



City of Grand Forks
Staff Report
Committee of the Whole – July 28, 2025
City Council – August 4, 2025

Agenda Item: Assessment district project #4236.70, District #353.7: Sanitary Sewer – 24th Ave S for newly annexed property in the future assessment district. This property is described as Unplatted parts of GF Township.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #353.6 and authorize subsequent assessment for Sanitary Sewer – 24th Ave S to newly annexed property.

Committee Recommended Action: Motion by Weigel, second by Berg to move item to City Council with a recommendation to approve. Motion carried unanimously.

Council Action:

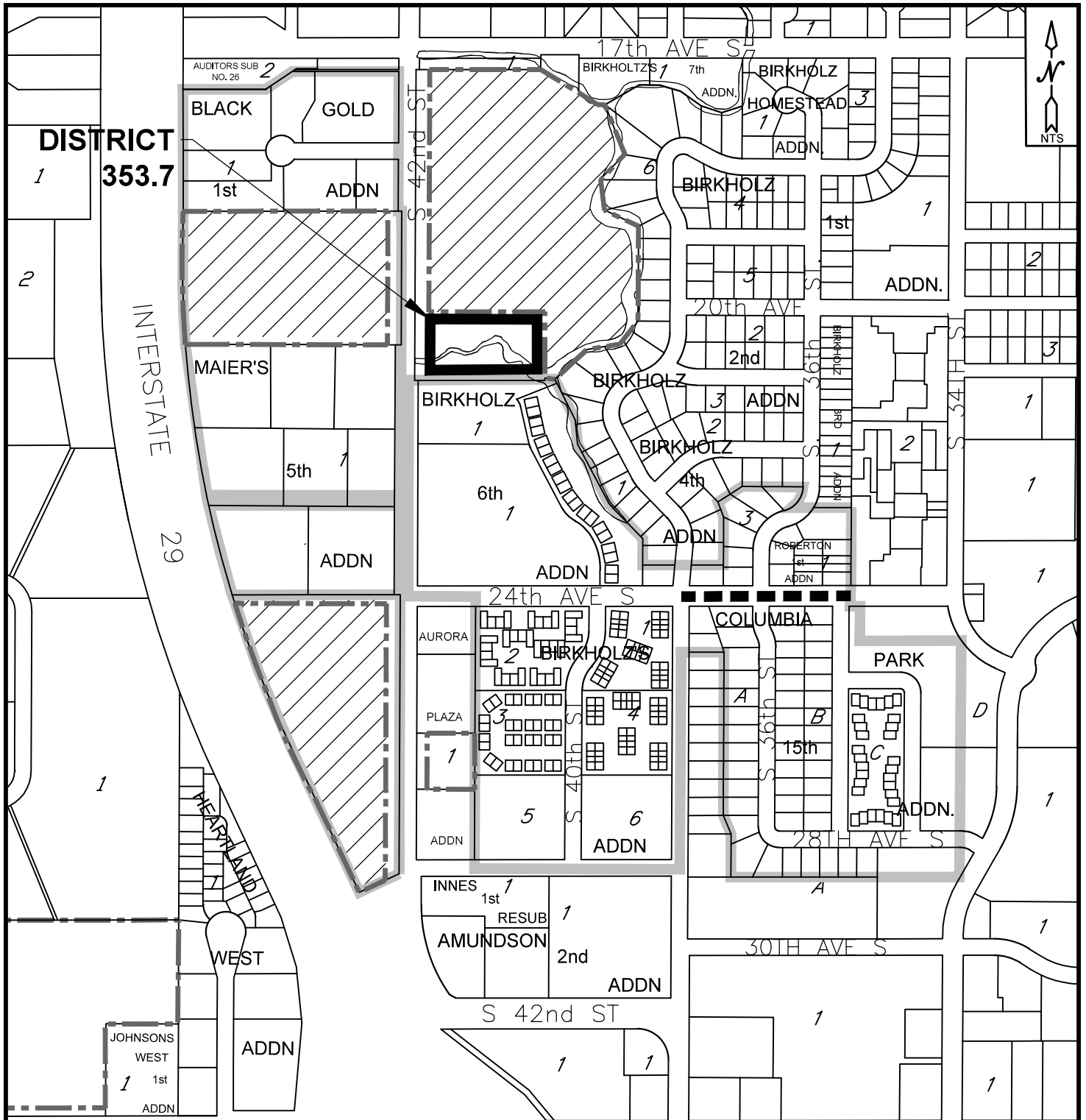
BACKGROUND: In 2001 the sanitary sewer project #4236.0 was completed and assessed to properties in district #353. This project also benefited a future special assessment district, which we are now proposing to assess as district #353.7. The newly annexed area is described as Unplatted parts of GF Township.

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 sanitary sewer project and, therefore, should all be assessed equally.
- Staff is assessing newly annexed properties on a timely basis.
- The dollar amount of this assessment to the newly annexed properties is \$525.06.
- 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.



SANITARY SEWER 24TH AVE S

LEGEND

- PREVIOUS ASSESSMENT DISTRICT
- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS
- CITY LIMITS
- REMAINING FUTURE ASSESSMENT DISTRICT

PROJECT # 4236.7

DISTRICT # 353.7

SANITARY SEWER - 24TH AVE S

PROJECT 4236.7

Property Number	Name	Legal Address	Sq Ft in Database	\$0.006477 PER SQ FT ASSESSMENT	LESS PRIOR ASSESSMENT	Amount to be Assessed less 44% Depreciation
3117.172.09	Terry Rieger	2051 S 42ND ST	184,238	\$1,193.31		\$525.06

\$525.06