

SPECIAL ASSESSMENT COMMISSION MEETING
Minutes

Thursday, January 9th, 2025 – 3:00 p.m. Griggs Boardroom and Teams

Commission Members Present: Allen Page, Brian Poykko, Emily Fossen

Finance Department: Samantha Bergan, Stefanie Coleman

Engineering Staff: Shane Ductcher, Matt Maquire, Rachel Bremer, Logan LeTexier

1. Approve Minutes

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

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

Aye: All. Motion Carried

b. October 24th, 2024 - Special Assessment Meeting

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

Aye: All. Motion Carried

2. Assign Benefit to the following projects:

a. Project #8838, District #786 – Paving Career Drive (N 42nd – 43rd)

Project location area consists of area on Career Drive (North 42nd Street to North 43rd Street).

To serve the following platted lands to the City of Grand Forks: Lots 2 & 3, Block 1, Lots D, K, O, P, Q, R, S, T, U, V, W, X, Y, Z, Block 2, Airport Addition; Lot 1, Block 1, Lots 1 & 2, Block 2, Airport 6th Resubdivision.

The benefits received from the project are for access, both for property and fire protection, dust suppression, drainage to public and private property, pedestrian accommodations and provide lighting for traffic and pedestrian safety. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The maps of the project were presented by the Finance and Engineering Departments.

Motion by Fossen, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The Commissioners assigned benefit to the district based on square footage, with 1.0 for frontage and ¼ for sideage.**
- **Lots D, K, O, P, Q, R, S, T, U, V, W, X, Y, Z, Block 2, Airport Addition, received zero benefit.**

- **Lot 1, Block 1, Airport 6th Resubdivision, received ¼ benefit for the southern 157,575 sq ft, and full benefit for the northern sq footage fronting the project, less 140' back from Career Dr., or 56,271 sq ft.**
- **Lot 2, Block 2, Airport 6th Resubdivision, received full benefit for the entire area of the lot, or 48,044 sq ft.**
- **Lot 2, Block 1, Airport Addition, received full benefit for the entire area of the lot, less 140' back from Career Dr, or 19,266 sq ft.**
- **Lot 3, Block 1, Airport Addition, received 1/3 benefit for the southern 21,738 sq ft, and full benefit for the northern sq footage fronting the project, less 140' back from Career Dr., or 24,284 sq ft.**
- **Lot 1, Block 2, Airport Addition, received full benefit for the entire area of the lot, or 64,823 sq ft.**

b. Project #8862, District #788 – Reconstruct 2nd Ave. North (Columbia Rd – N 23rd St.)

Project location area consists of area on 2nd Ave N (Columbia Rd to N 23rd St).

To serve the following platted lands to the City of Grand Forks: Lots 1 & 2, Block 1, Memorial Stadium Resubdivision; Lots 1 & 2, Block 1, Memorial Village First Addition; Lots 1 – 6, Lot 7 & East 1' of North 150' of Lot 8, Lot 8 & C Except E 1' of N 105' of Lot 8, Lots 10 – 26, Lots A & B, Block 1, University Park Addition.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and providing 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 Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The Commissioners assigned benefit to the district based on actual lineal front footage, with 1.0 for frontage and 1/3 for sideage.**
- **Lot 1, block 1, Memorial Village First Addition, received full benefit for the entire length of the lot fronting 2nd Ave N, and sideage for the length of the lot facing N Columbia Rd, less 140' back from 2nd Ave N.**
- **Lot 2, Block 1, Memorial Village First Addition, received full benefit for the entire length of the lot fronting 2nd Ave N, and sideage for the length of the lot facing N 25th St, less 140' back from 2nd Ave N.**
- **Lots 1-6, Lot 7 & E 1' of N 105' of Lot 8, Lot 8 & C, except 1' of N 105' of Lot 8, Lots A & B, Lots 10-13, Block 1, University Park Addition, received zero benefit.**
- **Lots 14-26, Block 1, University Park Addition, received full benefit for the entire length of the lot fronting 2nd Ave N.**
- **Lot 2, Block 1, Memorial Stadium Resubdivision, received full benefit for the length of the lot fronting 2nd Ave N to the extent of the project limits, and sideage for the length of the lot facing N Columbia Rd, less 140' back from 2nd Ave N.**

- **Lot 1, Block 1, Memorial Stadium Resubdivision, received full benefit for the entire length of the lot fronting 2nd Ave N, and the entire length of the lot fronting the railroad. The lot also received sideage for the length of the lot facing N Columbia Rd, less 140' back from 2nd Ave N, and 140' back from the railroad. Also, sideage for the length of the lot facing N 23rd St, less 140' back from 2nd Ave N, and 140' back from the railroad.**

c. Project #8844, District #608 - Sanitary Sewer for Opportunity Park 2nd

Project location area consists of area along 40th Avenue South at the Opportunity Park 2nd Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lots 1 & 2, Block 1, Opportunity Park Second Resubdivision; Also serving unplatted parts follows: Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St.

The benefit of the project is to provide a safe and sanitary disposal of human waste and other materials to be transported for treatment to the wastewater facility. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The maps of the project were presented by the Finance and Engineering Departments.

