



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

APPROVED & ACCEPTED
by City Council

08/19/19

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Assessment district project #4704.19, District #14 Permanent Flood Protection for newly annexed properties in 2018.

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

Staff Recommended Action: Create Special Assessment district for Project No. 4704.19, District No. 14: Permanent Flood Protection, the fourteenth “catch-up” assessment to include newly annexed properties and authorize subsequent assessment for Permanent Flood Protection to newly annexed properties.

August 12, 2019 – Committee Recommended Action: Refer to City Council with the recommendation to approve.

August 19, 2019 – Council Action: Approved unanimously on consent agenda.

BACKGROUND: In 2001, the first citywide series of Permanent Flood Protection project was assessed, followed by the second in 2003 and the third in 2010. We have also had thirteen “catch-up” assessments to newly annexed properties. Now, we are proposing the fourteenth “catch-up” assessment on newly annexed properties from 2018.

ANALYSIS AND FINDINGS OF FACT:

- The Special Assessment Commissioners found that all properties within the city limits and a future assessment area would benefit from the Permanent Flood Protection project and, therefore, should all be assessed equally.
- Staff is assessing newly annexed properties on a timely basis.
- This is the 14th “catch-up” assessment. The dollar amount of this assessment to the newly annexed properties is \$545,091.15.
- Areas of the properties on the listing have not been previously assessed for this project.
- Revenue from this assessment will be set aside for future capital expenditures for the Permanent Flood Protection project.

SUPPORT MATERIALS:

- Assessment District Map for Permanent Flood Protection Project.
- Spreadsheet calculating benefit to new properties.

FLOOD PROTECTION PROJECT #4704.19

COMMERCIAL

Property Number	Name	Legal Address	Addition	Use Code	Sq Ft in Database	Square Feet		Per Sq Ft Cost	Previous Flood Protection Proj Special Assessments	Catch Up Flood Protection Proj Special Assessments
						Adjusted for 30% Ag Land Disc	Cost			
1421.006.00	City of Grand Forks	1450 South 42nd Street	Danks Second Resubdivision	C	69,354		\$9,181.36	\$0.00	\$9,181.36	
1421.008.00	City of Grand Forks	1660 South 42nd Street	Danks Second Resubdivision	C	151,321		\$20,032.48	\$0.00	\$20,032.48	
1421.009.00	City of Grand Forks	1600 South 43rd Street	Danks Second Resubdivision	C	239,881		\$31,756.41	\$0.00	\$31,756.41	
1719.001.00	JR Investments, Inc	1925 N 42nd Street	Gornowicz Resubdivision	C	319,730		\$42,327.14	\$0.00	\$42,327.14	
2126.001.00	Red River Biorefinery, LLC	2355 North 39th Street	Korynta First Addition	C	479,160		\$63,433.12	\$0.00	\$63,433.12	
2128.001.00	Rocks & Blocks Landscaping	2201 North 39th Street	Korynta Second Addition	C	217,800		\$28,833.24	\$0.00	\$28,833.24	
2341.001.00	Empire Development, LLP	2001 Empire Court	Maier's Fifth Addition	C	188,564		\$20,991.34	\$0.00	\$20,991.34	
2341.002.00	Empire Townhomes II, LLC	2020 Bentley Drive	Maier's Fifth Addition	C	126,000		\$16,680.38	\$0.00	\$16,680.38	
2512.003.00	Empire Townhomes I, LLC	2022 Fleetwood Drive	Maier's Fifth Addition	C	96,893		\$12,827.08	\$2,189.00	\$10,638.08	
2512.004.00	Greenberg Family Consolidated LP	3900 South 42nd Street	Opportunity Park First Resubdivision	C	301,600		\$39,927.01	\$0.00	\$39,927.01	
2512.009.00	Greenberg Family Consolidated LP	3970 South 42nd Street	Opportunity Park First Resubdivision	C	101,506		\$13,437.77	\$0.00	\$13,437.77	
3117.194.01	City of Grand Forks	4799 40th Avenue South	Opportunity Park First Resubdivision	C	22,500		\$2,978.64	\$0.00	\$2,978.64	
3117.204.14	Greenberg Family Consolidated LP	Unplatted - No address	Unplatted Parts-GF Township	A	40,128		\$5,312.31	\$0.00	\$5,312.31	
3117.204.15	Useldinger, Gregor John L/E	Unplatted - No address	Unplatted Parts-GF Township	A	18,195		\$2,408.73	\$0.00	\$2,408.73	
3117.273.10	Craty Properties, LLC	Unplatted - No address	Unplatted Parts-GF Township	A	129,671		\$17,166.37	\$14,365.65	\$2,800.72	
3117.273.11	Craty Properties, LLC	Unplatted - No address	Unplatted Parts-GF Township	A	85,004		\$11,253.17	\$4,245.09	\$7,008.08	
3117.273.12	GF Public School District No. 1	Unplatted - No address	Unplatted Parts-GF Township	A	47,034		\$6,226.55	\$0.00	\$6,226.55	
3117.273.13	Craty Properties, LLC	Unplatted - No address	Unplatted Parts-GF Township	A	69,840		\$9,245.70	\$0.00	\$9,245.70	
3117.273.15	Craty Properties, LLC	Unplatted - No address	Unplatted Parts-GF Township	A	58,185		\$7,702.76	\$0.00	\$7,702.76	
3117.273.16	Craty Properties, LLC	Unplatted - No address	Unplatted Parts-GF Township	A	228,925		\$30,306.01	\$0.00	\$30,306.01	
3117.341.02	Johnson Farms	Unplatted - No address	Unplatted Parts-GF Township	A	34,125		\$4,517.60	\$0.00	\$4,517.60	
3117.342.01	Johnson Farms	Unplatted - No address	Unplatted Parts-GF Township	A	206,744	144,720.8	\$19,158.72	\$0.00	\$19,158.72	
3323.004.00	Wells Concrete Products Co	5070 Demers Avenue	Wells Concrete First Resubdivision	C	1,111,999		\$147,210.88	\$0.00	\$147,210.88	
					4,336,640	144,720.8	\$65,891.02	\$20,799.74	\$545,091.15	

