



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 #7903.2 Sanitary Sewer for Opportunity Park First Resubdivision, District #552.2 for newly annexed property in the future assessment district. The property is in Opportunity Park Second Resubdivision.

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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 #552.2 and authorize subsequent assessment for Sanitary Sewer Opportunity Park Second Resubdivision 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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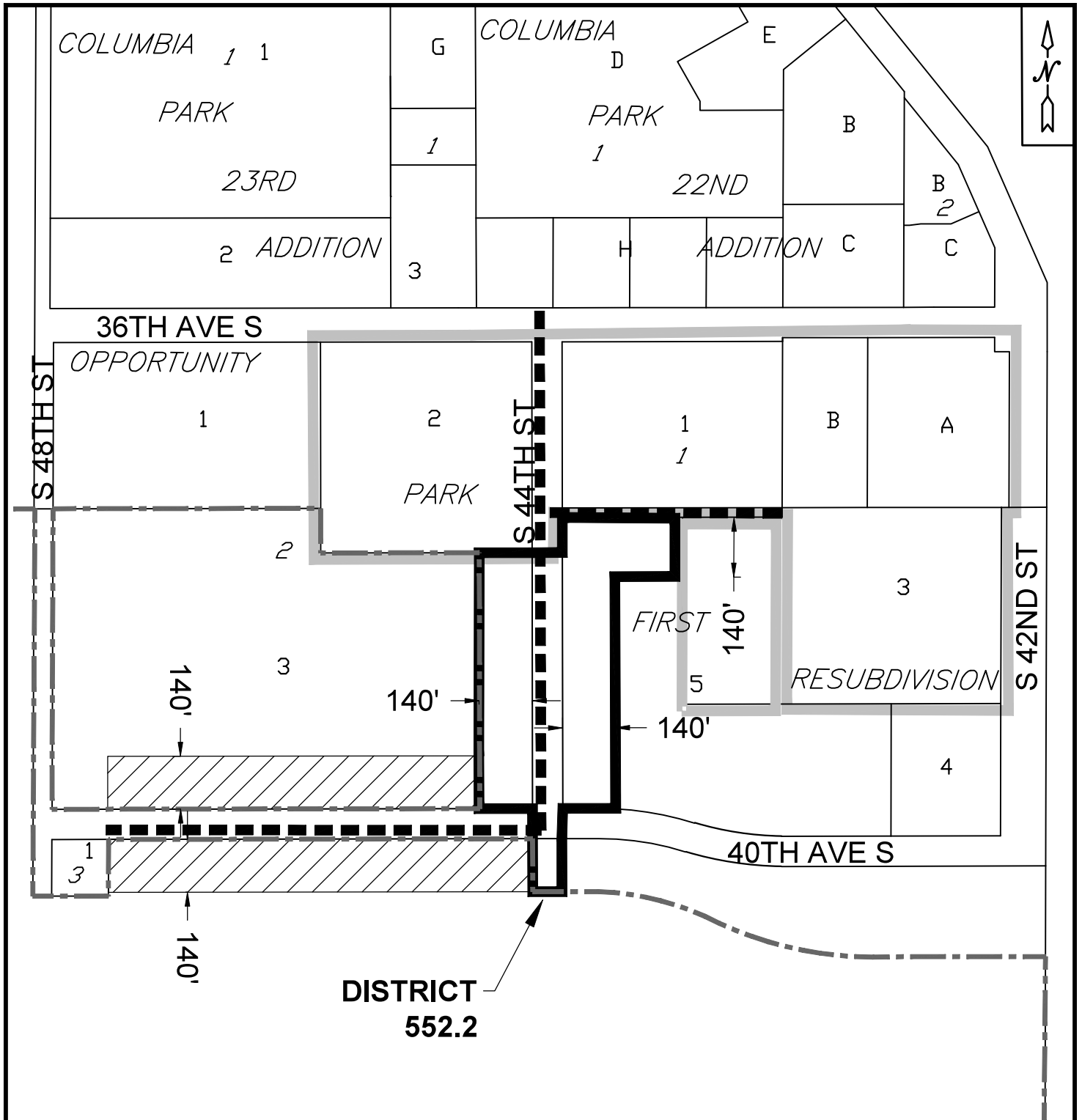
**BACKGROUND:** In 2020, the Sanitary Sewer for Opportunity park First Resubdivision was completed and assessed to properties in district #552. This project also benefited a future special assessment district, which we are now proposing to assess as district #552.2. The newly annexed area is in Opportunity Park Second Resubdivision.

**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 sanitary 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 \$114,913.61.
- 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.



## SANITARY SEWER FOR OPPORTUNITY PARK FIRST RESUBDIVISION

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| <p>PROJECT # 7903.2</p> <p>DISTRICT # 552.2</p> | <p>— PREVIOUS ASSESSMENT DISTRICT</p> <p>— ASSESSMENT DISTRICT BOUNDARY</p> <p>--- PROJECT LIMITS</p> <p>--- CITY LIMITS</p> | <p> REMAINING FUTURE ASSESSMENT DISTRICT</p> |
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# PROJECT #7903.2 SANITARY SEWER - OPPORTUNITY PARK

District 552.2

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	Frontage in Database	Cost \$72.578998	(FROM REPLAT)	Project 7903.1 Special Assessment	
							Less Amt Previously Assessed		
2515.001.00	3970 S 42nd St	Lot 1, Block 1	Opportunity Park 2nd Resubdivision		364.64	\$26,465.21		\$26,465.21	
2515.002.00	4300 40th Ave S	Lot 2, Block 1	Opportunity Park 2nd Resubdivision		461.17	\$33,471.26		\$33,471.26	
3117.191.02	No Address	Unplatted	Unplatted		677.48	\$49,170.82		\$49,170.82	
3117.194.03	No Address	Unplatted	Unplatted		80.00	\$5,806.32		\$5,806.32	
						1,583.29	\$114,913.61	\$0.00	\$114,913.61
							<b>TOTAL</b>	<b>\$114,913.61</b>	
FUTURE AREA ASSESSMENTS		FRONTAGE	DOLLAR AMOUNT						
9998.520.10	TOTAL ASSESSED	4,195	\$304,434.06						
	LESS DISTRICT #552.1 SHARE	246.67	\$17,903.06						
	LESS DISTRICT #552.2 SHARE	1,583.29	\$114,913.61						
	REMAINING FUTURE SHARE	2,365	\$171,617.39						