Motion by Fossen, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The Commissioners assigned benefit to the district based on effective front footage, with 1.0 for frontage.**
- **No sideage was given on this project.**
- **Lots 1 & 2, Block 1, Opportunity Park Second Resubdivision, Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received full benefit for the entire length of the lot fronting 40th Ave S to the extent of the project.**

d. Project #8845, District #360 - Watermain for Opportunity Park 2nd

Project location area consists of area along South 44th Street, 40th Avenue South, and South 42nd Street at the Opportunity Park 2nd Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lots 1 & 2, Block 1, Opportunity Park Second Resubdivision. Also serving unplatted parts follows: Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St; 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St.

The benefit of the project is to provide water for consumption and supply of water for fire protection. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The maps of the project were presented by the Finance and Engineering Departments.

Motion by Page, second Fossen, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The Commissioners assigned benefit to the district based on effective front footage, with 1.0 for frontage.**
- **No sideage was given on this project.**
- **Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received full benefit for the length of the lot fronting 40th Ave S to the extent of the project.**
- **Lot 1, Block 1, Opportunity Park Second Resubdivison, received full benefit for the length of the lot fronting 40th Ave S to the extent of the project.**
- **Lot 2, Block 1, Opportunity Park Second Resubdivison, received full benefit for the length of the lot fronting 40th Ave S to the extent of the project, and the length of the lot fronting S 44th St to the extent of the project, less 140' back from 40th Ave S.**
- **Unplatted parts of Grand Forks Township: 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St., received full benefit for the length of the lot fronting S 44th St to the extent of the project, less 140' back from 40th Ave S.**

e. Project #8846, District #609 - Storm Sewer for Opportunity Park 2nd

Project location area consists of area along South 44th Street and 40th Avenue South at the Opportunity Park 2nd Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lot C, Block 1, Opportunity Park First Resubdivision; Lots 1 & 2, Block 1, Opportunity Park Second Resubdivision; Also serving unplatted parts follows: Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St; 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St.; To serve the flowing unannexed areas: Lot 3, Block 2, Opportunity Park First Resubdivision; All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of 421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle

of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45 feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block 3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18"E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less.

The benefit of the project is to provide a safe and sanitary disposal of human waste and other materials to be transported for treatment to the wastewater facility. 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 Departments.

Motion by Fossen, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

Trunk Line-

- **The Commissioners assigned benefit to the district based on square footage, with 1.0 for frontage.**
- **No sideage was given for this project**
- **Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received full benefit for the entire area of the lot.**
- **Lots 1 & 2, Block 1, Opportunity Park Second Resubdivison, received full benefit for the entire area of the lot.**
- **Lot C, Block 1, Opportunity Park First Resubdivision, received full benefit for the east 264' of the lot, less 140' back from the South lot line of Lot 1, Block 1, Opportunity Park First Resubdivision.**
- **Unplatted parts of Grand Forks Township: 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St., receive full benefit for the entire area of the lot.**
- **Lot 1, Block 3, Opportunity Park First Resubdivision, receive full benefit for the entire area of the lot.**
- **Unannexed area: Lot 3, Block 2, Opportunity Park First Resubdivision was assigned as a future assessment district and received full benefit for the entire area of the lot.**
- **Unannexed area: All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line**

of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of 421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45 feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block 3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18"E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less was assigned as a future assessment district and received full benefit for the area of the lot benefiting from the trunk line, or 1,450,913 sq ft.

Lateral Benefit-

- The Commissioners assigned benefit to the district based on square footage, with 1.0 for frontage.
- No sideage was given for this project
- Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received full benefit for the entire area of the lot.
- Lots 1 & 2, Block 1, Opportunity Park Second Resubdivison, received full benefit for the entire area of the lot.
- Lot C, Block 1, Opportunity Park First Resubdivision, received full benefit for the east 264' of the lot, less 140' back from the South lot line of Lot 1, Block 1, Opportunity Park First Resubdivision.
- Lot 1, Block 3, Opportunity Park First Resubdivision, Unplatted parts of Grand Forks Township: 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St., received zero benefit.
- Unannexed area: All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of

421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45 feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block 3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18"E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less was assigned as a future assessment district and received full benefit for the area of the lot benefiting from the lateral line, or 614,455 sq ft. The remainder of the lot received zero benefit.

- **Unannexed area: Lot 3, Block 2, Opportunity Park First Resubdivision was assigned as a future assessment district and received zero benefit for the entire lot.**

f. Project #8847, District #787 - Paving-Street Lights for Opportunity Park 2nd

Project location area consists area along South 44th Street, 40th Avenue South, and South 42nd Street at the Opportunity Park 2nd Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lots 1, A, B & C, Block 1; Lot 2, Block 2, Opportunity Park First Resubdivision; Lots 1 & 2, Block 1, Opportunity Park Second Resubdivision; Also serving unplatted parts follows: Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St; 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St. To serve the flowing unannexed areas: Lot 3, Block 2, Opportunity Park First Resubdivision; All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of 421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45

feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block 3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18"E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less.

