



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

Agenda Item: Assessment district project #5048.13, District #563.11: Paving S 42nd St, 17th Ave S and 11th 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 #563.11 and authorize subsequent assessment for Paving S 42nd St, 17th Ave S and 11th 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:

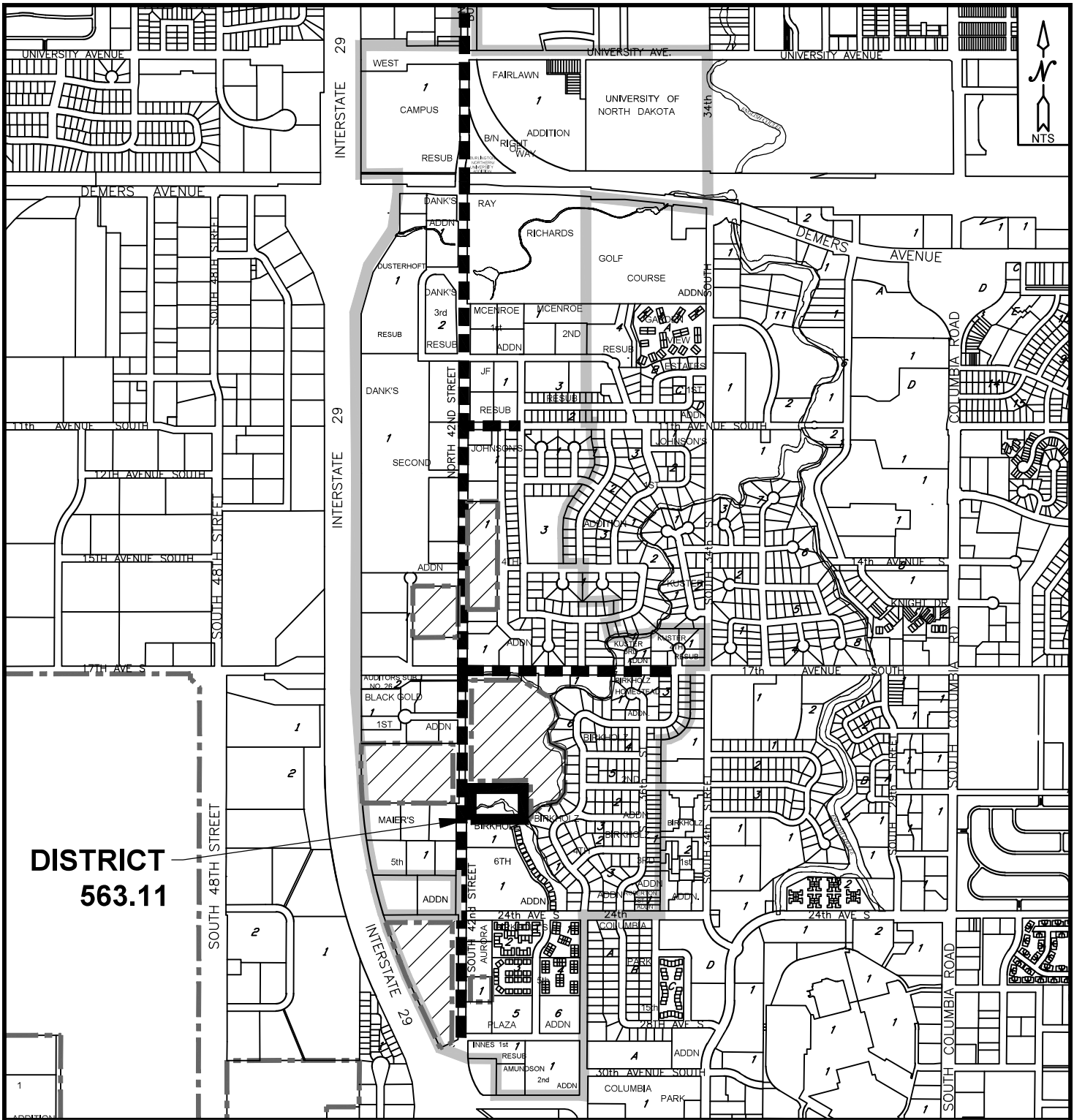
BACKGROUND: In 2001, Paving S 42nd St, 17th Ave S and 11th Ave S was completed and assessed to properties in district #563. This project also benefited a future special assessment district, which we are now proposing to assess as district #563.11. The newly annexed area is described as Unplatted parts 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 street paving 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 \$749.57.
- 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
563.11**

PAVING S 42ND ST, 17TH AVE S AND 11TH AVE S

LEGEND

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

PROJECT # 5048.13

DISTRICT # 563.11

PAVING S 42ND STREET
PROJECT 5048.13

District 563.11

Property Number	Name	Legal Address	SQ FT IN FULL BENEFIT AREA	0.32 A SQ FT	SQ FT IN QUARTER BENEFIT AREA	0.08 SQ FT	TOTAL ASSESSMENT	LESS PREVIOUS ASSESSMENT FROM REPLATS	ADJUSTED ASSESSMENT	LESS DEPRECIATION 5.00%
3117.172.09	Terry Rieger	2051 S 42ND ST	187,393	\$0	187,393	\$14,991.44	\$14,991.44		\$14,991.44	\$749.57
								\$0	TOTAL	\$749.57