

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION
MINUTES OF APRIL 13, 2011

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 13, 2011 at 6:31 p.m. at the Medina City Hall. Mayor Crosby presided.

Members present: Weir, Crosby, Siitari, Martinson

Members absent: Pederson

Also present: City Administrator Chad Adams; City Assessor Rolf Erickson, Southwest Assessing; Mike Carroll, Southwest Assessing; Lisa Mott, Southwest Assessing; LuAnn Hagen, Representative of the Hennepin County Assessor's Office

Mayor Crosby provided an overview of the purpose of the Board of Appeals and the meeting process. He stated attendees have the option to go to the County Board of Equalization if they do not agree with the City's decision this evening. He explained that this evening's session is based on past year assessments and transactions between October 1, 2009 and September 30, 2010. He stated that tonight's session is to discuss market values and not taxes.

Erickson introduced members of his office and Hennepin County in attendance.

Mike Abbott, 1282 Medina Road

Abbott stated his value changed from \$1,298,000 to \$1,160,000 and requested consideration at \$1,050,000. Abbott explained details of his house, property and provided some comparisons to neighboring properties. The Council discussed the submitted application and the applicant's requested value reduction. Weir noted Abbott's parcel is larger than most of his neighboring properties. *Weir moved, Siitari seconded, to reduce the valuation to \$1,150,000. Motion passed unanimously.*

Bob Bernu, 2910 Parkview Drive

Bernu stated he did not have many details to submit to the Board, but questioned the current value of his property. Erickson stated his property was reduced from 1,558,000 to 1,390,000. Bernu stated he was comfortable with that reduction. **No action was taken.**

Leslie Borg, 1400 Hamel Road

The Council reviewed the written materials submitted to the Board prior to the meeting. Borg and her representative agent Jim Lane were unable to be in attendance. Erickson explained the value was reduced from \$921,000 to \$798,000. Adams explained that Borg and Lane were requesting a reduction to \$698,000. The Council discussed the land value comparables to neighboring properties, the usable land versus wetlands on the property, and the land classification changes. Erickson acknowledged the land values were high after considering the comparables and recommended a land value reduction on both sub-records from \$340,000 each to \$250,000 each, which would bring the total reduction

down to \$618,000. Erickson added that the land classification would likely change on the parcels next year to all residential, which will have an impact on Borg's valuation. *Weir moved, Martinson seconded, to reduce the valuation to \$618,000.* **Motion passed unanimously.**

Sean Stephens, 1780 Homestead Trail

Adams distributed the application and materials that were submitted by Stephens, who was unable to be in attendance this evening. Stephens is requesting a reduction to \$835,000. Erickson explained that he made a reduction to \$845,000 after reviewing the information earlier in the day. **No action was taken.**

Adjournment

Weir moved, Martinson seconded, to adjourn at 7:40 p.m. **Motion passed unanimously.**

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk