



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

Agenda Item: Assessment district project #7435.3 Paving Rehab of N 42nd Street, District #691.3 for newly annexed property in the future assessment district. The properties are in the Korynta Fourth Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #691.3 and authorize subsequent assessment for Paving Rehab for N 42nd St 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:

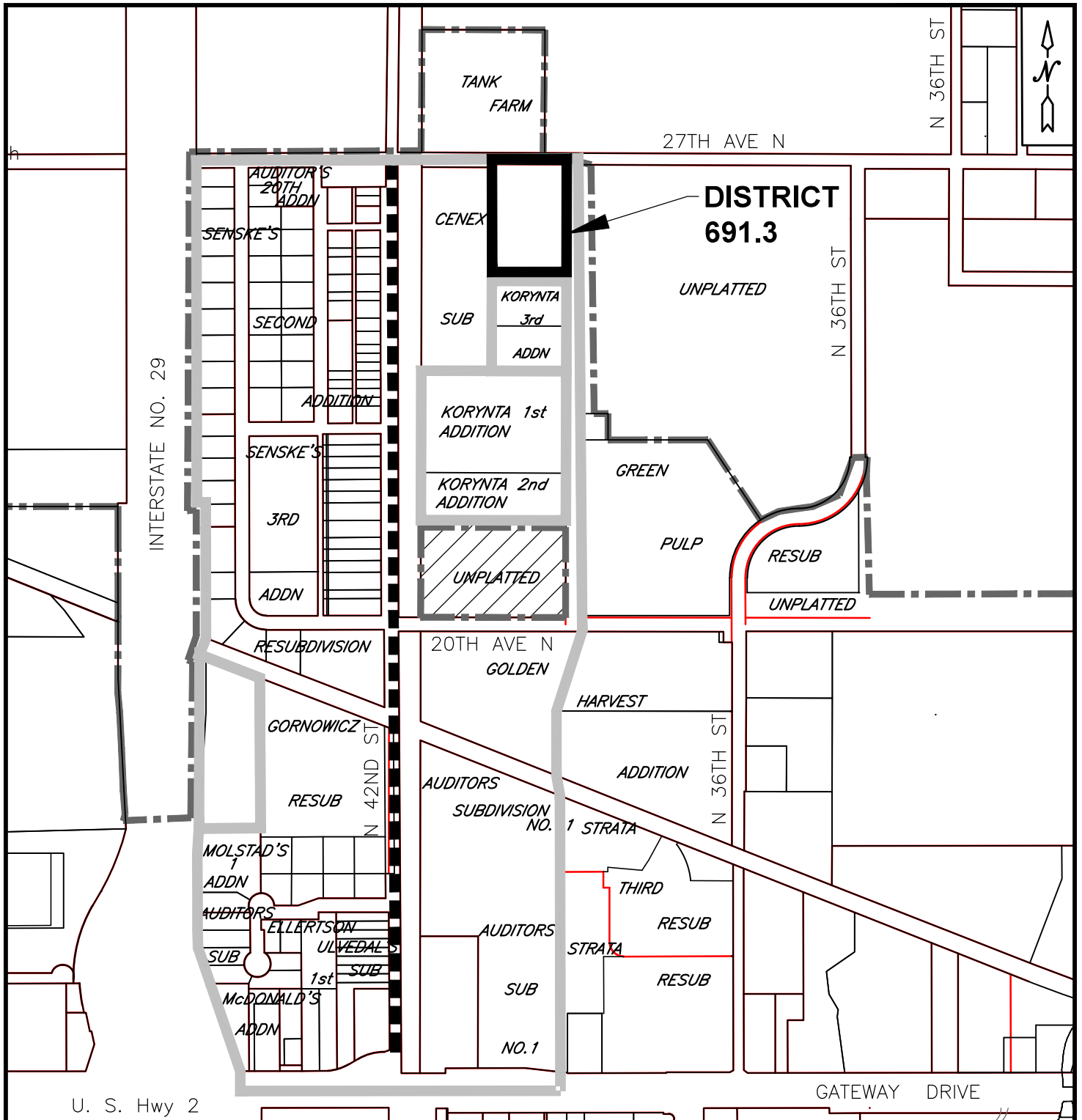
BACKGROUND: In 2016, the Paving Rehab project for N 42nd St was completed and assessed to properties in district #691. This project also benefited a future special assessment district, which we are now proposing to assess as district #691.3. The newly annexed area is in Korynta Fourth Addition.

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 paving rehab 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 \$4,961.39.
- 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.



N. 42nd Street Rehabilitation (Gateway Dr. to 27th Ave. N.)

LEGEND

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

PROJECT # 7435.3

DISTRICT # 691.3

PAVING REHAB OF N 42ND STREET
PROJECT 7435.3 DISTRICT #691.3

Property Number	Name	Legal Address	SQ FT 100% BENEFIT AREA	\$0.073980 A SQ FT	SQ FT IN QUARTER BENEFIT AREA	\$0.018495 SQ FT	TOTAL ASSESSMENT
2132.001.00	Michael Wavra & Craid Pistulka	2595 NORTH 39TH STREET LOT 1, BLOCK 1 KORYNTA FOURTH ADDITION	0	\$0.00	268,256.00	\$4,961.39	\$4,961.39
					268,256.00	\$4,961.39	
						TOTAL	\$4,961.39