



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 #5988.6 – Paving 40<sup>th</sup> Ave S (from S 20<sup>th</sup> St to Washington St) District #627.6 for newly annexed property in the future assessment district. The property is the Southern Estates First Addition.

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

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**Staff Recommended Action:** Create Special Assessment district for Project No. 5988.6, District No. 627.6 Paving 40<sup>th</sup> Ave S and include newly annexed property within the special assessment district #627.6 and authorize subsequent assessment for Paving 40<sup>th</sup> Ave S (from S 20<sup>th</sup> St to Washington 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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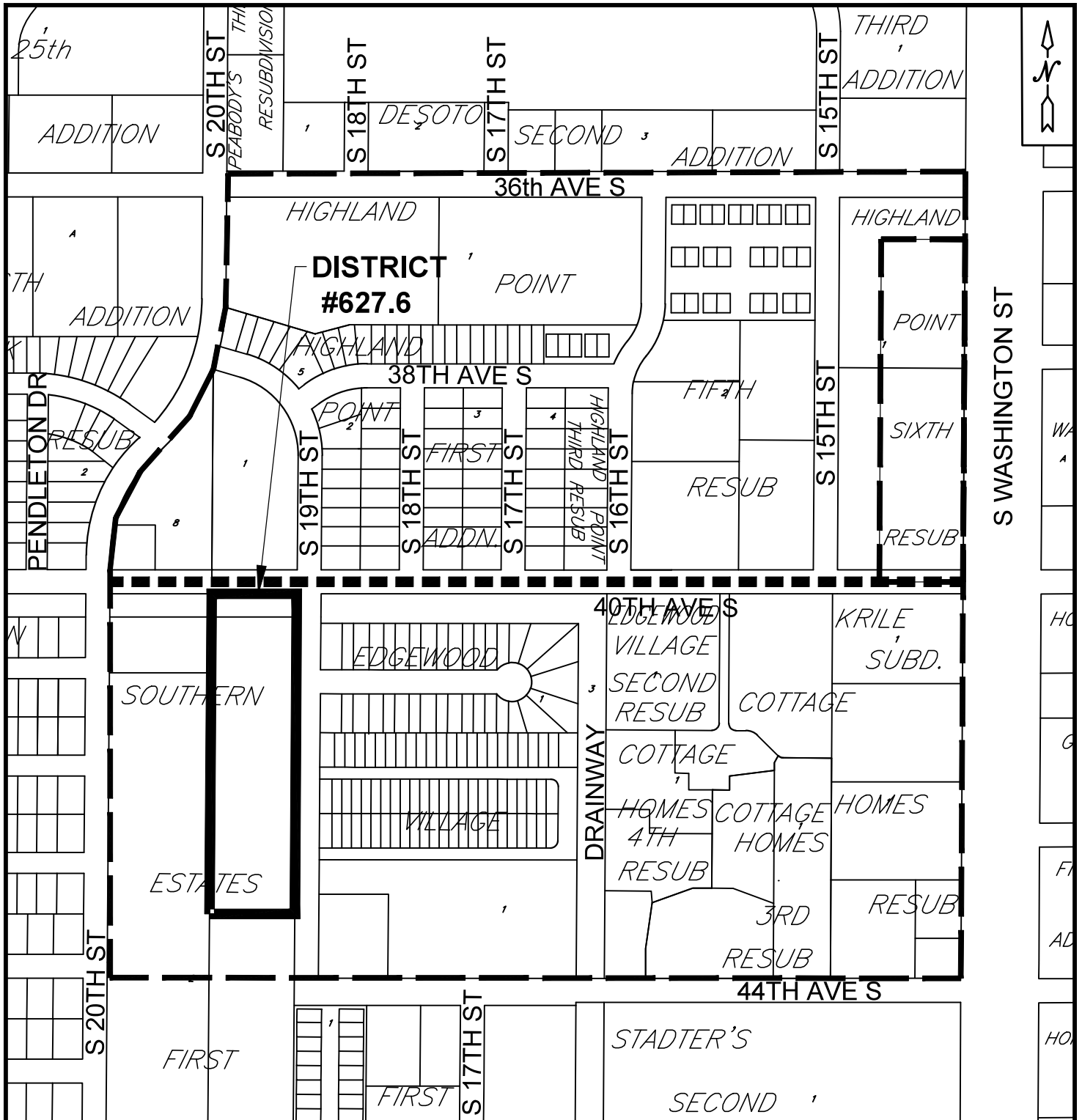
**BACKGROUND:** In 2008, 40<sup>th</sup> Ave S from S 20<sup>th</sup> Street to Washington St was paved through project #5988.0 and assessed to properties in district #627. Also included in the district is a future assessment area. District #627.1 was assessed in 2012, district #627.2 was assessed in 2015, district 627.3 was assessed in 2016, 627.4 was assessed in 2020, 627.5 was assessed in 2021 and now we are proposing to assess district #627.6, newly annexed property within Highland Point Sixth 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 \$13,828.94.
- 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.



