

SPECIAL ASSESSMENT COMMISSION MEETING

Minutes

Friday, February 23rd, 2024 – 9:30 a.m. - Griggs Boardroom and Teams

Commission Member Present: Allan Page, Brian Poykko, Emily Fossen

Finance Department: Samantha Bergan, Stefanie Coleman

Engineering Staff: Shane Duchscher, Ed Liberman

1. Approve Minutes

a. January 17th, 2024 – Special Assessment Commission Meeting

Motion by Poykko, second by Fossen to table minutes until the next meeting.

Aye: All. Motion Carried

b. February 7th, 2024 – Special Assessment Commission Meeting

Motion by Poykko, second by Fossen to approve minutes as submitted.

Aye: All. Motion Carried.

2. Assign Benefit to the following projects:

a. Project #8790.00, District #782 – Reconstruct 10th Ave S (S 48th St to 350 ft West of S 50th St)

Project location area consists of 10th Ave S (S 48th St to 350 ft West of S 50th St)

To serve the following platted lands to the City of Grand Forks: Lot 2, Block 1, Henningsen Addition; Lot 1 – 7, Block 1, Industrial Sub-Division; Lot 2, Block 1; Lots 1, A & B Block 2; Lots 1 & 2, Block 3, Industrial Resubdivision NO. 3; Lot 1, Block 1, Industrial Resubdivision NO. 4; Lot J, Block 1, Wells Concrete First Resubdivision; Lots 1 - 6, Block 1; Lots 1 – 9, Block 2; Lot 1, Block 4, TK Industrial Park Resubdivision.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The map of the project was presented by the Finance and Engineering Department.

Motion by Fossen, second Poykko, to assign benefit as follows:

- **The commissioners assigned benefit to the district based on effective frontage using the local street policy, with 1.0 for frontage and 1/3 for sideage.**
- **The commissioners agreed to revise the district to include Lot 2, Block 1, Henningsen Addition and to assign it full frontage for the length of the east side of the lot, less 140' back from 11th Ave S and 80' for right-of-way at the entrance to 10th Ave S.**
- **Lots 1-6, Block 1, TK Industrial Park Resubdivision, received sideage along S 50th St.**

- Lot 1, Block 3, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S.
- Lot 2, Block 3, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S, and sideage from S 50th St, less 140' back from 10th Ave S.
- Lot J, Block 1, Wells Concrete First Resubdivision, received zero benefit from this project.
- Lot 1, Block 2, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S.
- Lot A, Block 2, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S, and sideage along S 50th St, less 40' back from 10th Ave S.
- Lot B, Block 2, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S
- Lot 1, Block 1, Industrial Resubdivision No. 4, received full frontage for the length of the lot fronting the project on 10th Ave S, and sideage along S 50th St, less 140' back from 11th Ave S and 140' back from 10th Ave S.
- Lot 2, Block 1, Industrial Resubdivision No. 3, received full frontage for the length of the lot fronting the project on 10th Ave S, less 140' back from S 48th St. It also received sideage along S 48th S.
- Lots 1-9, Block 2, TK Industrial Park Resubdivision, received sideage along S 50th St.
- Lot 1, Block 4, Industrial Resubdivision No. 3, received sideage along S 50th St, less 140' back from 10th Ave S. It also received full frontage for the length of the lot fronting the project on 10th Ave S.
- Lots 1-6, Block 1, Industrial Sub-Division, received sideage along S 48th St.
- Lot 7, Block 1, Industrial Sub-Division, received sideage along S 48th St. It also received full frontage for the length of the lot fronting the project on 10th Ave S, less 140' back from S 48th St.

Meeting adjourned at 10:10 am

Respectfully submitted,

Stefanie Coleman
Accountant – Special Assessments