TOTAL COMMERCIAL \$545,091.15

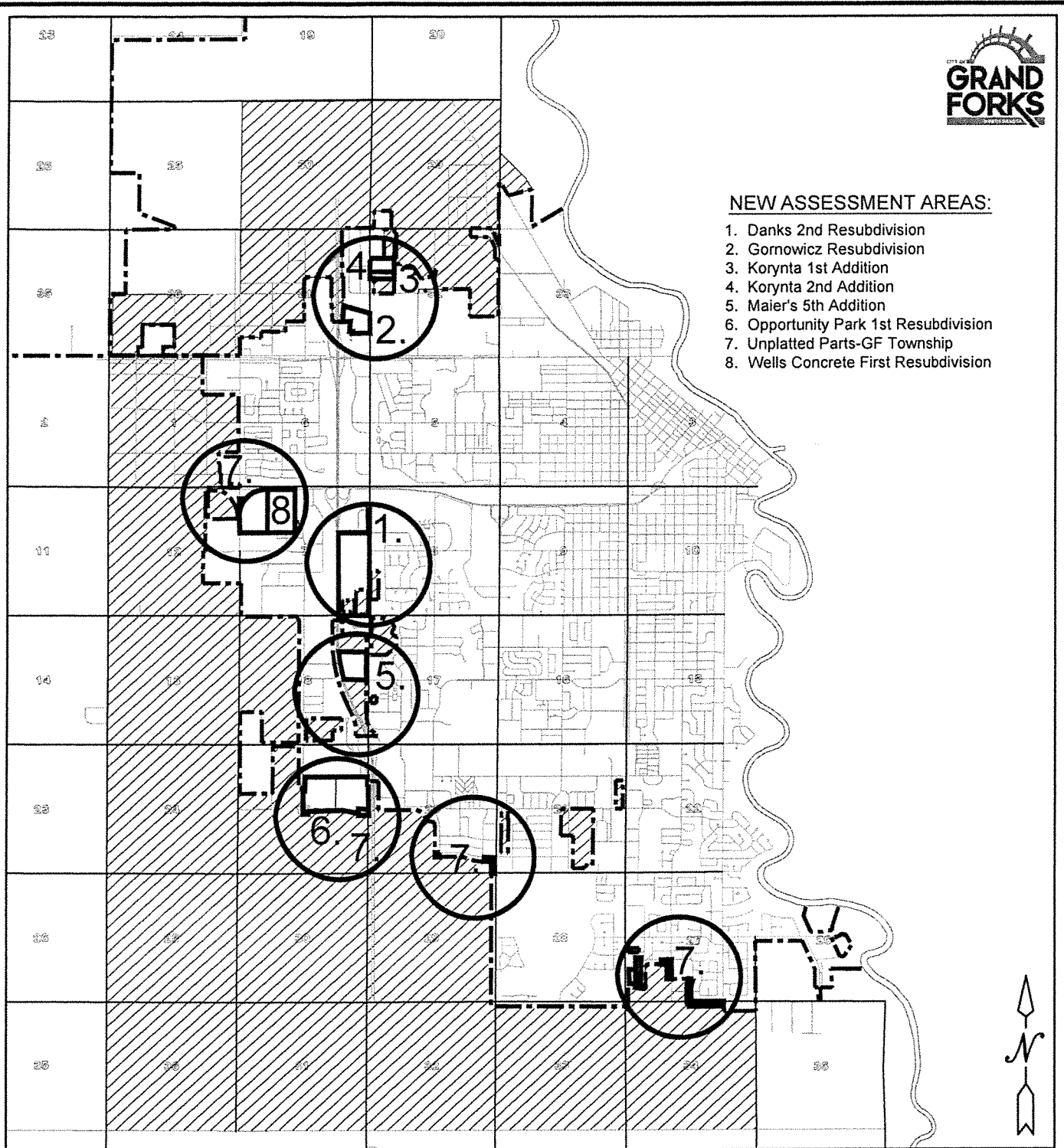
TOTAL \$545,091.15

(per commissioners zero assessment to city owned stormwater ponds.)





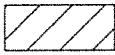
NEW ASSESSMENT AREAS:

- 1. Danks 2nd Resubdivision
- 2. Gornowicz Resubdivision
- 3. Korynta 1st Addition
- 4. Korynta 2nd Addition
- 5. Maier's 5th Addition
- 6. Opportunity Park 1st Resubdivision
- 7. Unplatted Parts-GF Township
- 8. Wells Concrete First Resubdivision



PERMANENT FLOOD PROTECTION

LEGEND

- PROJECT # 4704.19
- DISTRICT # 14
-  4704.19 ASSESSMENT DISTRICT BOUNDARY
-  CITY LIMITS
-  FUTURE ASSESSMENT DISTRICT