



City of Grand Forks
Staff Report
Committee of the Whole – August 12, 2019
City Council – August 19, 2019

Agenda Item: Assessment district project #7435.1 Paving Rehab of N 42nd Street, District #691.1 for newly annexed property in the future assessment district. The properties are in the Gornowicz Resubdivision, Korynta First Addition and Korynta Second Addition.

Submitted by: Maureen Storstad, Director of Finance & Administrative Services

Staff Recommended Action: Include newly annexed property within the special assessment district #691.1 and authorize subsequent assessment for Paving Rehab for N 42nd St to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2016, the Paving Rehab project for N 42nd St was completed and assessed to properties in district #691. This project also benefited a future special assessment district, which we are now proposing to assess as district #691.1. The newly annexed area is in Gornowicz Resubdivision, Korynta First Addition and Korynta Second Addition.

ANALYSIS AND FINDINGS OF FACT:

- The Special Assessment Commissioners found that all properties within the district area and a future assessment area would benefit from the paving rehab project and, therefore, should all be assessed.
- Staff is assessing newly annexed property on a timely basis.
- The dollar amount of this assessment to the newly annexed property is \$18,803.68.
- Property on the listing will be fully assessed for this project.

SUPPORT MATERIALS:

- Engineer's Report showing timeline and special assessment district map.
- Spreadsheet calculating benefit to new properties.

ENGINEER'S REPORT

District No. 691.1 (Project No. 7435.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7435.1 benefiting

District No. 691.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Pavement Rehabilitation

2. Location:

Described as follows:

North 42nd Street from Gateway Drive to 27th Avenue North

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$18,803.68 including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

Assessed Cost to Annexed Land	\$158,219.49
Assessed Cost to Un-annexed land	\$37,173.51
<u>Total of Project</u>	<u>\$195,393.00</u>

	<u>Square Footage in Future Area</u>	<u>Cost</u>
	2,009,858	\$37,172.51
Less Project 7435.1	<u>-1,016,690</u>	<u>-\$18,803.68</u>
	993,168	\$18,369.83

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name N. 42nd Street Rehabilitation (Gateway Dr. to 27th Ave N.)

