



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 #7907.22 (Paving 36<sup>th</sup> Ave S) Paving & Street Lighting for Opportunity Park 1<sup>st</sup> Resubdivision, District #723.2 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 #723.2 and authorize subsequent assessment for Paving & Street Lighting 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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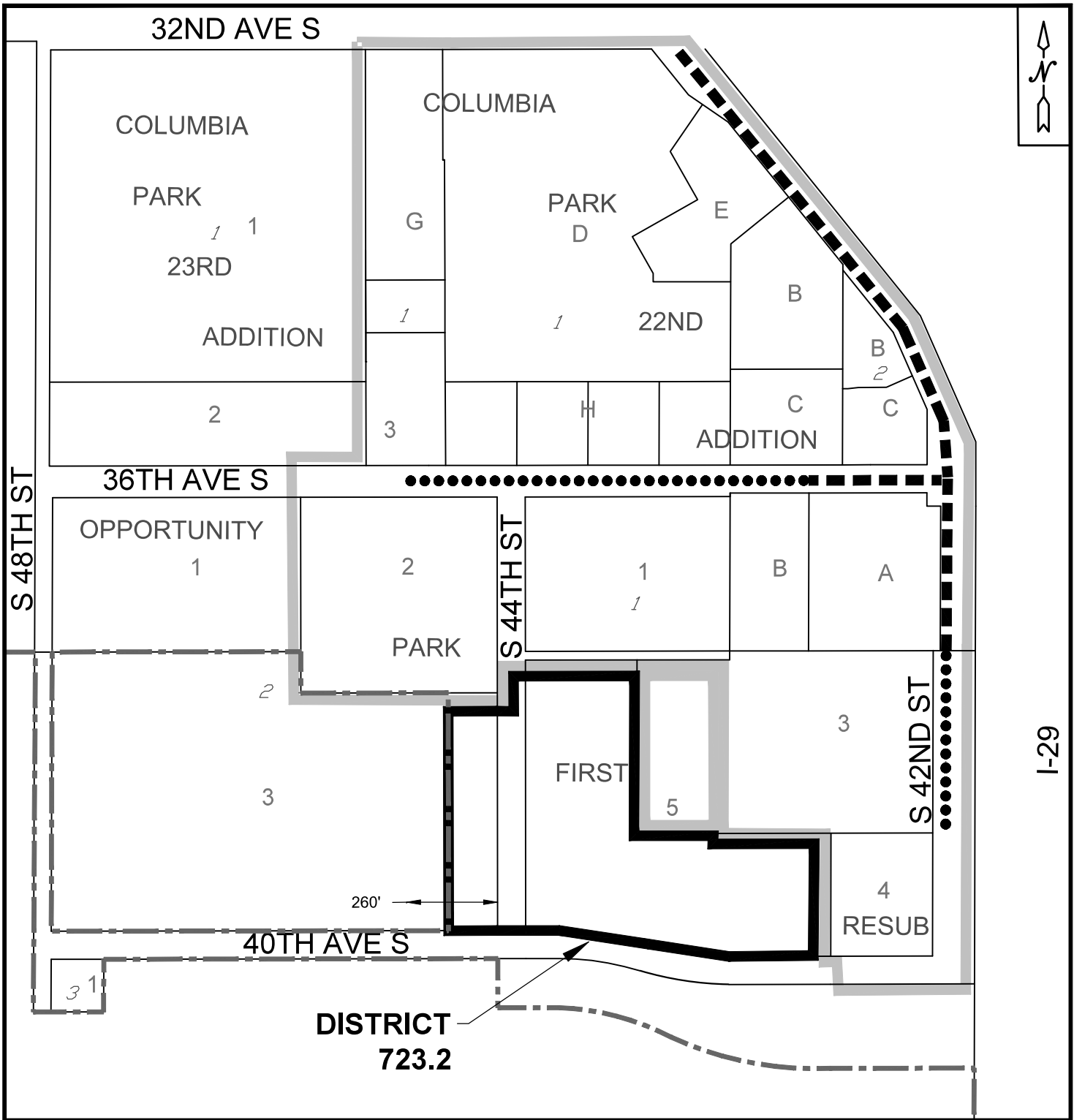
**BACKGROUND:** In 2020, the Paving & Street Lighting for Opportunity Park First Resubdivision was completed and assessed to properties in district #723. This project also benefited a future special assessment district, which we are now proposing to assess as district #723.2. The newly annexed area is 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 \$59,616.30.
- 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 # 7907.22

DISTRICT # 723.2

# PROJECT #7907.22 PAVING & ST LIGHTNIG - OPPORTUNITY PARK

District 723.2    36TH AVE S PAVING

(FROM REPLAT)

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	SIDEAGE in Database	Cost \$140.757200	Less Amt Previously Assessed	Project 7907.21 Special Assessment
3117.191.02	NO ADDRESS		UNPLATTED		225.80	\$31,782.98		\$31,782.98
2515.002.00	4300 40th Ave S	Lot 2, Block 1	OPPORTUNITY PARK 2ND RESUB		110.42	\$15,542.41		\$15,542.41
2515.001.00	3970 S 42nd St	Lot 1, Block 1	OPPORTUNITY PARK 2ND RESUB		87.32	\$12,290.92		\$12,290.91
							<b>TOTAL</b>	<b>\$59,616.30</b>
<u>FUTURE AREA ASSESSMENTS</u>		<u>SIDEAGE</u>	<u>DOLLAR AMOUNT</u>					
9998.476.96	TOTAL ASSESSED	482.60				\$67,929.43		
	LESS DISTRICT #723.1 SHARE	59.06				\$8,313.13		
		<u>423.54</u>				<u>\$59,616.30</u>		
	REMAINING FUTURE SHARE	0.00				\$0.00		