



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

Agenda Item: Assessment district project #7906.3 Pond Expansion for Opportunity Park First Resubdivision, District #554.3 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 #554.3 and authorize subsequent assessment for Pond Expansion 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 Pond Expansion for Opportunity Park First Resubdivision was completed and assessed to properties in district #554. This project also benefited a future special assessment district, which we are now proposing to assess as district #554.3. 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 pond expansion 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 \$187,797.26.
- 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.

PROJECT #7906.3 POND EXPANSION - OPPORTUNITY PARK

District 554.3

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	Square Ft in Database	Cost \$0.259814	(FROM REPLAT)	Project 7906.2 Special Assessment
							Less Amt Previously Assessed	
2515.002.00	3400 40TH AVE S	LOT 2, BLOCK 1	OPPORTUNITY PARK 2ND RESUB		245,886.0	\$63,884.66		\$63,884.66
2515.001.00	3970 S 42ND ST	LOT 1, BLOCK 1	OPPORTUNITY PARK		189,848.0	\$49,325.20		\$49,325.20
3117.191.02	3900 S 42ND ST		UNPLATTED		94,845.0	\$24,642.06		\$24,642.06
3117.194.03	3900 S 42ND ST		UNPLATTED		192,235.0	\$49,945.34		\$49,945.34
					722,814	\$187,797.52	\$0.00	\$187,797.26
							TOTAL	\$187,797.26
FUTURE AREA ASSESSMENTS		SQUARE FT	DOLLAR AMOUNT					
9998.520.94	TOTAL ASSESSED	3,017,709	\$817,996.35					
	LESS DISTRICT #554.1 SHARE	130,680	\$33,952.49					
	LESS DISTRICT #554.2 SHARE	<u>722,814</u>	<u>\$187,797.26</u>					
	REMAINING FUTURE SHARE	2,164,215	\$596,246.60					