



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 #8210.1 Storm Sewer for S 19<sup>th</sup> Street 40<sup>th</sup> Ave S to 44<sup>th</sup> Ave S, District #577.1 for newly annexed property in the future assessment district. The property is in Southern Estates First Addition.

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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 #577.1 and authorize subsequent assessment for Storm Sewer S 19<sup>th</sup> St from 40<sup>th</sup> ave S to 44<sup>th</sup> Ave S 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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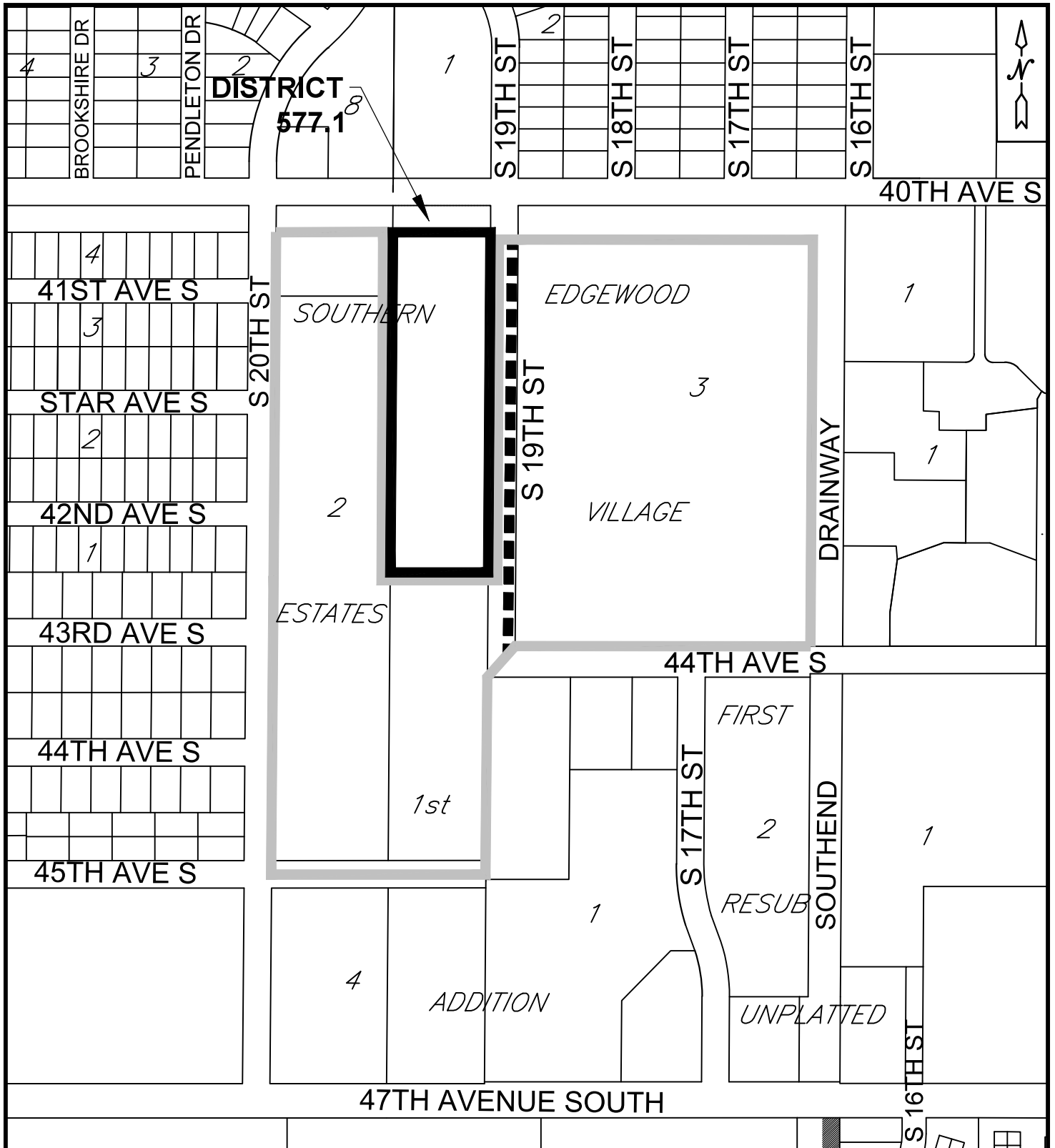
**BACKGROUND:** In 2020, the Storm Sewer for S 19<sup>th</sup> St from 40<sup>th</sup> Ave S to 44<sup>th</sup> Ave S was completed and assessed to properties in district #577. This project also benefited a future special assessment district, which we are now proposing to assess as district #577.1. The newly annexed area is in Southern Estates First Addition.

