



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

Agenda Item: Assessment district project #7905.2 Storm Sewer for Opportunity Park First Resubdivision, District #553.2 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 #553.2 and authorize subsequent assessment for Storm Sewer 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:

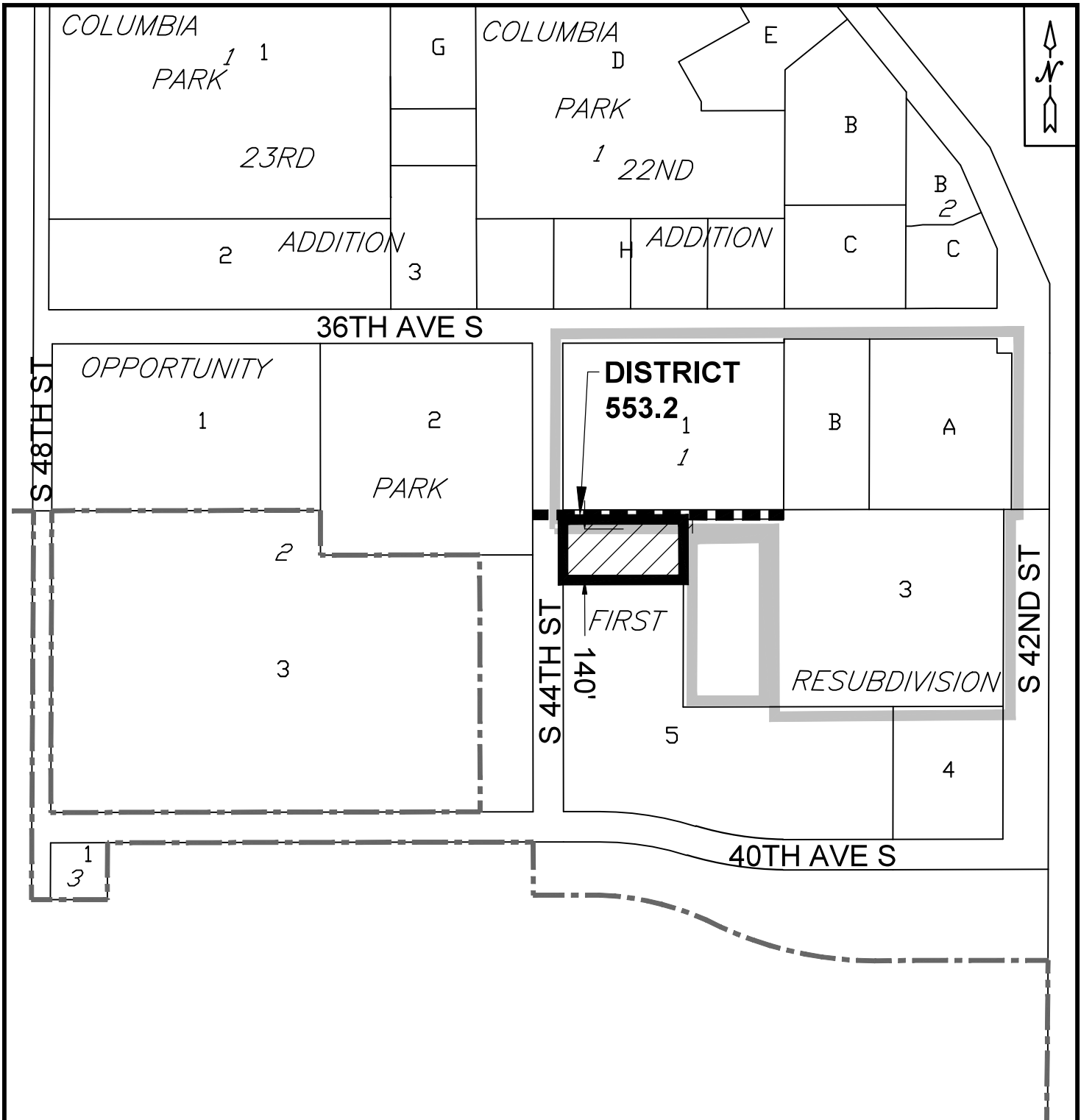
BACKGROUND: In 2020, the Storm Sewer for Opportunity Park First Resubdivision was completed and assessed to properties in district #553. This project also benefited a future special assessment district, which we are now proposing to assess as district #553.2. The newly annexed area is in Opportunity 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 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 \$12,080.57.
- 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 FOR OPPORTUNITY PARK FIRST RESUBDIVISION

- PROJECT # 7905.2
— PREVIOUS ASSESSMENT DISTRICT
- DISTRICT # 553.2
— ASSESSMENT DISTRICT BOUNDARY
- ■ ■ ■ PROJECT LIMITS
- CITY LIMITS
- ▨ REMAINING FUTURE ASSESSMENT DISTRICT

PROJECT #7905.2 STORM SEWER - OPPORTUNITY PARK

553.2

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	Square Ft in Database	Cost \$0.192548	(FROM REPLAT) Less Amt Previously Assessed	Project 7905.1 Special Assessment
2515.001.00	3970 S 42nd St	Lot 1, Block 1	OPPORTUNITY PARK 2ND RESUB		27,703.68	\$5,334.29		\$5,334.29
2515.002.00	3400 40th Ave S	Lot 2, Block 1	OPPORTUNITY PARK 2ND RESUB		35,037.00	\$6,746.28		\$6,746.28
					62,740.68	\$12,080.76	\$0.00	\$12,080.57

9998.520.94	FUTURE AREA ASSESSMENTS	SQUARE FOOTAGE	DOLLAR AMOUNT	TOTAL	\$12,080.57
	TOTAL ASSESSED	81,481.40	\$15,689.05		
	LESS DISTRICT #553.1 SHARE	18,740.72	\$3,608.48		
	LESS DISTRICT #553.2 SHARE	62,740.68	\$12,080.57		
	REMAINING FUTURE SHARE	0.00	\$0.00		