



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 #8212.1 Paving for S 19<sup>th</sup> Street (40<sup>th</sup> Ave S to 44<sup>th</sup> Ave S) & 44<sup>th</sup> Ave S (S 17<sup>th</sup> St to S 19<sup>th</sup> St), District #750.1 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 #750.1 and authorize subsequent assessment for Paving S 19<sup>th</sup> St from 40<sup>th</sup> Ave S to 44<sup>th</sup> Ave S & 44<sup>th</sup> Ave S from S 17<sup>th</sup> St to S 19<sup>th</sup> St 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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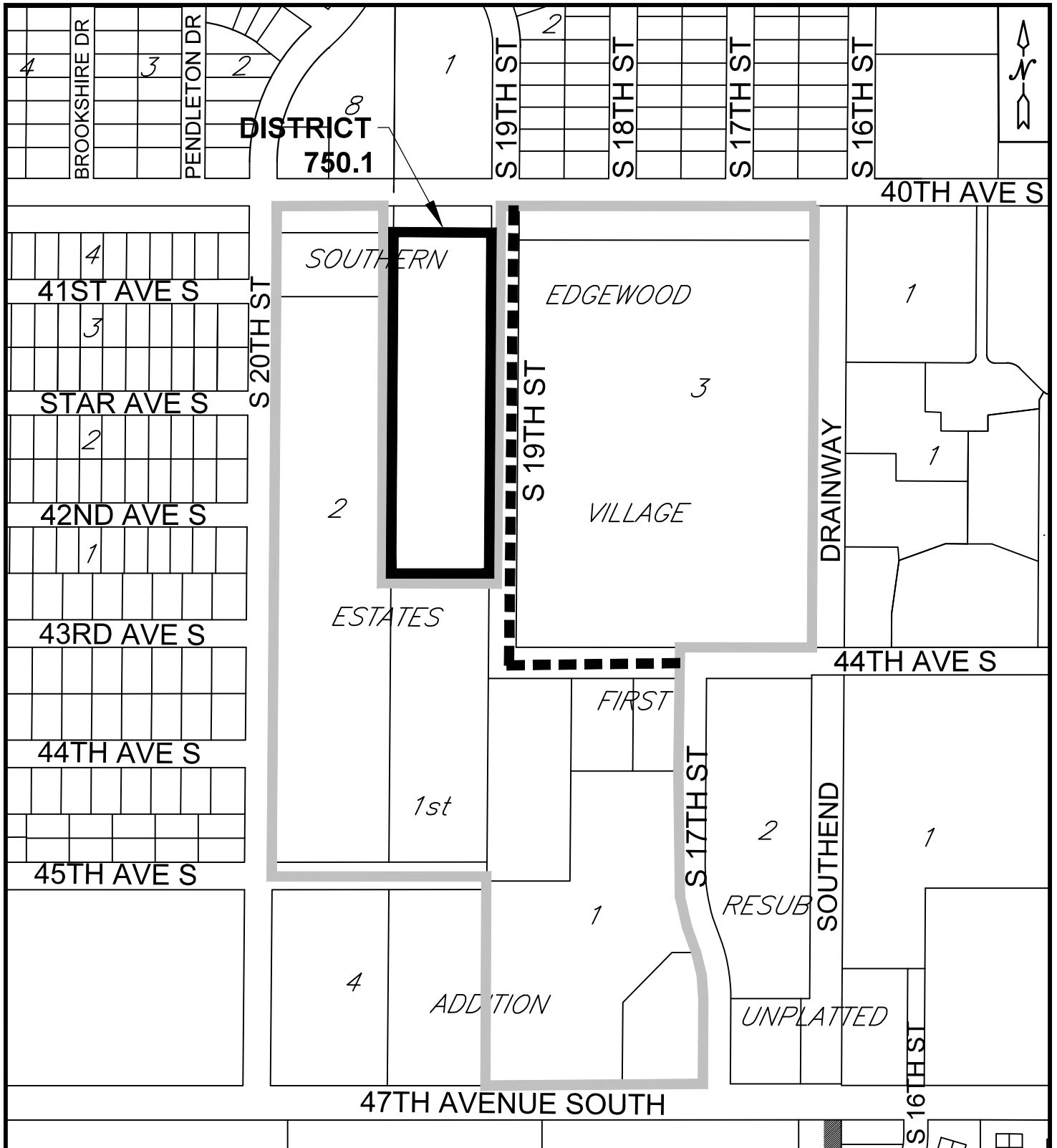
**BACKGROUND:** In 2020, the Paving for S 19<sup>th</sup> St from 40<sup>th</sup> Ave S to 44<sup>th</sup> Ave S & 44<sup>th</sup> Ave S from S 17<sup>th</sup> St to S 19<sup>th</sup> St was completed and assessed to properties in district #750. This project also benefited a future special assessment district, which we are now proposing to assess as district #750.1. 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 Paving 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 \$240,497.70.
- 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 SOUTH 19TH ST (40TH AVE S TO 44TH AVE S)  
& 44TH AVE S (S 17TH ST TO S 19TH ST)**

