



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

Agenda Item: Assessment district project #7650.3 – Storm Sewer - N 36th and N 39th Streets and 20th Ave N, District #536.3 for newly annexed property in the future assessment district. The properties are in Korynta Fourth Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #536.3 and authorize subsequent assessment for Storm Sewer - N 36th St, N 39th St and 20th Ave N 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:

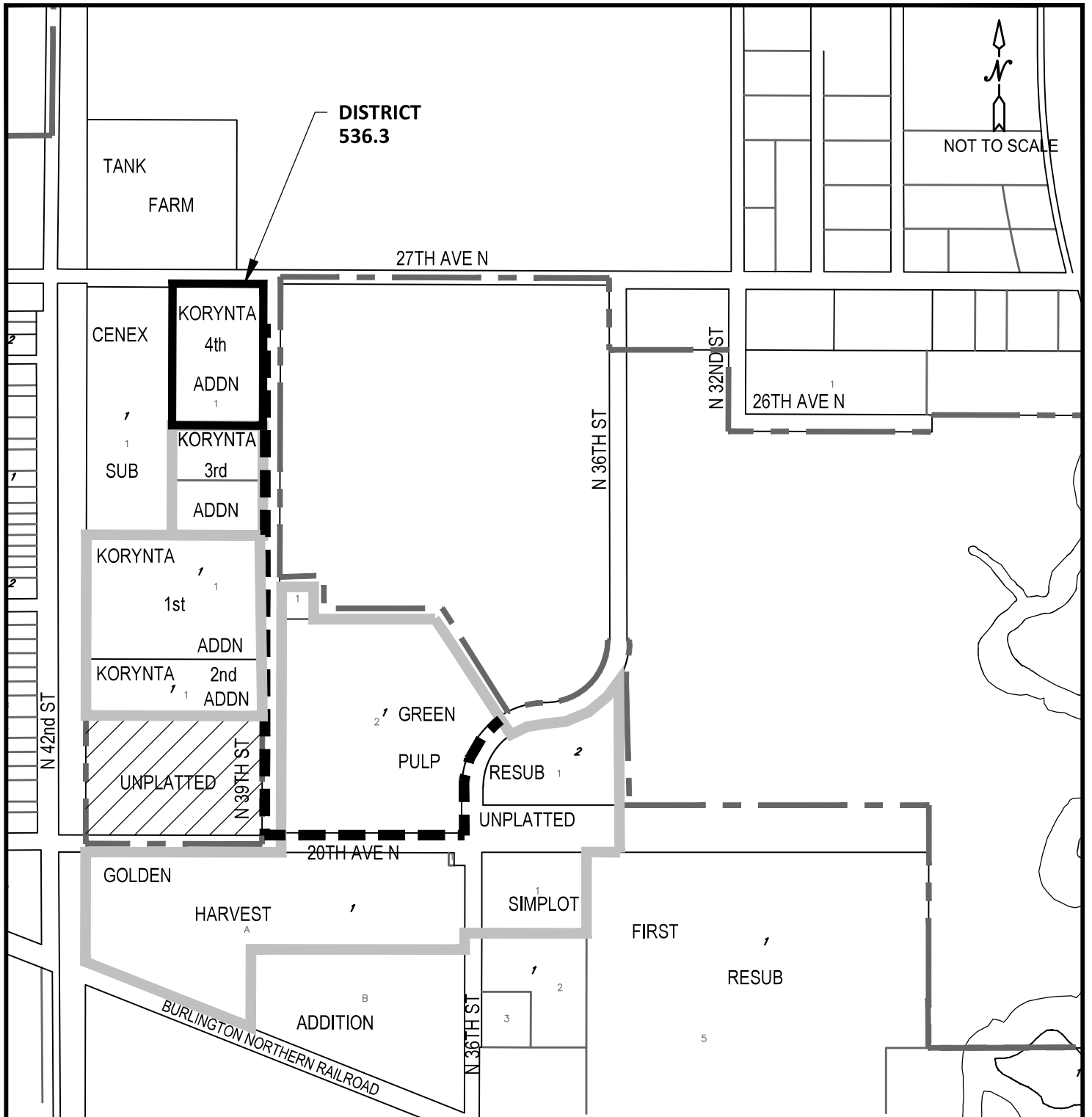
BACKGROUND: In 2018, the Storm Sewer project on N 36th St, N 39th St and 20th Ave N was completed and assessed to properties in district #536. This project also benefited a future special assessment district, which we are now proposing to assess as district #536.3. The newly annexed areas are in Korynta 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 storm sewer 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 \$31,803.89.
- 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.



STORM SEWER N 36TH ST, N 39TH ST & 20TH AVE N

PROJECT # 7650.3
 DISTRICT # 536.3

CITY LIMITS 

PROJECT LIMITS 

ASSESSMENT DISTRICT BOUNDARY 

FUTURE ASSESSMENT AREA 

PREVIOUS ASSESSMENT DISTRICT 

STORM SEWER - N 36TH & N 39TH STREETS & 20TH AVENUE NORTH
PROJECT 7650.3 DISTRICT #536.3

Property Number	Name	Legal Address	SQUARE FEET IN BENEFIT AREA	0.118558 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	\$31,803.89	\$31,803.89
			268,256.00	TOTAL	\$31,803.89