



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

Agenda Item: Assessment district project #7904.2 Watermain for Opportunity Park First Resubdivision, District #338.2 for newly annexed property in the future assessment district. The property is in Opportunity Park Second Resubdivision.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #338.2 and authorize subsequent assessment for Watermain Opportunity Park Second Resubdivision 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:

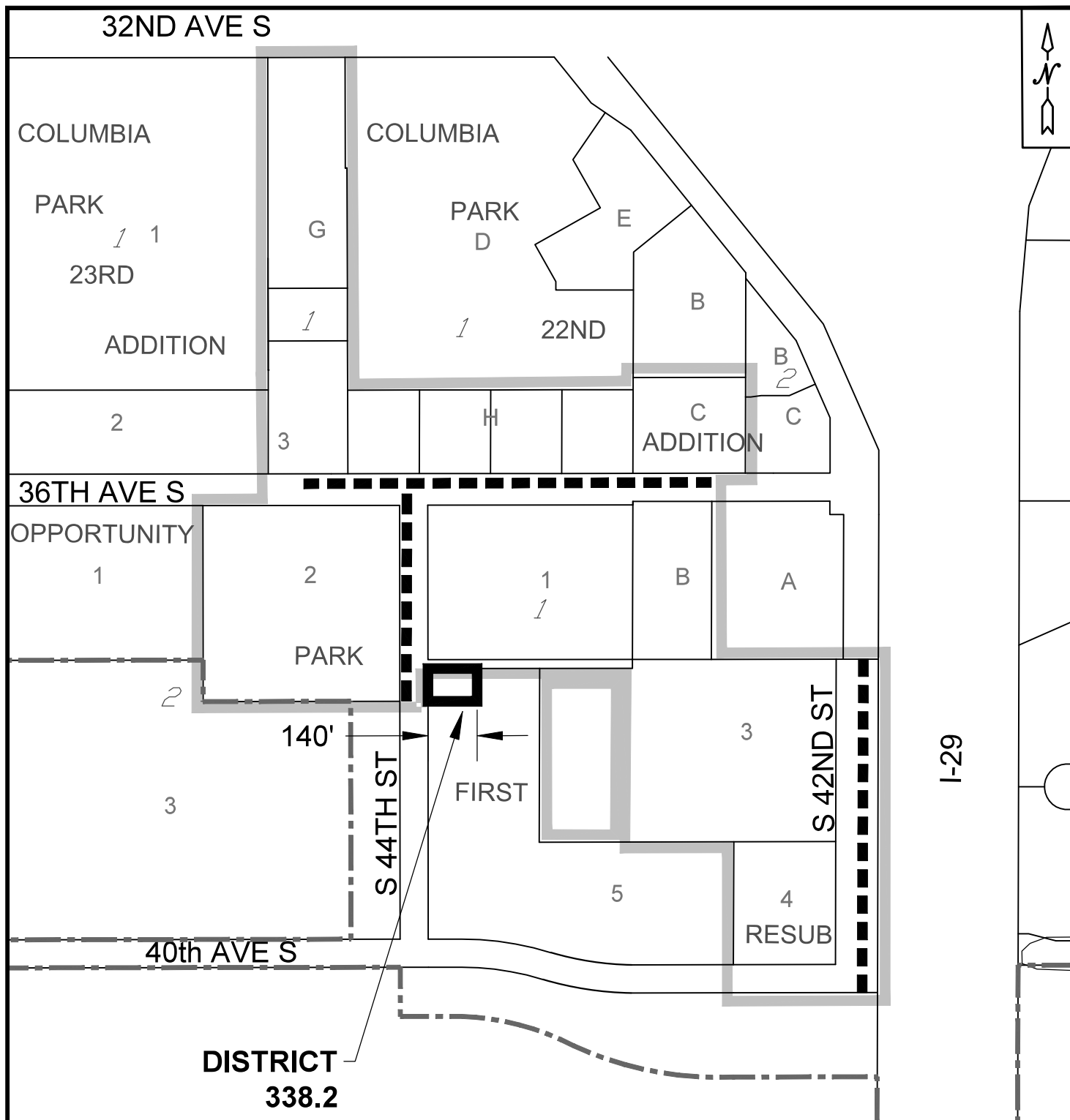
BACKGROUND: In 2020, the Sanitary Sewer for Opportunity park First Resubdivision was completed and assessed to properties in district #338. This project also benefited a future special assessment district, which we are now proposing to assess as district #338.2. The newly annexed area is in Opportunity 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 watermain 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 \$4,732.48.
- 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.



WATERMAIN FOR OPPORTUNITY PARK FIRST RESUBDIVISION

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

PROJECT # 7904.2

DISTRICT # 338.2

PROJECT #7904.2 WATERMAIN - OPPORTUNITY PARK

District 338.2

(FROM REPLAT)

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	SIDEAGE in Database	Cost \$58,260,319	Less Amt Previously Assessed	Project 7904.1 Special Assessment
2515.001.00	3970 S 42nd St	Lot 1, Block 1	Opportunity Park 2nd Resub		35.87	\$2,089.79		\$2,089.80
2515.002.00	4300 40th Ave S	Lot 2, Block 1	Opportunity Park 2nd Resub		45.36	\$2,642.68		\$2,642.68
					81.23	\$4,790.73	\$0.00	\$4,732.48

TOTAL \$4,732.48

	FUTURE AREA ASSESSMENTS	SIDEAGE	DOLLAR AMOUNT
9998.530.92	TOTAL ASSESSED	105.50	\$6,146.46
	LESS DISTRICT #338.1 SHARE	24.27	\$1,413.98
	LESS DISTRICT #338.2 SHARE	81.23	\$4,732.48
	REMAINING FUTURE SHARE	0.00	\$0.00