LEGEND

PROJECT # 8212.1

DISTRICT # 750.1

**————** ASSESSMENT DISTRICT BOUNDARY

**■■■■** PROJECT LIMITS

**- - - -** CITY LIMITS

**————** PREVIOUS ASSESSMENT DISTRICT

**PAVING FOR SOUTH 19TH ST (40TH AVE S TO 44TH AVE S) & 44TH AVE S (S 17TH ST TO S 19TH ST)**  
**PROJECT #8212.1 DISTRICT #750**

Property Number	Name	Legal Address	LINEAL FEET IN BENEFIT AREA	\$221.65620 PER LINEAL FOOT	TOTAL ASSESSMENT
44.2942.013.00	AR Capital, LLC	Lot A, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.014.00	AR Capital, LLC	Lot B, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.015.00	AR Capital, LLC	Lot C, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.016.00	AR Capital, LLC	Lot D, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.017.00	AR Capital, LLC	Lot E, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.018.00	AR Capital, LLC	Lot F, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.019.00	AR Capital, LLC	Lot G, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.020.00	AR Capital, LLC	Lot H, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.021.00	AR Capital, LLC	Lot J, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.022.00	AR Capital, LLC	Lot K, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.023.00	AR Capital, LLC	Lot L, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.024.00	AR Capital, LLC	Lot M, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.025.00	AR Capital, LLC	Lot N, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.026.00	AR Capital, LLC	Lot O, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.027.00	AR Capital, LLC	Lot P, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.028.00	AR Capital, LLC	Lot Q, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89

44.2942.029.00	AR Capital, LLC	Lot R, Block 1, Southern Estates First Addition		\$5,095.89	\$5,095.89
44.2942.030.00	AR Capital, LLC	Lot S, Block 1, Southern Estates First Addition	22.99	\$4,965.11	\$4,965.11
44.2942.031.00	AR Capital, LLC	Lot T, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.032.00	AR Capital, LLC	Lot U, Block 1, Southern Estates First Addition	22.40	\$5,095.89	\$5,095.89
44.2942.033.00	AR Capital, LLC	Lot V, Block 1, Southern Estates First Addition	22.99	\$5,095.89	\$5,095.89
44.2942.034.00	AR Capital, LLC	Lot W, Block 1, Southern Estates First Addition	22.99	\$4,965.11	\$4,965.11
44.2942.035.00	AR Capital, LLC	Lot X, Block 1, Southern Estates First Addition	22.40	\$4,965.11	\$4,965.11
44.2942.036.00	AR Capital, LLC	Lot Y, Block 1, Southern Estates First Addition	22.40	\$5,095.89	\$5,095.89
44.2942.037.01	AR Capital, LLC	Lot 1, Block 2, Southern Estates First Addition	22.99	\$5,443.89	\$5,443.89
44.2942.037.02	AR Capital, LLC	Lot 2, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.03	AR Capital, LLC	Lot 3, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.04	AR Capital, LLC	Lot 4, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.05	AR Capital, LLC	Lot 5, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.06	AR Capital, LLC	Lot 6, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.07	AR Capital, LLC	Lot 7, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.08	AR Capital, LLC	Lot 8, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.09	AR Capital, LLC	Lot 9, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.10	AR Capital, LLC	Lot 10, Block 2, Southern Estates First Addition	24.56	\$5,443.89	\$5,443.89
44.2942.037.11	AR Capital, LLC	Lot 11, Block 2, Southern Estates First Addition	24.56	\$5,443.90	\$5,443.90
44.2942.037.12	AR Capital, LLC	Lot 12, Block 2, Southern Estates First Addition	24.56	\$5,443.90	\$5,443.90
44.2942.037.13	AR Capital, LLC	Lot 13, Block 2, Southern Estates First Addition	24.56	\$5,443.90	\$5,443.90

44.2942.037.14	AR Capital, LLC	Lot 14, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.15	AR Capital, LLC	Lot 15, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.16	AR Capital, LLC	Lot 16, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.17	AR Capital, LLC	Lot 17, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.18	AR Capital, LLC	Lot 18, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.19	AR Capital, LLC	Lot 19, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.20	AR Capital, LLC	Lot 20, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.21	AR Capital, LLC	Lot 21, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
44.2942.037.22	AR Capital, LLC	Lot 22, Block 2, Southern Estates First Addition		\$5,443.90	\$5,443.90
			24.56		
			<b>1,085.00</b>	<b>\$240,497.70</b>	<b>\$240,497.70</b>