**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 Storm Sewer 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 \$80,766.15.
- 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.



# STORM SEWER FOR S 19TH ST (40TH AVE S TO 44TH AVE S)

## LEGEND

PROJECT # 8210.1  
DISTRICT # 577.1

- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS
- CITY LIMITS
- PREVIOUS ASSESSMENT DISTRICT

**STORM SEWER FOR S 19TH ST (40TH AVE S TO 44TH AVE S)**  
**PROJECT #8210.1 DISTRICT #577.1**

Property Number	Name	Legal Address	SQ FT IN BENEFIT AREA	\$0.615595 PER SQ FT	TOTAL ASSESSMENT
44.2942.013.00	AR Capital, LLC	Lot A, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.014.00	AR Capital, LLC	Lot B, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.015.00	AR Capital, LLC	Lot C, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.016.00	AR Capital, LLC	Lot D, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.017.00	AR Capital, LLC	Lot E, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.018.00	AR Capital, LLC	Lot F, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.019.00	AR Capital, LLC	Lot G, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.020.00	AR Capital, LLC	Lot H, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.021.00	AR Capital, LLC	Lot J, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.022.00	AR Capital, LLC	Lot K, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.023.00	AR Capital, LLC	Lot L, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.024.00	AR Capital, LLC	Lot M, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.025.00	AR Capital, LLC	Lot N, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.026.00	AR Capital, LLC	Lot O, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.027.00	AR Capital, LLC	Lot P, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
			2,709.02		
44.2942.028.00	AR Capital, LLC	Lot Q, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		
44.2942.029.00	AR Capital, LLC	Lot R, Block 1, Southern Estates First Addition		\$1,711.68	\$1,711.68
			2,780.53		

44.2942.030.00	AR Capital, LLC	Lot S, Block 1, Southern Estates First Addition		\$1,667.66	\$1,667.66
44.2942.031.00	AR Capital, LLC	Lot T, Block 1, Southern Estates First Addition	2,709.02	\$1,667.66	\$1,667.66
44.2942.032.00	AR Capital, LLC	Lot U, Block 1, Southern Estates First Addition	2,709.02	\$1,711.69	\$1,711.69
44.2942.033.00	AR Capital, LLC	Lot V, Block 1, Southern Estates First Addition	2,780.53	\$1,711.69	\$1,711.69
44.2942.034.00	AR Capital, LLC	Lot W, Block 1, Southern Estates First Addition	2,780.53	\$1,667.67	\$1,667.67
44.2942.035.00	AR Capital, LLC	Lot X, Block 1, Southern Estates First Addition	2,709.02	\$1,667.67	\$1,667.67
44.2942.036.00	AR Capital, LLC	Lot Y, Block 1, Southern Estates First Addition	2,709.02	\$1,711.69	\$1,711.69
44.2942.037.01	AR Capital, LLC	Lot 1, Block 2, Southern Estates First Addition	2,780.53	\$1,827.91	\$1,827.91
44.2942.037.02	AR Capital, LLC	Lot 2, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.03	AR Capital, LLC	Lot 3, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.04	AR Capital, LLC	Lot 4, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.05	AR Capital, LLC	Lot 5, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.06	AR Capital, LLC	Lot 6, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.07	AR Capital, LLC	Lot 7, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.08	AR Capital, LLC	Lot 8, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.09	AR Capital, LLC	Lot 9, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.10	AR Capital, LLC	Lot 10, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.11	AR Capital, LLC	Lot 11, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.12	AR Capital, LLC	Lot 12, Block 2, Southern Estates First Addition	2,969.32	\$1,827.91	\$1,827.91
44.2942.037.13	AR Capital, LLC	Lot 13, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.14	AR Capital, LLC	Lot 14, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
			2,969.33		

44.2942.037.15	AR Capital, LLC	Lot 15, Block 2, Southern Estates First Addition		\$1,827.91	\$1,827.91
44.2942.037.16	AR Capital, LLC	Lot 16, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.17	AR Capital, LLC	Lot 17, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.18	AR Capital, LLC	Lot 18, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.19	AR Capital, LLC	Lot 19, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.20	AR Capital, LLC	Lot 20, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.21	AR Capital, LLC	Lot 21, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
44.2942.037.22	AR Capital, LLC	Lot 22, Block 2, Southern Estates First Addition	2,969.33	\$1,827.91	\$1,827.91
			<b>131,199.75</b>	<b>\$80,766.15</b>	<b>\$80,766.15</b>