



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 #8260.1 44<sup>th</sup> Ave S Box Culvert in SED, District #579.1 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 #579.1 and authorize subsequent assessment for 44<sup>th</sup> Ave S. Box Culvert in SED 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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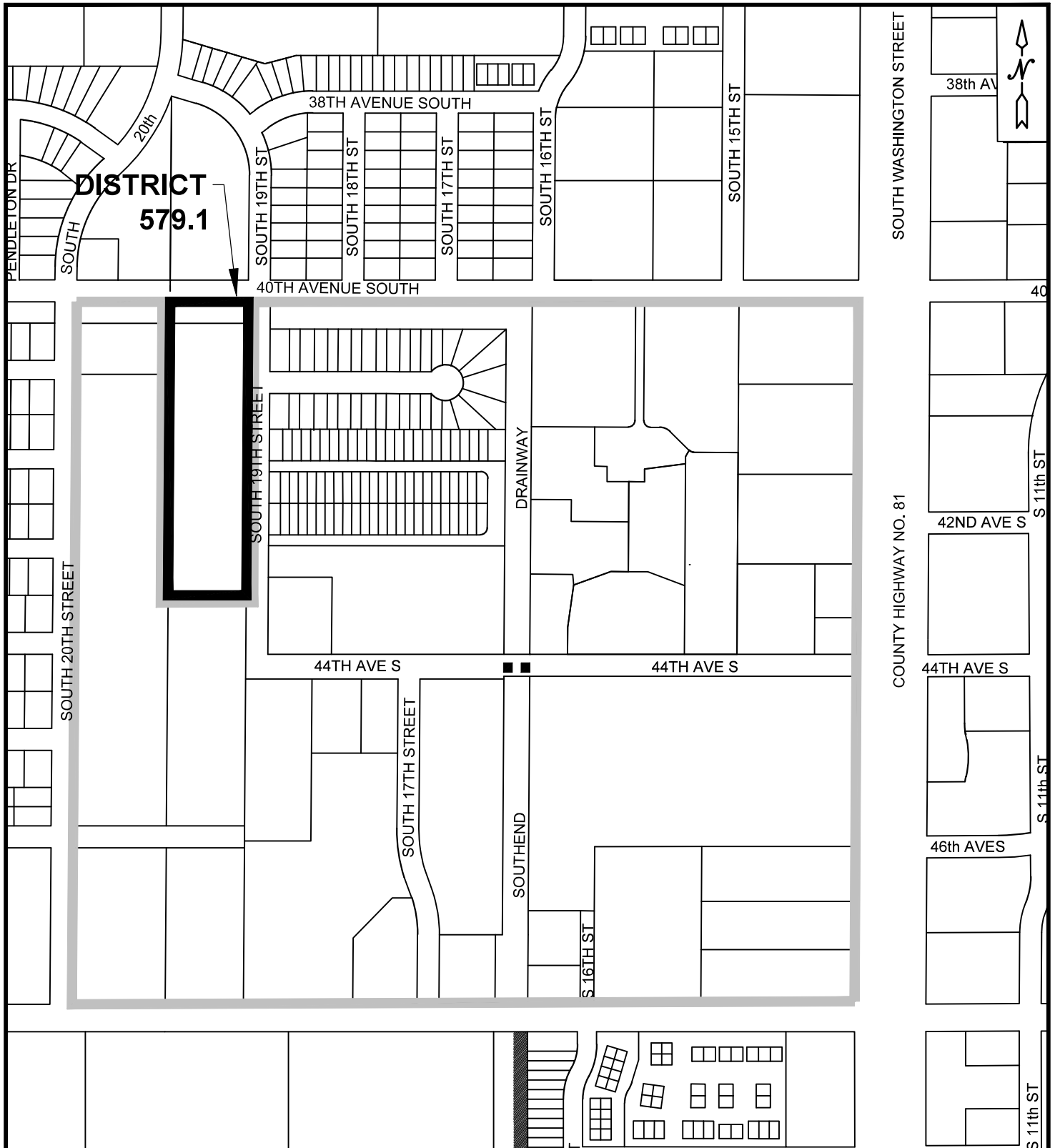
**BACKGROUND:** In 2021, the 44<sup>th</sup> Ave S Box culvert in SED was completed and assessed to properties in district #579. This project also benefited a future special assessment district, which we are now proposing to assess as district #579.1. The newly annexed area is in Southern Estates First 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 \$12,268.25.
- 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.



