



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 #7907.32 (St Lighting - S 42<sup>nd</sup> St) 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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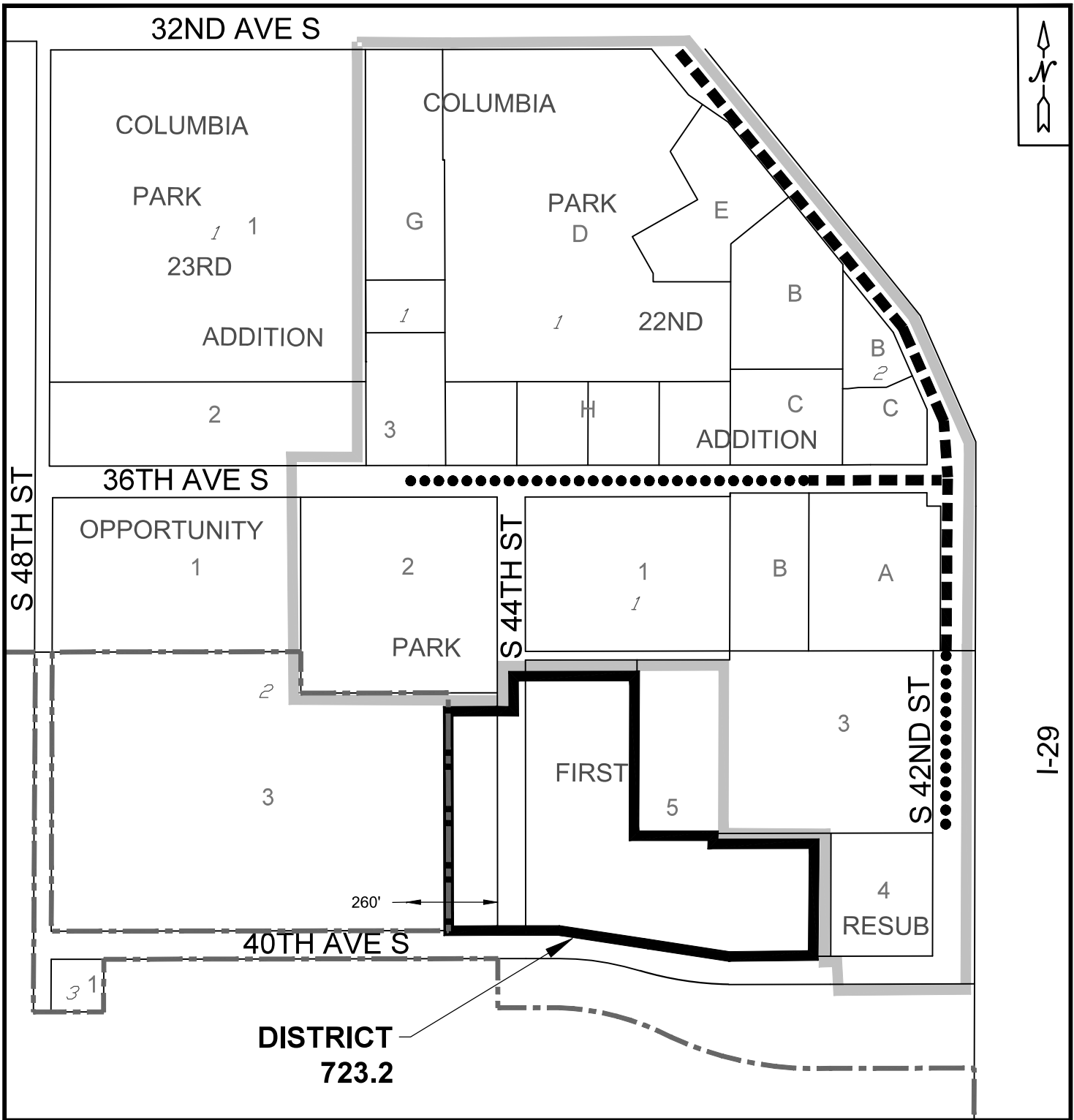
**BACKGROUND:** In 2020, the Paving & Street Lighting for Opportunity Park First Resubdivision was completed and assessed to properties in district #723. This project also benefited a future special assessment district, which we are now proposing to assess as district #723.2. The newly annexed area is 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 \$2,720.43.
- 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 # 7907.32

DISTRICT # 723.2

# PROJECT #7907.32 PAVING & ST LIGHTNIG - OPPORTUNITY PARK

District 723.2    S 42ND ST ST LIGHTING

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	SQUARE FT in Database	Cost \$0.006244	(FROM REPLAT) Less Amt Previously Assessed	Project 7907.31 Special Assessment
2515.001.00			OPPORTUNITY PARK 2ND RESUB		189,848.00	\$1,185.41		\$1,185.41
2515.002.00			OPPORTUNITY PARK 2ND RESUB		245,886.00	\$1,535.31		\$1,535.02
					435,734	\$1,535.31	\$0.00	\$2,720.43

9998.476.96	FUTURE AREA ASSESSMENTS	SQUARE FEET	DOLLAR AMOUNT	TOTAL	\$2,720.43
	TOTAL ASSESSED	566,414.00	\$3,536.40		
	LESS DISTRICT #723.1 SHARE	130,680.00	\$815.97		
	LESS DISTRICT #723.2 SHARE	435,734.00	\$2,720.43		
	REMAINING FUTURE SHARE	0.00	\$0.00		