



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 #7907.42 (St Lighting – 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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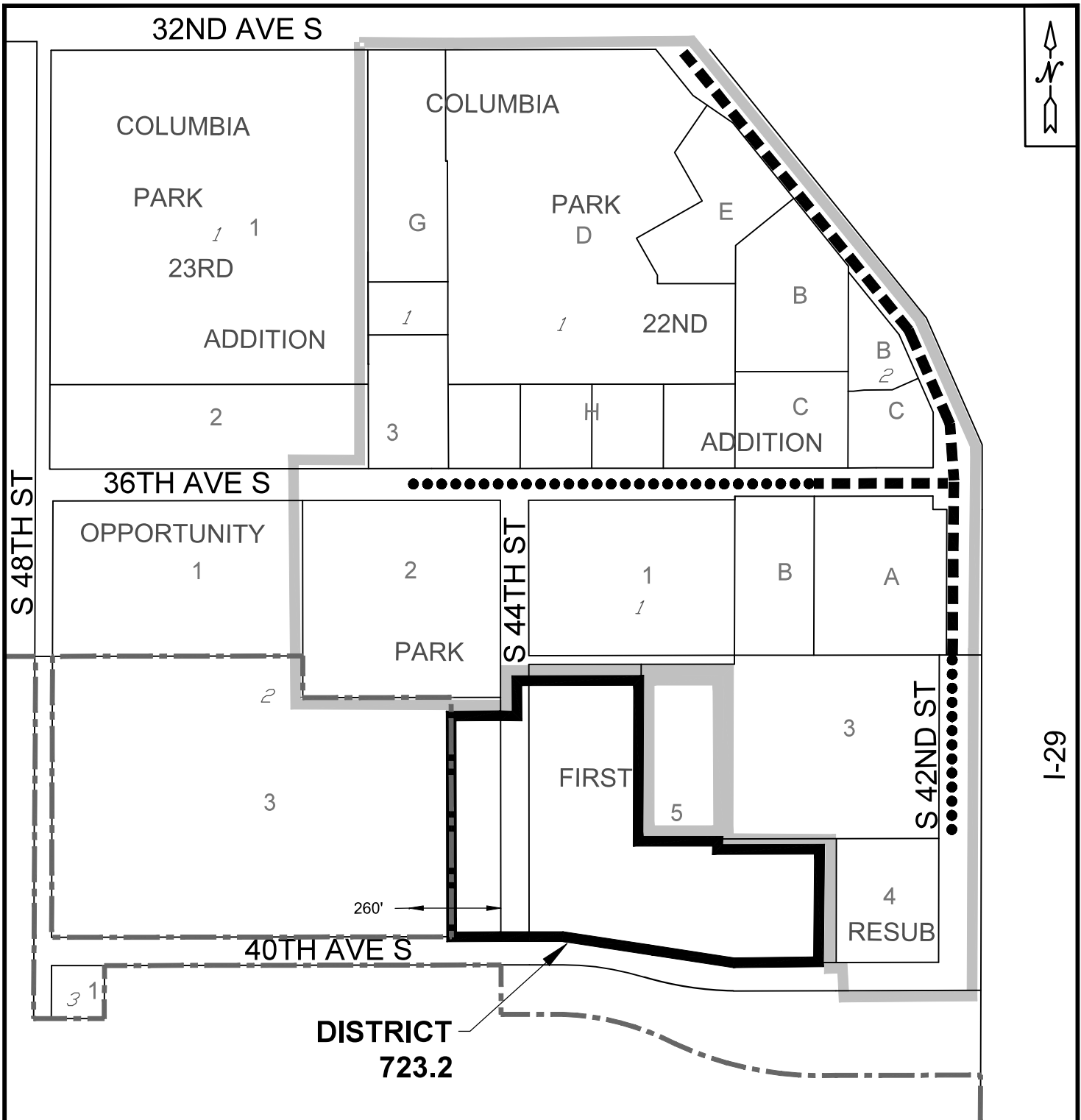
**BACKGROUND:** In 2020, the Paving & Street Lighting for Opportunity Park First Resubdivision was completed and assessed to properties in district #723. This project also benefited a future special assessment district, which we are now proposing to assess as district #723.2. The newly annexed area is 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 \$3,658.84.
- 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 # 7907.42

DISTRICT # 723.2

# PROJECT #7907.42 PAVING & ST LIGHTNIG - OPPORTUNITY PARK

District 723.2    36TH AVE S ST LIGHTING

(FROM REPLAT)

Property Number	Legal Address	LOT/BLOCK	Addition	Use Code	SIDEAGE in Database	Cost \$8.638735	Less Amt Previously Assessed	Project 7907.41 Special Assessment
3117.191.02			UNPLATTED		225.80	\$1,950.63		\$1,950.63
2515.001.00	3970 S 42ND ST	LOT 1, BLOCK 1	OPPORTUNITY PARK 2ND RESUB		87.31	\$754.25		\$754.25
2515.002.00	4300 40TH AVE S	LOT 2, BLOCK 1	OPPORTUNITY PARK 2ND RESUB		110.42	\$953.96		\$953.96
					423.53	\$953.96	\$0.00	\$3,658.84

**TOTAL                    \$3,658.84**

FUTURE AREA ASSESSMENTS	SIDEAGE	DOLLAR AMOUNT
9998.476.96	TOTAL ASSESSED	482.60                    \$4,169.04
	LESS DISTRICT #723.1 SHARE	59.06                      \$510.20
	423.53	\$3,658.84
	REMAINING FUTURE SHARE	0.01                        \$0.00