



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 #7648.3 – Stormwater Pond - N 36<sup>th</sup> St and 20<sup>th</sup> Ave N, District #535.3 for newly annexed property in the future assessment district. The properties are in Korynta Fourth Addition.**

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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 #535.3 and authorize subsequent assessment for Stormwater Pond - N 36<sup>th</sup> St and 20<sup>th</sup> Ave N 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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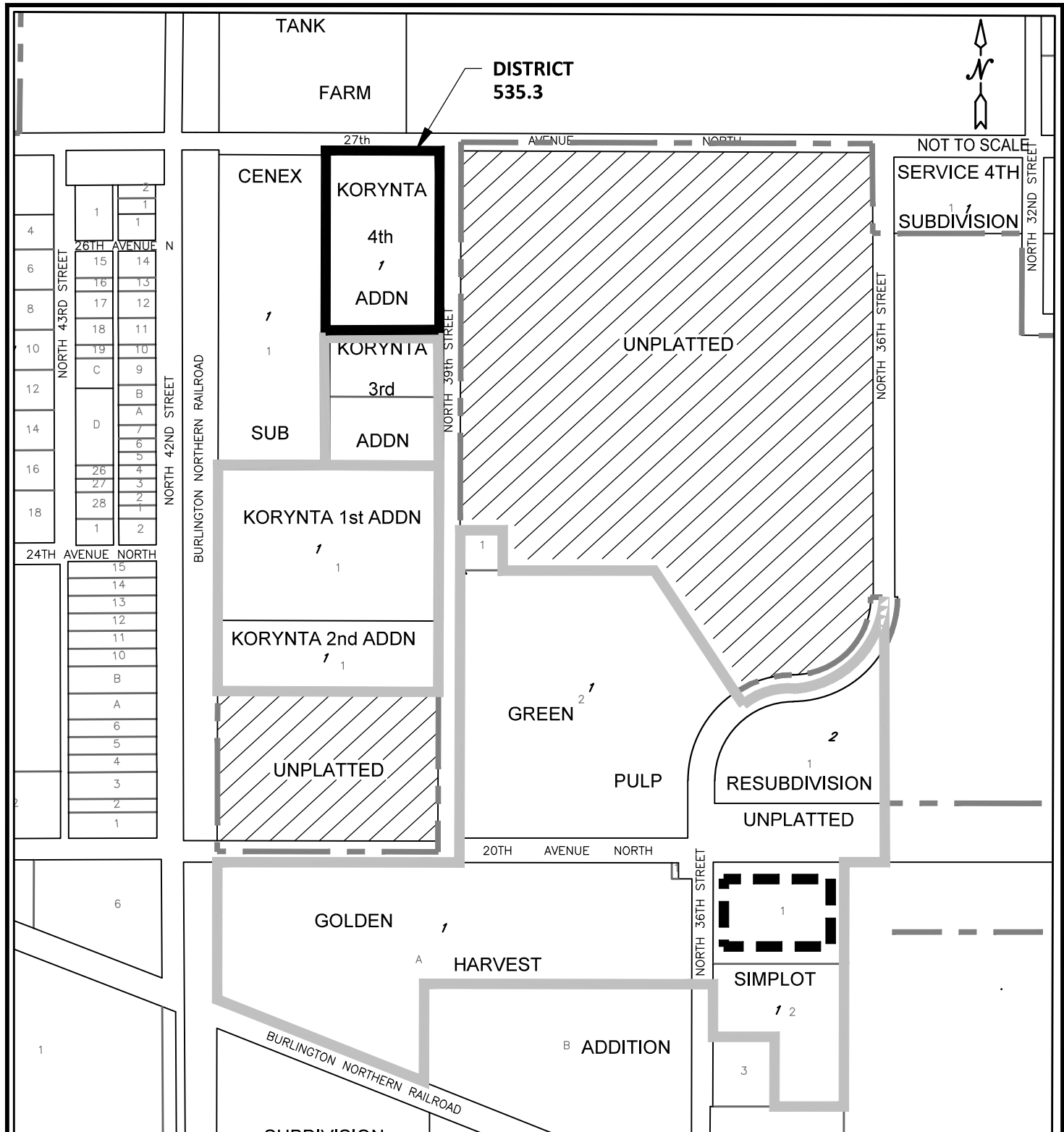
**BACKGROUND:** In 2018, the Stormwater pond project on N 36<sup>th</sup> St and 20<sup>th</sup> Ave N was completed and assessed to properties in district #535. This project also benefited a future special assessment district, which we are now proposing to assess as district #535.3. The newly annexed areas are 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 stormwater pond 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 \$29,747.44.
- 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.



**STORMWATER POND  
NORTH 36th STREET & 20th AVENUE NORTH**

**PROJECT # 7648.3  
DISTRICT # 535.3**

- CITY LIMITS ---
- PROJECT LIMITS █
- ASSESSMENT DISTRICT BOUNDARY ▬
- FUTURE SPECIAL ASSESSMENT ▨
- PREVIOUS ASSESSMENT DISTRICT ▬

**STORMWATER POND - NORTH 36TH STREET & 20TH AVENUE NORTH**  
**PROJECT 7648.3 DISTRICT #535.3**

Property Number	Name	Legal Address	SQUARE FEET IN BENEFIT AREA	0.110892 PER SQUARE FOOT	TOTAL ASSESSMENT
2132.001.00	Michael Wavra & Craid Pistulka	2595 NORTH 39TH STREET LOT 1, BLOCK 1 KORYNTA FOURTH ADDITION	268,256.00	\$29,747.44	\$29,747.44
			<b>268,256.00</b>	<b>TOTAL</b>	<b>\$29,747.44</b>