sales of the property were credited to the Thief River Falls Westside FDR Project funding account; paid by check and no title searches were created, therefore, the Declaration against the properties was not recognized.

Most recently, the District was informed that Tango is selling the property to RDO and after a Title Search was completed, the Declaration against the property was flagged as a title issue. The District has requested release of the property declaration from the State of Minnesota, but since it was not done for the 2022 sale, the State of Minnesota Management and Budget office is working internally to determine how to address this situation in the best way possible.

Audette indicated that a resolution is needed from the Board, authorizing the sale of excess property and confirming authorization for the sale of said real properties.

Motion by Ose, seconded by Nelson, to authorize the release of surplus real property not being needed or necessary for the construction of the Thief River Falls Westside Flood Damage Reduction Project, RLWD Project No. 178 or other general purposes and affirmation and confirmation of authority for the prior land transfers in 2022, to Tango and Pete C. Carlson and

Red Lake Watershed District

August 7, 2026

Page 2 of 2

Debra M. Carlson as Trustees of the Pete C. Carlson to Debra M. Carlson and Pete C. Carlson as Trust of the Debra M. Carlson Trust. Motion carried.

Motion by Ose, seconded by Nelson, to adjourn the meeting.



LeRoy Ose, Secretary