## PAVING - 40TH AVE S (S 20TH ST TO S WASHINGTON ST)

### LEGEND

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

REMAINING FUTURE ASSESSMENT DISTRICT

PROJECT # 5988.6

DISTRICT # 627.6

**CALC PROJECT 5988.6 PAVING 40TH AVE S ( S 20TH ST TO S WASHINGTON ST)**

**DISTRICT # 627.6**

PROPERTY NUMBER	NAME	LEGAL ADDRESS	ADDITION	SQUARE	FULL BENEFIT AREA	QUARTER BENEFIT AREA	TOTAL
				FEET	ASSESSMENT PER SQ FT	ASSESSMENT PER SQ FT	
				39,900	\$0.162184	\$0.040546	
				<u>181,467.90</u>	\$6,471.14		\$6,471.14
				221,367.90		\$7,357.80	<u>\$7,357.80</u>
							\$13,828.94
44.2942.013.00	AR Capital, LLC	4037 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.014.00	AR Capital, LLC	4039 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.015.00	AR Capital, LLC	4045 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.016.00	AR Capital, LLC	4047 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.017.00	AR Capital, LLC	4103 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.018.00	AR Capital, LLC	4109 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.019.00	AR Capital, LLC	4111 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.020.00	AR Capital, LLC	4123 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.021.00	AR Capital, LLC	4129 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.022.00	AR Capital, LLC	4135 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.023.00	AR Capital, LLC	4137 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.024.00	AR Capital, LLC	4141 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.025.00	AR Capital, LLC	4149 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.026.00	AR Capital, LLC	4151 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.027.00	AR Capital, LLC	4155 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.028.00	AR Capital, LLC	4157 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.029.00	AR Capital, LLC	4163 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.030.00	AR Capital, LLC	4167 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.031.00	AR Capital, LLC	4169 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.032.00	AR Capital, LLC	4173 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.033.00	AR Capital, LLC	4177 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.034.00	AR Capital, LLC	4183 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.035.00	AR Capital, LLC	4187 Haven Ct	Southern Estates First Addition	4,570.92			\$285.55
44.2942.036.00	AR Capital, LLC	4203 Haven Ct	Southern Estates First Addition	4,691.52			\$293.08
44.2942.037.01	AR Capital, LLC	4034 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.02	AR Capital, LLC	4036 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.03	AR Capital, LLC	4044 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.04	AR Capital, LLC	4046 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.05	AR Capital, LLC	4102 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.06	AR Capital, LLC	4106 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.07	AR Capital, LLC	4118 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.08	AR Capital, LLC	4126 Haven Ct	Southern Estates First Addition	5,009.95			\$312.97
44.2942.037.09	AR Capital, LLC	4132 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.10	AR Capital, LLC	4136 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.11	AR Capital, LLC	4144 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.12	AR Capital, LLC	4146 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.13	AR Capital, LLC	4154 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.14	AR Capital, LLC	4156 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.15	AR Capital, LLC	4160 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97
44.2942.037.16	AR Capital, LLC	4164 Haven Ct	Southern Estates First Addition	5,009.93			\$312.97

44.2942.037.17	AR Capital, LLC	4170 Haven Ct	Southern Estates First Addition	5,009.93	\$312.97
44.2942.037.18	AR Capital, LLC	4174 haven Ct	Southern Estates First Addition	5,009.93	\$312.97
44.2942.037.19	AR Capital, LLC	4180 Haven Ct	Southern Estates First Addition	5,009.93	\$312.98
44.2942.037.20	AR Capital, LLC	4184 Haven Ct	Southern Estates First Addition	5,009.93	\$312.98
44.2942.037.21	AR Capital, LLC	4204 Haven Ct	Southern Estates First Addition	5,009.93	\$312.98
44.2942.037.22	AR Capital, LLC	4208 Haven Ct	Southern Estates First Addition	<u>5,009.93</u>	<u>\$312.98</u>
				221,367.90	\$13,828.94

ORIGINAL PROJECT COST	\$365,497.00
TOTAL FUTURE ASSESSMENT AREA COSTS:	\$167,531.60
LESS DISTRICT # 627.1 SHARE	(\$50,678.03)
LESS DISTRICT # 627.2 SHARE	(\$2,497.63)
LESS DISTRICT # 627.3 SHARE	(\$3,689.72)
LESS DISTRICT # 627.4 SHARE	(\$55,316.05)
LESS DISTRICT # 627.5 SHARE	(\$14,154.49)
LESS DISTRICT # 627.6 SHARE	(\$13,828.94)
REMAINING FUTURE ASSESSMENT AREA SHARE	\$27,366.74