



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

Agenda Item: Assessment district project #8261.1 44th Ave S Watermain Connection thru SED, District #350.1 for newly annexed property in the future assessment district. The property is in Southern Estates First Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #350.1 and authorize subsequent assessment for 44th Ave S. Watermain Connection thru SED 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:

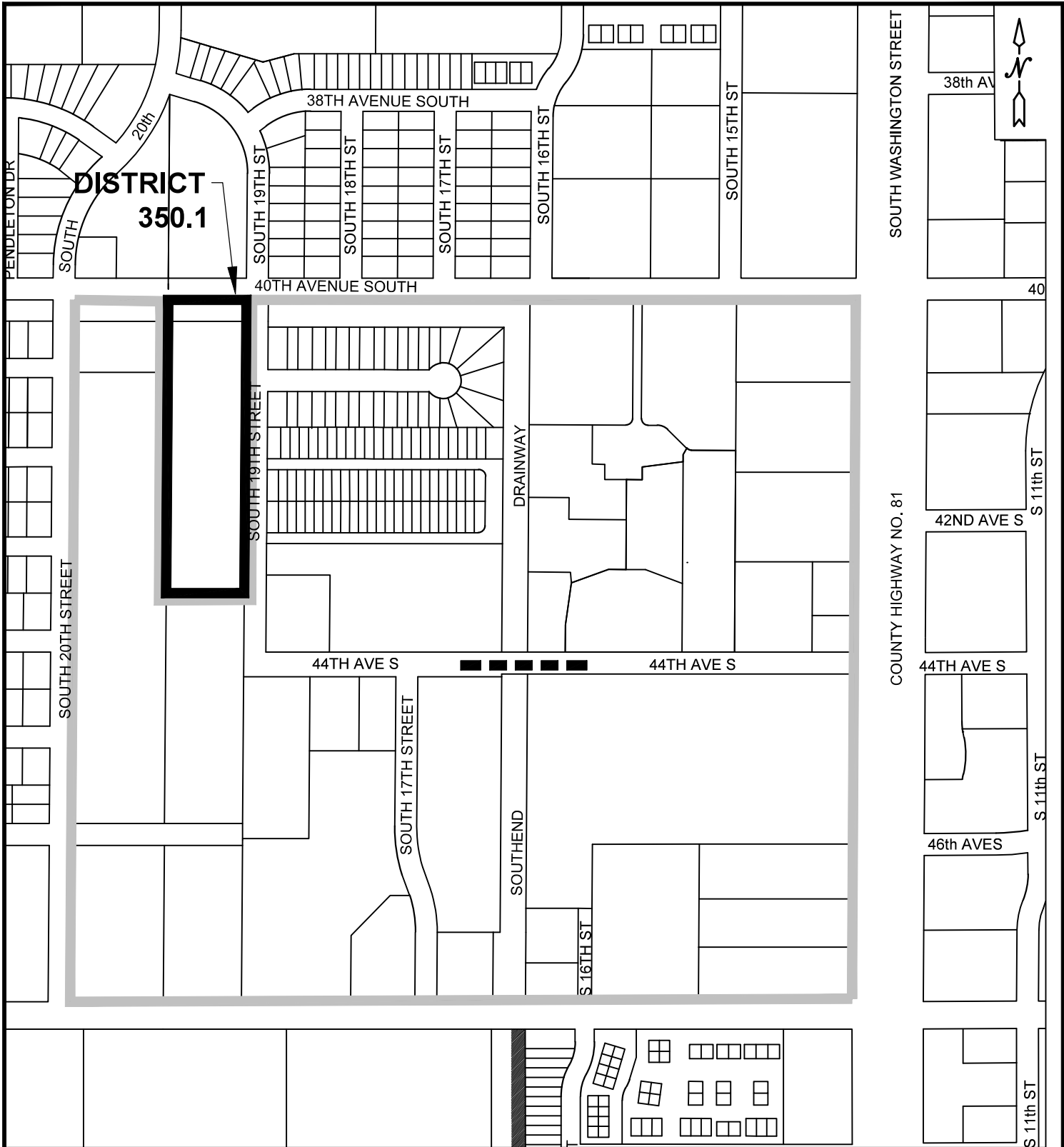
BACKGROUND: In 2021, the 44th Ave S Watermain Connection thru SED was completed and assessed to properties in district #350. This project also benefited a future special assessment district, which we are now proposing to assess as district #350.1. The newly annexed area is in Southern Estates First Addition.

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 watermain 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 \$5,974.00.
- 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.



44th Ave S. Water Main Connection thru SED

LEGEND

- | | | |
|---|---|--------------------------------------|
| <p>PROJECT # 8261.1</p> <p>DISTRICT # 350.1</p> | <p> ASSESSMENT DISTRICT BOUNDARY</p> <p> PROJECT LIMITS</p> <p> CITY LIMITS</p> | <p> PREVIOUS ASSESSMENT DISTRICT</p> |
|---|---|--------------------------------------|

44TH AVE S WATERMAIN CONNECTION THRU SED
PROJECT #8261.10 DISTRICT #350.1

Property Number	Name	Legal Address	SQ FT IN BENEFIT AREA	\$0.02116 PER SQ FT	TOTAL ASSESSMENT
44.2942.013.00	AR Capital, LLC	Lot A, Block 1, Southern Estates First Addition		\$126.60	\$126.60
44.2942.014.00	AR Capital, LLC	Lot B, Block 1, Southern Estates First Addition	5,982.14	\$123.35	\$123.35
44.2942.015.00	AR Capital, LLC	Lot C, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.016.00	AR Capital, LLC	Lot D, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.017.00	AR Capital, LLC	Lot E, Block 1, Southern Estates First Addition	5,982.14	\$126.60	\$126.60
44.2942.018.00	AR Capital, LLC	Lot F, Block 1, Southern Estates First Addition	5,982.14	\$123.35	\$123.35
44.2942.019.00	AR Capital, LLC	Lot G, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.020.00	AR Capital, LLC	Lot H, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.021.00	AR Capital, LLC	Lot J, Block 1, Southern Estates First Addition	5,982.14	\$126.60	\$126.60
44.2942.022.00	AR Capital, LLC	Lot K, Block 1, Southern Estates First Addition	5,982.14	\$123.35	\$123.35
44.2942.023.00	AR Capital, LLC	Lot L, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.024.00	AR Capital, LLC	Lot M, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.025.00	AR Capital, LLC	Lot N, Block 1, Southern Estates First Addition	5,982.14	\$126.60	\$126.60
44.2942.026.00	AR Capital, LLC	Lot O, Block 1, Southern Estates First Addition	5,982.14	\$123.35	\$123.35
44.2942.027.00	AR Capital, LLC	Lot P, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.028.00	AR Capital, LLC	Lot Q, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.029.00	AR Capital, LLC	Lot R, Block 1, Southern Estates First Addition	5,982.14	\$126.60	\$126.60
			5,982.14		

44.2942.030.00	AR Capital, LLC	Lot S, Block 1, Southern Estates First Addition		\$123.35	\$123.35
44.2942.031.00	AR Capital, LLC	Lot T, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.032.00	AR Capital, LLC	Lot U, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.033.00	AR Capital, LLC	Lot V, Block 1, Southern Estates First Addition	5,982.14	\$126.60	\$126.60
44.2942.034.00	AR Capital, LLC	Lot W, Block 1, Southern Estates First Addition	5,982.14	\$123.35	\$123.35
44.2942.035.00	AR Capital, LLC	Lot X, Block 1, Southern Estates First Addition	5,828.31	\$123.35	\$123.35
44.2942.036.00	AR Capital, LLC	Lot Y, Block 1, Southern Estates First Addition	5,828.31	\$126.60	\$126.60
44.2942.037.01	AR Capital, LLC	Lot 1, Block 2, Southern Estates First Addition	5,982.14	\$135.20	\$135.20
44.2942.037.02	AR Capital, LLC	Lot 2, Block 2, Southern Estates First Addition	6,388.33	\$135.20	\$135.20
44.2942.037.03	AR Capital, LLC	Lot 3, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.04	AR Capital, LLC	Lot 4, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.05	AR Capital, LLC	Lot 5, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.06	AR Capital, LLC	Lot 6, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.07	AR Capital, LLC	Lot 7, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.08	AR Capital, LLC	Lot 8, Block 2, Southern Estates First Addition	6,388.33	\$135.21	\$135.21
44.2942.037.09	AR Capital, LLC	Lot 9, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21
44.2942.037.10	AR Capital, LLC	Lot 10, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21
44.2942.037.11	AR Capital, LLC	Lot 11, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21
44.2942.037.12	AR Capital, LLC	Lot 12, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21
44.2942.037.13	AR Capital, LLC	Lot 13, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21
44.2942.037.14	AR Capital, LLC	Lot 14, Block 2, Southern Estates First Addition	6,388.34	\$135.21	\$135.21

44.2942.037.15	AR Capital, LLC	Lot 15, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.16	AR Capital, LLC	Lot 16, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.17	AR Capital, LLC	Lot 17, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.18	AR Capital, LLC	Lot 18, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.19	AR Capital, LLC	Lot 19, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.20	AR Capital, LLC	Lot 20, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.21	AR Capital, LLC	Lot 21, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
44.2942.037.22	AR Capital, LLC	Lot 22, Block 2, Southern Estates First Addition		\$135.21	\$135.21
			6,388.34		
			282,268.80	\$5,974.00	\$5,974.00