



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

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**Agenda Item:** Assessment district project #8312.41 – Concrete Panel Replacement & Grinding for 24<sup>th</sup> Ave S from S 34<sup>th</sup> St to S 42<sup>nd</sup> St), District #755.41 for newly annexed property in the future assessment district. The property is described as Unplatted parts in GF Township.

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

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**Staff Recommended Action:** Include newly annexed property within the special assessment district #755.41 and authorize subsequent assessment for Concrete Panel Replacement & Grind for 24<sup>th</sup> Ave S (S 34<sup>th</sup> St to S 42<sup>nd</sup> St) to newly annexed property.

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

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**Council Action:**

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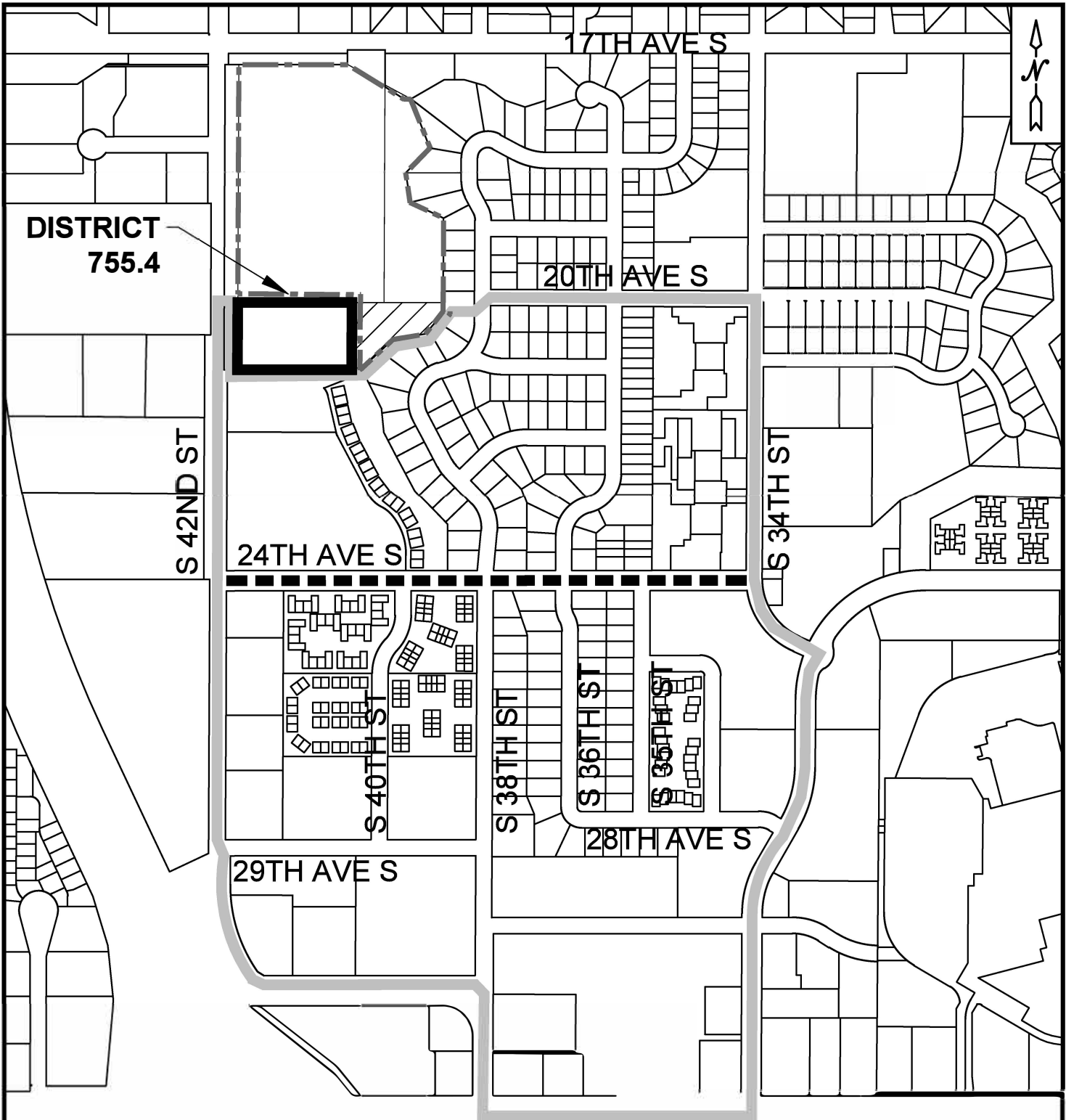
**BACKGROUND:** In 2021, the Concrete Panel Replacement & Grind for 24<sup>th</sup> Ave S (S 34<sup>th</sup> St to S 42<sup>nd</sup> St) was completed and assessed to properties in district #755.4. This project also benefited a future special assessment district, which we are now proposing to assess as district #755.41. 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 concrete panel replacement 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 \$1,353.36.
- 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.



**DISTRICT  
755.4**

# CONCRETE PANEL REPLACEMENT & GRIND FOR 24TH AVE S (S 34TH ST TO S 42ND ST)

LEGEND

- CITY LIMITS
- ▬ ASSESSMENT DISTRICT BOUNDARY
- ■ ■ ■ PROJECT LIMITS
- ▨ FUTURE ASSESSMENT DISTRICT
- ▬ PREVIOUS ASSESSMENT DISTRICT

PROJECT # 8312.41

DISTRICT # 755.41

**Concrete Panel Replacement & Grind for 24th Ave S (S 34th St to S 42nd St)**  
**PROJECT 8312.41 DISTRICT #755.41**

Property Number	Name	Legal Address	SQ FT IN 25% BENEFIT AREA	\$0.0072253 PER SQ FOOT	TOTAL ASSESSMENT
3117.172.09	Terry Rieger	2051 S 42ND ST	187,308.00	\$1,353.36	\$1,353.36
			<b>187,308.00</b>	<b>TOTAL</b>	<b>\$1,353.36</b>