Project Number 7435.1

District No. 691.1

- Paving
- Street Lighting
- Street Improvement
- Other _____

This timetable prepared by Finance
 Revised by _____

Date 8/12/19
 Date _____

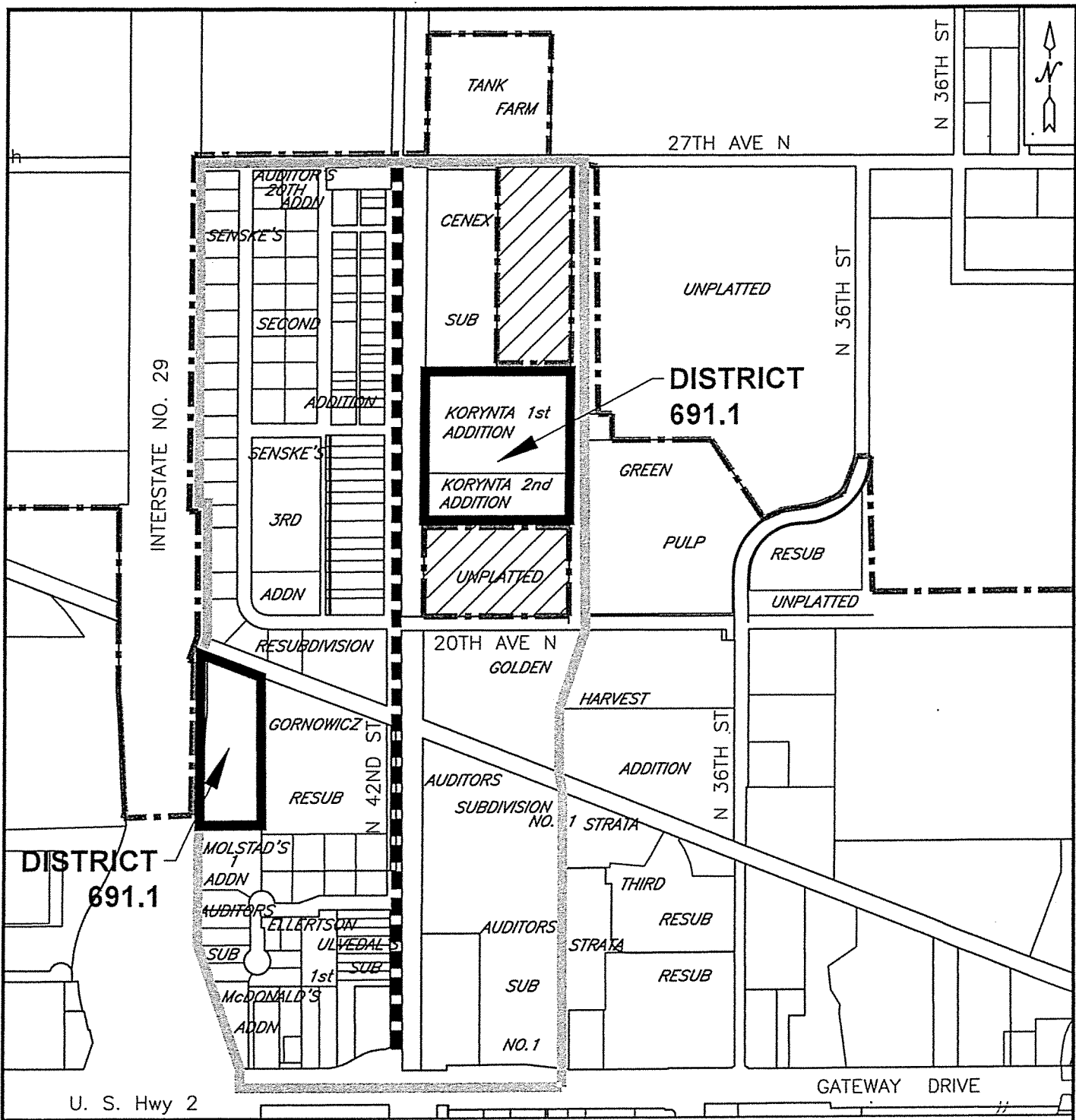
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		8/12/19	8/19/19	
*Notices sent to property owners.	Week of 8/12/2019			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 8/12/2019			
Approval of plans & specs/set bid date.				
Resolution of Necessity published.				
**Advertisement for bids prepared.				
*Advertisement for bids published.				
Discuss Project. (Optional)				
***Bids received, opened & tabulated.				
#Recommend award of contract.				
Expiration of protest period.				
***Certificate as to sufficiency.				
Resolution as to protest and awarding contract.				

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

***Responsibility of Finance & Administrative Service Office & Engineering Department.

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.



N. 42nd Street Rehabilitation (Gateway Dr. to 27th Ave. N.)

LEGEND

- PROJECT # 7435.1
PREVIOUS ASSESSMENT DISTRICT
REMAINING FUTURE ASSESSMENT DISTRICT
- DISTRICT # 691.1
ASSESSMENT DISTRICT BOUNDRY
- PROJECT LIMITS
- CITY LIMITS

PAVING REHAB OF N 42ND STREET
PROJECT 7435.1 DISTRICT #691.1

Property Number	Name	Legal Address	SQ FT 100% BENEFIT AREA	\$0.073980 A SQ FT	SQ FT IN QUARTER BENEFIT AREA	\$0.018495 SQ FT	TOTAL ASSESSMENT
1719.001.00	J R INVESTMENTS, INC & 42ND STREET RENTALS, LLC	1925 N 42ND ST LOT 1, BLOCK 1 GORNOWICZ RESUBDIVISION	0	\$0.00	319,730.00	\$5,913.41	\$5,913.41
2126.001.00	RED RIVER BIOREFINERY, LLC	2355 N 39TH ST LOT 1, BLOCK 1 KORYNTA FIRST ADDITION	0	\$0.00	479,160.00	\$8,862.06	\$8,862.06
2128.001.00	ROCKS & BLOCKS LANDSCAPING & CONTRACTING, LLC	2201 N 39TH ST LOT 1, BLOCK 1 KORYNTA SECOND ADDITION	0	\$0.00	217,800.00	\$4,028.21	\$4,028.21
					1,016,690.00	TOTAL	\$18,803.68