



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

Agenda Item: Assessment district project #5940.50 – Paving S 20th St (40th Ave S to 44th Ave S) District #620.5 for newly annexed property in the future assessment district. The properties are Lots A – Y, Block 1 & Lots 1 – 22, Block 2 Southern Estates First Addition.

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

Staff Recommended Action: Create Special Assessment district for Project No. 5940.50, District No. 620.5: Paving S 20th St and include newly annexed property within the special assessment district #620.5 and authorize subsequent assessment for Paving S 20th St (40th Ave S to 44th 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 2007, S 20th St from 40th Ave S to 44th Ave S was paved through project #5940.0 and assessed to properties in district #620. Also included in the district is a future assessment area. District #620.1 was also assessed in 2007, district #620.2 was assessed in 2012, district 620.3 was assessed in 2016, district 620.3 was assessed in 2020, and now we are proposing to assess district #620.5, newly annexed property within 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 street paving project and, therefore, should all be assessed.
- Staff is assessing newly annexed properties on a timely basis.
- The dollar amount of this assessment to the newly annexed properties is \$23,114.96.
- 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.

CALC PROJECT 5940.5 PAVING S 20TH STREET (40TH AVE S TO 44TH AVE S)

DISTRICT 620.5

PROPERTY NUMBER	NAME	LEGAL ADDRESS	ADDITION	SQUARE FEET	ASSESSMENT PER SQ FT 0.08189
44.2942.013.00	AR Capital, LLC	4037 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.014.00	AR Capital, LLC	4039 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.015.00	AR Capital, LLC	4045 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.016.00	AR Capital, LLC	4047 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.017.00	AR Capital, LLC	4103 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.018.00	AR Capital, LLC	4109 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.019.00	AR Capital, LLC	4111 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.020.00	AR Capital, LLC	4123 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.021.00	AR Capital, LLC	4129 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.022.00	AR Capital, LLC	4135 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.023.00	AR Capital, LLC	4137 Haven Ct	Southern Estates First Addition	5,828.31	\$477.28
44.2942.024.00	AR Capital, LLC	4141 Haven Ct	Southern Estates First Addition	5,982.14	\$489.88
44.2942.025.00	AR Capital, LLC	4149 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.026.00	AR Capital, LLC	4151 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.027.00	AR Capital, LLC	4155 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.028.00	AR Capital, LLC	4157 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.029.00	AR Capital, LLC	4163 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.030.00	AR Capital, LLC	4167 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.031.00	AR Capital, LLC	4169 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.032.00	AR Capital, LLC	4173 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.033.00	AR Capital, LLC	4177 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.034.00	AR Capital, LLC	4183 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.035.00	AR Capital, LLC	4187 Haven Ct	Southern Estates First Addition	5,828.32	\$477.28
44.2942.036.00	AR Capital, LLC	4203 Haven Ct	Southern Estates First Addition	5,982.15	\$489.88
44.2942.037.01	AR Capital, LLC	4034 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.02	AR Capital, LLC	4036 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.03	AR Capital, LLC	4044 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.04	AR Capital, LLC	4046 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.05	AR Capital, LLC	4102 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.06	AR Capital, LLC	4106 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.07	AR Capital, LLC	4118 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.08	AR Capital, LLC	4126 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.09	AR Capital, LLC	4132 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.10	AR Capital, LLC	4136 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.11	AR Capital, LLC	4144 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14

44.2942.037.12	AR Capital, LLC	4146 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.13	AR Capital, LLC	4154 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.14	AR Capital, LLC	4156 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.15	AR Capital, LLC	4160 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.16	AR Capital, LLC	4164 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.17	AR Capital, LLC	4170 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.18	AR Capital, LLC	4174 Haven Ct	Southern Estates First Addition	6,388.34	\$523.14
44.2942.037.19	AR Capital, LLC	4180 Haven Ct	Southern Estates First Addition	6,388.34	\$523.13
44.2942.037.20	AR Capital, LLC	4184 Haven Ct	Southern Estates First Addition	6,388.34	\$523.13
44.2942.037.21	AR Capital, LLC	4204 Haven Ct	Southern Estates First Addition	6,388.34	\$523.13
44.2942.037.22	AR Capital, LLC	4208 Haven Ct	Southern Estates First Addition	6,388.34	\$523.13
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				282,269.00	\$23,114.96

	<u>DOLLAR AMOUNT</u>	<u>SQUARE FOOTAGE</u>
FUTURE ASSESSMENT AREA ON WEST SIDE OF 20TH DISTRICT # 620.1 SHARE	\$122,761.00	1,053,232
DISTRICT #620.2 SHARE	\$103,954.00	891,878
REMAINING ON WEST SIDE OF 20TH STREET	<u>\$18,807.00</u>	<u>161,354</u>
	\$0.00	0
FUTURE ASSESSMENT AREA ON EAST SIDE OF 20TH	\$134,175.00	1,638,479
LESS DISTRICT #620.3 SHARE	\$12,131.27	148,141
LESS DISTRICT #620.4 SHARE	\$98,928.77	1,208,069
LESS DISTRICT #620.5 SHARE	\$23,114.96	282,269
REMAINING FUTURE ASSESSMENT AREA ON EAST SIDE	<hr/>	<hr/>
	\$0.00	0