## 44th Ave S. Box Culvert in SED

### LEGEND

- |                  |                              |  |                              |
|------------------|------------------------------|--|------------------------------|
| PROJECT # 8260.1 | ASSESSMENT DISTRICT BOUNDARY |  |                              |
| DISTRICT # 579.1 | PROJECT LIMITS               |  | PREVIOUS ASSESSMENT DISTRICT |
|                  | CITY LIMITS                  |  |                              |

**44TH AVE S BOX CULVERT IN SED**  
**PROJECT #8260.10 DISTRICT #579.1**

Property Number	Name	Legal Address	SQ FT IN BENEFIT AREA	\$0.043460 PER SQ FT	TOTAL ASSESSMENT
44.2942.013.00	AR Capital, LLC	Lot A, Block 1, Southern Estates First Addition		\$259.99	\$259.99
44.2942.014.00	AR Capital, LLC	Lot B, Block 1, Southern Estates First Addition	5,982.14	\$253.31	\$253.31
44.2942.015.00	AR Capital, LLC	Lot C, Block 1, Southern Estates First Addition	5,828.31	\$253.31	\$253.31
44.2942.016.00	AR Capital, LLC	Lot D, Block 1, Southern Estates First Addition	5,828.31	\$259.99	\$259.99
44.2942.017.00	AR Capital, LLC	Lot E, Block 1, Southern Estates First Addition	5,982.14	\$259.99	\$259.99
44.2942.018.00	AR Capital, LLC	Lot F, Block 1, Southern Estates First Addition	5,982.14	\$253.31	\$253.31
44.2942.019.00	AR Capital, LLC	Lot G, Block 1, Southern Estates First Addition	5,828.31	\$253.31	\$253.31
44.2942.020.00	AR Capital, LLC	Lot H, Block 1, Southern Estates First Addition	5,828.31	\$259.99	\$259.99
44.2942.021.00	AR Capital, LLC	Lot J, Block 1, Southern Estates First Addition	5,982.14	\$259.99	\$259.99
44.2942.022.00	AR Capital, LLC	Lot K, Block 1, Southern Estates First Addition	5,982.14	\$253.31	\$253.31
44.2942.023.00	AR Capital, LLC	Lot L, Block 1, Southern Estates First Addition	5,828.31	\$253.31	\$253.31
44.2942.024.00	AR Capital, LLC	Lot M, Block 1, Southern Estates First Addition	5,828.31	\$260.00	\$260.00
44.2942.025.00	AR Capital, LLC	Lot N, Block 1, Southern Estates First Addition	5,982.14	\$260.00	\$260.00
44.2942.026.00	AR Capital, LLC	Lot O, Block 1, Southern Estates First Addition	5,982.14	\$253.32	\$253.32
44.2942.027.00	AR Capital, LLC	Lot P, Block 1, Southern Estates First Addition	5,828.31	\$253.32	\$253.32
44.2942.028.00	AR Capital, LLC	Lot Q, Block 1, Southern Estates First Addition	5,828.31	\$260.00	\$260.00
44.2942.029.00	AR Capital, LLC	Lot R, Block 1, Southern Estates First Addition	5,982.14	\$260.00	\$260.00
			5,982.14		

44.2942.030.00	AR Capital, LLC	Lot S, Block 1, Southern Estates First Addition		\$253.32	\$253.32
44.2942.031.00	AR Capital, LLC	Lot T, Block 1, Southern Estates First Addition	5,828.31	\$253.32	\$253.32
44.2942.032.00	AR Capital, LLC	Lot U, Block 1, Southern Estates First Addition	5,828.31	\$260.00	\$260.00
44.2942.033.00	AR Capital, LLC	Lot V, Block 1, Southern Estates First Addition	5,982.14	\$260.00	\$260.00
44.2942.034.00	AR Capital, LLC	Lot W, Block 1, Southern Estates First Addition	5,982.14	\$253.32	\$253.32
44.2942.035.00	AR Capital, LLC	Lot X, Block 1, Southern Estates First Addition	5,828.31	\$253.32	\$253.32
44.2942.036.00	AR Capital, LLC	Lot Y, Block 1, Southern Estates First Addition	5,828.31	\$260.00	\$260.00
44.2942.037.01	AR Capital, LLC	Lot 1, Block 2, Southern Estates First Addition	5,982.14	\$277.66	\$277.66
44.2942.037.02	AR Capital, LLC	Lot 2, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.03	AR Capital, LLC	Lot 3, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.04	AR Capital, LLC	Lot 4, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.05	AR Capital, LLC	Lot 5, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.06	AR Capital, LLC	Lot 6, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.07	AR Capital, LLC	Lot 7, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.08	AR Capital, LLC	Lot 8, Block 2, Southern Estates First Addition	6,388.33	\$277.66	\$277.66
44.2942.037.09	AR Capital, LLC	Lot 9, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66
44.2942.037.10	AR Capital, LLC	Lot 10, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66
44.2942.037.11	AR Capital, LLC	Lot 11, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66
44.2942.037.12	AR Capital, LLC	Lot 12, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66
44.2942.037.13	AR Capital, LLC	Lot 13, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66
44.2942.037.14	AR Capital, LLC	Lot 14, Block 2, Southern Estates First Addition	6,388.34	\$277.66	\$277.66

44.2942.037.15	AR Capital, LLC	Lot 15, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.16	AR Capital, LLC	Lot 16, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.17	AR Capital, LLC	Lot 17, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.18	AR Capital, LLC	Lot 18, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.19	AR Capital, LLC	Lot 19, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.20	AR Capital, LLC	Lot 20, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.21	AR Capital, LLC	Lot 21, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
44.2942.037.22	AR Capital, LLC	Lot 22, Block 2, Southern Estates First Addition		\$277.66	\$277.66
			6,388.34		
			<b>282,268.80</b>	<b>\$12,268.25</b>	<b>\$12,268.25</b>