



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

Agenda Item: Assessment district project #7907.12 (Paving S 42nd St) Paving & Street Lighting for Opportunity Park 1st Resubdivision, District #723.2 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 #723.2 and authorize subsequent assessment for Paving & Street Lighting 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:

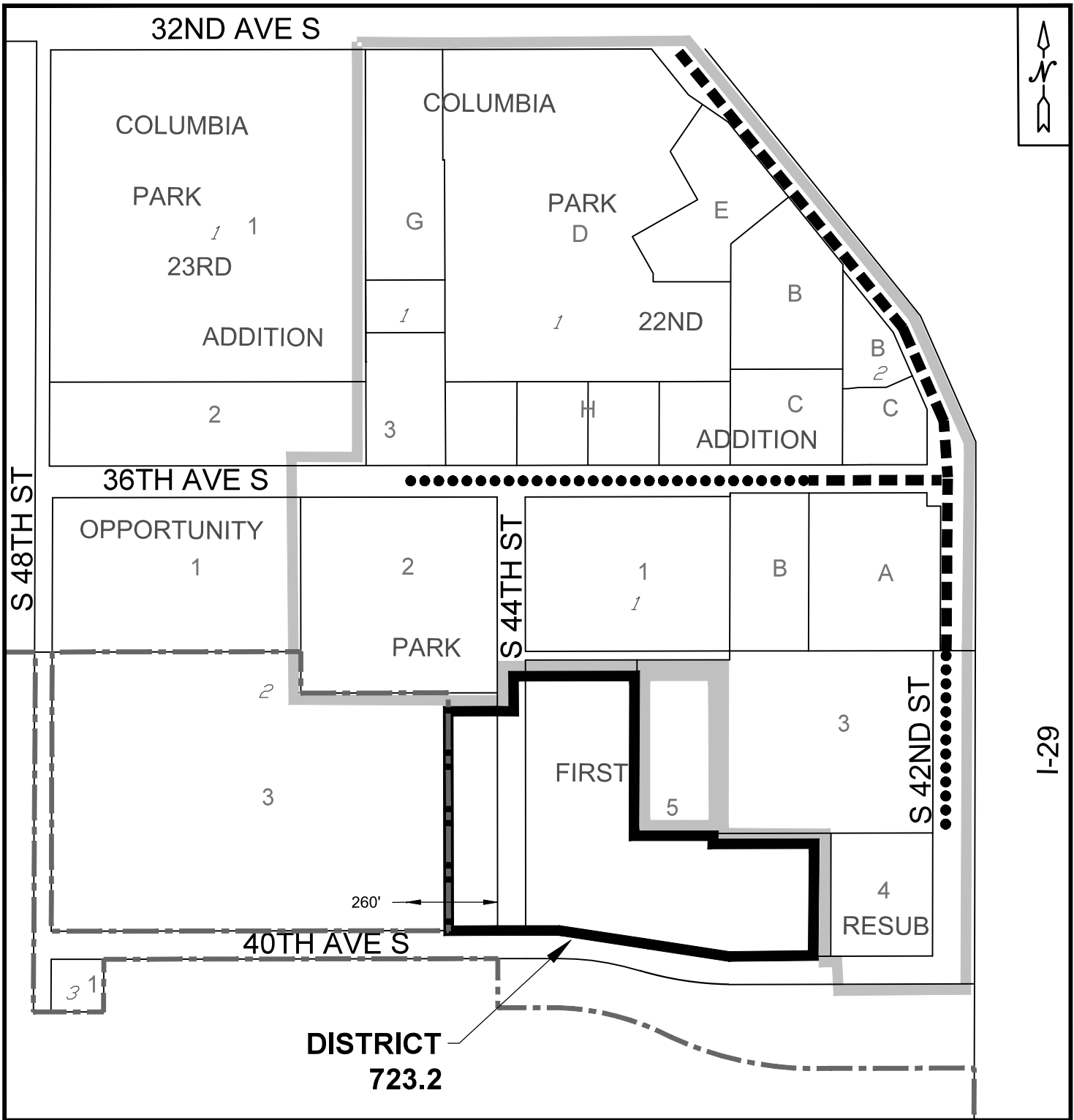
BACKGROUND: In 2020, the Paving & Street Lighting for Opportunity Park First Resubdivision was completed and assessed to properties in district #723. This project also benefited a future special assessment district, which we are now proposing to assess as district #723.2. The newly annexed area is in 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 paving & street lighting 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 \$33,727.49.
- 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.



PAVING & STREET LIGHTING FOR OPPORTUNITY PARK 1ST RESUBDIVISION

- PAVING & STREET LIGHTING PROJECT LIMITS
- ▬ PREVIOUS ASSESSMENT DISTRICT
- ▬ ASSESSMENT DISTRICT BOUNDARY
- ■ ■ ■ PROJECT LIMITS
- ▬ CITY LIMITS

PROJECT # 7907.12

DISTRICT # 723.2

PROJECT #7907.12 PAVING & ST LIGHTNIG - OPPORTUNITY PARK

District 723.2 S 42ND ST PAVING

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	Square Ft in Database	Cost \$0.077403	(FROM REPLAT) Less Amt Previously Assessed	Project 7907.11 Special Assessment
2515.002.00		LC/B1	OPPORTUNITY PARK 2ND RESUB		245,886.00	\$19,032.50		\$19,032.50
2515.001.00			OPPORTUNITY PARK 2ND RESUB		189,848.00	\$14,694.99	\$0.00	\$14,694.99
							TOTAL	\$33,727.49
		FUTURE AREA ASSESSMENTS	SQUARE FT	DOLLAR AMOUNT				
9998.476.96	TOTAL ASSESSED		566,414	\$43,842.51				
	LESS DISTRICT #723.1 SHARE		130,680	\$10,115.02				
	LESS DISTRICT #723.2 SHARE		<u>435,734</u>	<u>\$33,727.49</u>				
	REMAINING FUTURE SHARE		0	\$0.00				