



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

Agenda Item: Assessment district project #4704.25, District #14 Permanent Flood Protection for newly annexed properties in 2024.

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

Staff Recommended Action: Create Special Assessment district for Project No. 4704.25, District No. 14: Permanent Flood Protection, the nineteenth “catch-up” assessment to include newly annexed properties and authorize subsequent assessment for Permanent Flood Protection to newly annexed properties.

July 28, 2025 - Committee Recommended Action: Motion by Weigel, second by Berg to move item to City Council with a recommendation to approve. Motion carried unanimously.

August 4, 2025 - Council Action:

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 nineteen “catch-up” assessments to newly annexed properties. Now, we are proposing the twentieth “catch-up” assessment on newly annexed properties from 2024.

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 19th “catch-up” assessment. The dollar amount of this assessment to the newly annexed properties is \$202,506.39.
- 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.

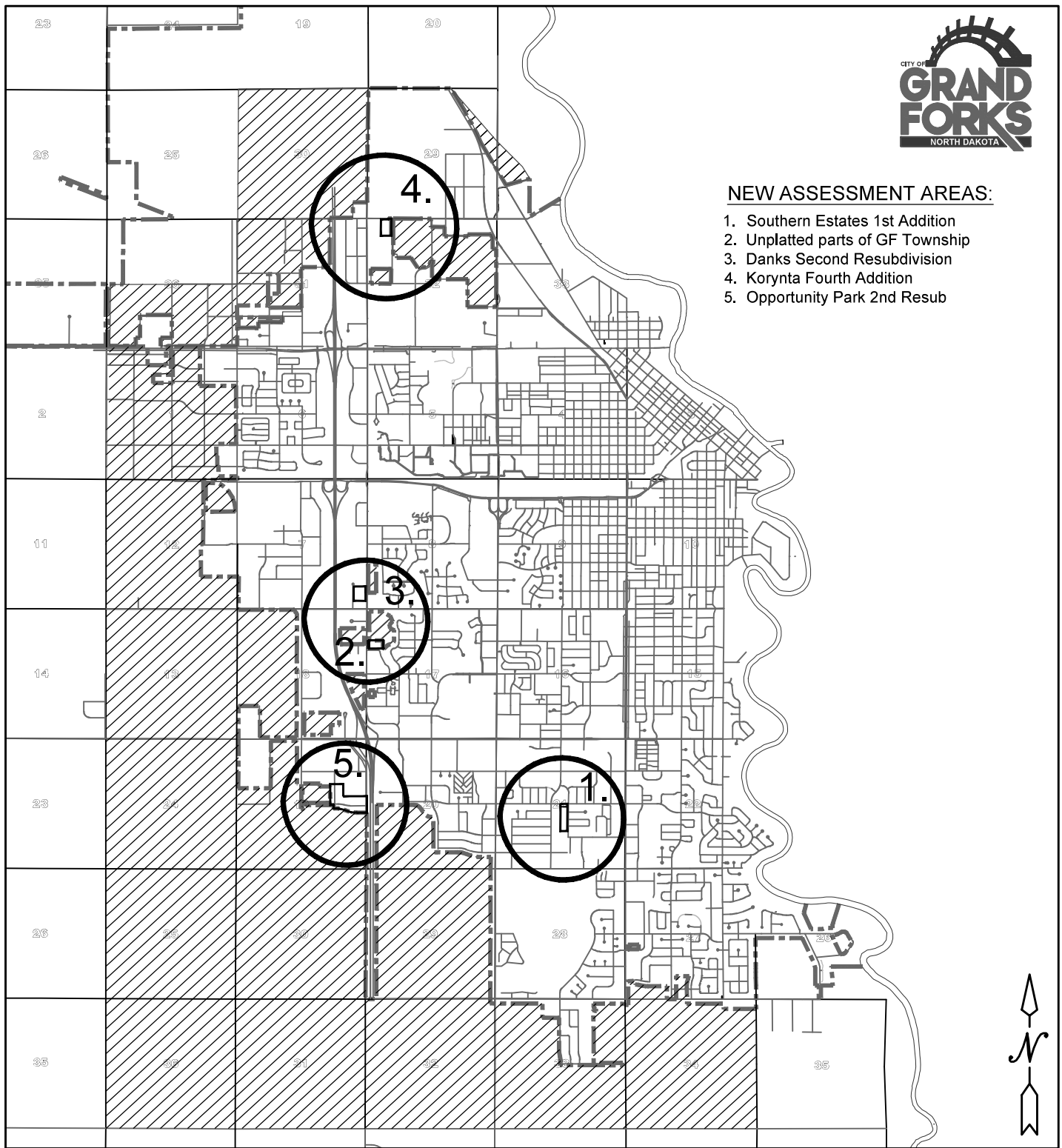
SUPPORT MATERIALS:

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






NEW ASSESSMENT AREAS:

- 1. Southern Estates 1st Addition
- 2. Unplatted parts of GF Township
- 3. Danks Second Resubdivision
- 4. Korynta Fourth Addition
- 5. Opportunity Park 2nd Resub



PERMANENT FLOOD PROTECTION

LEGEND

- | | | | | |
|-------------------|---|--------------------------------------|---|----------------------------|
| PROJECT # 4704.25 |  | 4704.25 ASSESSMENT DISTRICT BOUNDARY |  | FUTURE ASSESSMENT DISTRICT |
| DISTRICT # 14 |  | CITY LIMITS | | |

FLOOD PROTECTION PROJECT #4704.25

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

COMMERCIAL

Property Number	Name	Legal Address	Addition	Use Code	Square Feet/ Sq Ft in Database	Square Feet Adjusted for 30% Ag Land Disc	Per Sq Ft Cost \$0.132384	Previous Flood Protection Proj Special Assessments	Catch Up Flood Protection Proj Special Assessments
1421.012.00	City of Grand Forks	1500 S 42nd St	Danks Second Resubdivision	C	273,596		\$36,219.73		\$36,219.73
2132.001.00	Michael Wavra & Craid Pistulka	2595 N 39th St	Kortynta Fourth Addition	C	268,256		\$35,512.80		\$35,512.80
2515.001.00	Minn-Dak, Co	3970 S 42nd St	Opportunity Park 2nd Resub	C	351,386		\$46,517.88	\$13,437.77	\$33,080.11
2515.002.00	Guy Useldinger	4300 40th Ave S	Opportunity Park 2nd Resub	A	245,886		\$32,551.37		\$32,551.37
3117.191.02	Guy Useldinger	Unplatted - No Address	Unplatted Parts - GF Township	A	94,845		\$12,555.96		\$12,555.96
3117.194.03	Guy Useldinger	Unplatted - No Address	Unplatted Parts - GF Township	A	192,235		\$25,448.84		\$25,448.84
							\$0.00		\$0.00
							\$188,806.58	\$13,437.77	\$175,368.81
							TOTAL COMMERCIAL		\$175,368.81

RESIDENTIAL

Property Number	Name	Legal Address	Addition	Use Code	Eff Front Ft in Database	Per Eff Front Ft \$18.11	Previous Flood Protection Proj Special Assessments	Catch Up Flood Protection Proj Special Assessments
3117.172.09	Terry Tieger	2051 S 42nd St	Unplatted Parts - GF Township	R	431.60	\$7,816.28		\$7,816.28
44.2942.013.00	AR Capital, LLC	4037 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.014.00	AR Capital, LLC	4039 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.015.00	AR Capital, LLC	4045 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.016.00	AR Capital, LLC	4047 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.017.00	AR Capital, LLC	4103 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.018.00	AR Capital, LLC	4109 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.019.00	AR Capital, LLC	4111 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.020.00	AR Capital, LLC	4123 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.021.00	AR Capital, LLC	4129 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.022.00	AR Capital, LLC	4135 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.023.00	AR Capital, LLC	4137 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.024.00	AR Capital, LLC	4141 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.025.00	AR Capital, LLC	4149 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.026.00	AR Capital, LLC	4151 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.027.00	AR Capital, LLC	4155 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.028.00	AR Capital, LLC	4157 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.029.00	AR Capital, LLC	4163 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.030.00	AR Capital, LLC	4167 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.031.00	AR Capital, LLC	4169 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.032.00	AR Capital, LLC	4173 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.033.00	AR Capital, LLC	4177 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.034.00	AR Capital, LLC	4183 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.035.00	AR Capital, LLC	4187 Haven Ct	Southern Estates First Addition	R	20.70	\$374.88		\$374.88
44.2942.036.00	AR Capital, LLC	4203 Haven Ct	Southern Estates First Addition	R	22.08	\$399.87		\$399.87
44.2942.037.01	AR Capital, LLC	4034 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.02	AR Capital, LLC	4036 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.03	AR Capital, LLC	4044 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.04	AR Capital, LLC	4046 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.05	AR Capital, LLC	4102 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.06	AR Capital, LLC	4106 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.07	AR Capital, LLC	4118 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.08	AR Capital, LLC	4126 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.09	AR Capital, LLC	4132 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.10	AR Capital, LLC	4136 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.11	AR Capital, LLC	4144 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.12	AR Capital, LLC	4146 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65
44.2942.037.13	AR Capital, LLC	4154 Haven Ct	Southern Estates First Addition	R	25.16	\$455.65		\$455.65

COMMERCIAL

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44.2942.037.14	AR Capital, LLC	4156 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.15	AR Capital, LLC	4160 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.16	AR Capital, LLC	4164 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.17	AR Capital, LLC	4170 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.18	AR Capital, LLC	4174 haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.19	AR Capital, LLC	4180 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.20	AR Capital, LLC	4184 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.21	AR Capital, LLC	4204 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
44.2942.037.22	AR Capital, LLC	4208 Haven Ct	Southern Estates First Addition	R	25.16		\$455.65		\$455.65
					1,498.48				
TOTAL OF RESIDENTIAL									\$27,137.58

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

Ag land discounts: must be at least 100,000 sq ft, no right-of-ways platted out, and have ag land classification. Commisisoners should agree on if 30% Ag land deduction be given to a parcel.

TOTAL \$202,506.39