

**MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION MINUTES OF
APRIL 7, 2021**

The City Council of Medina, Minnesota met in session as the Local Board of Appeal and Equalization meeting on April 7, 2021 at 6:30 p.m. virtually pursuant Minn. Stat. Sec. 13D.021. Mayor Martin presided.

Members present: Albers, Cavanaugh, DesLauriers, Martin, and Reid
Members absent:

Also present: City Administrator Scott Johnson; Assistant City Administrator Jodi Gallup; City Assessor Rolf Erickson, Southwest Assessing; and Representative of the Hennepin County Assessor's Office Wes Hanson.

Mayor Martin provided an overview of the appeals process, instructions to attend the meeting, and meeting procedures. Property owners can appeal to Hennepin County if they disagree with the recommendation of the local board.

City Assessor Rolf Erickson provided an overview of the purpose of the Board of Appeal and the meeting process. He explained that this evening's session is based on past year assessments and transactions between October 1, 2019 and September 30, 2020. He stated that tonight's session is to discuss classifications or market values. Specifically, 2021 values for 2022 taxes.

Colin & Wendy Lundgren/Marcus & Samantha Specks, 1832 Hunter Drive

Council reviewed the information provided by City Assessor Erickson. Mr. Erickson recommended \$1,874,000 as the value for the property. The City Council reviewed the information and agreed with the valuation of \$1,874,000.

Stone Gate Farm, Inc., Susan Seeland, PIDS 21-118-23-34-0018 & 28-118-23-24-0004

Council reviewed the information provided by City Assessor Erickson. The parcel was increased in error because it was coded incorrectly. City Assessor Rolf Erickson recommended reducing the value from \$7,000 to \$1,000 for both parcels. The City Council reviewed the information and agreed to change the valuation from \$7,000 to \$1,000.

Michelle Schmidt, 813 Meander Ct. #4, PIDS 02-118-23-44-0074 & 02-118-23-44-0071

City Assessor Erickson provided information on the property and recent sales information on properties in the same property owners association. Michelle Schmidt provided information on her property and history on the poor quality/problems of the development. The City Council reviewed the information and agreed to leave the value of PID 02-118-23-44-0074 at \$202,000 and reduce 02-118-23-44-0071, the lower level of the unit, to 60% of value which is \$121,000.

James Lane, 2605 Hamel Road

Rolf Erickson provided an update to the City Council and explained that the property is under the "10 acres in production" minimum requirement for the classification. Mr. Lane's property does not meet this requirement. The City Council reviewed the

information and agreed that they could not change the classification from Residential to Agricultural for the property.

PRC, LLC, Larry Palm, 1400 County Road 19

Council reviewed the information provided by City Assessor Erickson. The property was increased in error. Mr. Erickson recommended reducing the value from \$730,000 to \$599,000. The City Council reviewed the information and agreed to change the valuation from \$730,000 to \$599,000.

Mark Johnson, 817 Meander Court, PIDS 02-118-23-44-0075 & 02-118-23-44-0072

City Assessor Erickson provided information on the property and recent sales information on properties in the same property owners association. The City Council reviewed the information. Council discussed reducing the valuation consistent with Michelle Schmidt's property which is in the same association. Council also discussed reducing the valuation of the upper level because it is less accessible. The upper level is 960 SF and Council agreed to reduce the valuation to 70% and have the assessor investigate future adjustments. Council reviewed the request and agreed to reduce the value of PID 02-118-23-44-0075 to \$291,000 for the upper floors and reduce PID 02-118-23-44-0072, the lower level of the unit, to 60% of value which is \$121,000.

Hunter Acquisitions, Inc., Scott Muehler, 821 Meander Ct., PIDS 02-118-23-44-0076 & 02-118-23-44-0073

City Assessor Erickson provided information on the property and recent sales information on properties in the same property owners association. The City Council reviewed the information and keep this property consistent with the other two properties reviewed earlier in the association. Council agreed to leave the value of PID 02-118-23-44-0076 at \$202,000 and reduce 02-118-23-44-0073, the lower level of the unit, to 60% of value which is \$121,000.

Mayor Martin summarized all the decisions made by the Board.

Cavanaugh moved to accept all the changes discussed at the Board of Appeal and Equalization Meeting, Albers seconded, and the motion passed unanimously. **Motion passed unanimously by roll call vote.**

A roll call vote was performed:

***Cavanaugh aye
Reid aye
DesLauriers aye
Albers aye
Martin aye***

Motion carried.

Adjournment

Cavanaugh moved, Reid seconded, to adjourn at 7:59 p.m. Motion passed unanimously by roll call vote.

A roll call vote was performed:

Cavanaugh aye
Reid aye
DesLauriers aye
Albers aye
Martin aye

Motion carried.

Kathleen Martin, Mayor

Attest:

Jodi M. Gallup, City Clerk

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