The benefits received from the project are for access, both for property and fire protection, dust suppression, drainage to public and private property, pedestrian accommodations and provide lighting for traffic and pedestrian safety. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The maps of the project were presented by the Finance and Engineering Departments.

Motion by Fossen, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

40th Ave S Paving-

- **The Commissioners assigned benefit to the district based on square footage, with 1.0 for frontage, and ¼ for sideage.**
- **Unannexed area: Lot 3, Block 2, Opportunity Park First Resubdivision was assigned as a future assessment district and received zero benefit for the entire lot.**
- **Lot 2, Block 2, Lot 1, Block 3, Opportunity Park First Resubdivision, Unplatted parts of Grand Forks Township: 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St., received zero benefit for the entire lot.**
- **Unannexed area: All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of 421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45 feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block**

3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18"E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less was assigned as a future assessment district and received a sideage benefit for the area of the lot benefiting from the project, or 148,985 sq ft. The remainder of the lot received zero benefit.

- Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; received full benefit for the area of the lot to the extent of the project, or 186,935 sq ft. Zero benefit was given to the remaining area in the lot.
- Unplatted parts of Grand Forks Township: 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received full benefit for the area of the lot to the extent of the project, or 11,742 sq ft. Zero benefit was given to the remainder of the lot.
- Lots 1 and 2, Block 1, Opportunity Park Second Resubdivision, received full benefit for the first 140' back from 40th Ave S to the extent of the project, and sideage for the remaining area of the lot.
- Lot 1, Lots A-C, Block 1, Opportunity Park First Resubdivision, Received sideage for the entire area of the lot.

S 44th St Paving-

- The Commissioners assing benefit to the district based on effective front footage, with 1.0 for frontage. And 1/3 for sideage.
- Lot 1, Lots A-C, Block 1, Lot 1, Block 3, Opportunity Park First Resubdivision, Unplatted parts of Grand Forks Township: 140' wide strip of land with 40th Ave S Less 344' x 40x strip of Land Adj & west of 42nd St; 344' M/L x 40' M/L Strip of Land Adj & West of S 42nd St., received zero benefit.
- Unannexed area: All of said Southeast Quarter of Section 19 lying south of the following described line; Commencing at the East Quarter Corner of said Section 19; Thence S00°18'00"E, along an assumed bearing along the east line of said Southeast Quarter of Section 19, for a distance of 254.66 to a point at the intersection of a line parallel with and offset 140.00 feet south of the south Right of Way line of 40th Avenue South, as dedicated by the plat of OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, recorded at Document #788304 and said east line of Section 19; Thence continuing S00°18'00"E, along said east line of Section 19, for a distance of 100.00 feet to the Point of Beginning of said line; Thence S89°26'37"W, parallel with the north line of said Southeast Quarter of Section 19, for a distance of 421.69 feet; Thence northwesterly for a distance of 421.69 feet along the arc of a tangent curve, concave northeasterly, with a radius of 980.00 feet and a central angle of 27°01'17"; Thence northwesterly for a distance of 292.40 feet along the arc of a tangent curve, concave southwesterly, with a radius of 620.00 feet and a central angle of 27°01'17"; Thence S89°26'37"W, along a line parallel with and offset 180.00 feet south of said north line of the Southeast Quarter of Section 19, for a distance of 175.45 feet; Thence N0°33'01"W, for a distance of 140.11 feet to a point on said south Right of Way

line of 40th Avenue South; Thence S89°26'37"W, along said south Right of Way line of 40th Avenue South, for a distance of 1122.31 feet to the northeast corner of Lot 1 of Block 3 of said OPPORTUNITY PARK FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA; Thence S00°16'18'E, along the east line of said Lot 1 of Block 3, for a distance of 150.00 feet to the southeast corner of said Lot 1 of Block 3; Thence S89°23'37"W, along the south line of said Lot 1 of Block 3, for a distance of 200.00 feet to a point on the west line of said Southeast Quarter of Section 19 and there terminating. Containing 150.60 acres more or less was assigned as a future assessment district and received zero benefit.

- **Lot 2, Block 2, Opportunity Park First Resubdivision, received full benefit for the length of the lot fronting S 44th S to the extent of the project or 93.47 ft.**
- **Lot 1, Block 1, Opportunity Park Second Resubdivision, received sideage for the entire length of the lot fronting 40th Ave S.**
- **Lot 2, Block 1, Opportunity Park Second Resubdivision, received sideage for the entire length of the lot fronting 40th Ave S, and full for the length of the lot fronting S 44th S, less 140' back from 40th Ave S.**
- **Unplatted parts of Grand Forks Township: 140' x 677' Strip of Land S of 36th Ave South 558' M/L & Adj to & West of S 44th St., received full benefit for the length of the lot fronting S 44th St, less 140' back from 40th Ave S, and sideage for the entire length of the lot fronting 40th Ave S.**
- **Unannexed area: Lot 3, Block 2, Opportunity Park First Resubdivision, received sideage for the entire length of the lot fronting 40th Ave S.**

Meeting adjourned at 4:21 p.m.

Respectfully submitted,

Stefanie Coleman
Accountant – Special Assessments