

Breezy Point City Council
Wednesday April 19, 2023 - 10:00 a.m.
Board of Review and Equalization Minutes

Mayor Zierden called the Board of Review and Equalization meeting to order at 10:00 a.m. Councilmembers present included Zierden, Ball, Jensen, and Moroni. Councilmember Scott was absent. Also present were City Administrator/Clerk David Chanski as well as Gary Griffin, Jason Dann, Sandra Brueland, Zachary Houle, and Trevor Courneya from Crow Wing County Assessor's Office.

Gary Griffin spoke as to the purpose of the meeting and gave the 4 options available to the City Council for valuation or classification appeals. Those options were:

- No change
- Lower the value
- Raise the value
- Have the assessor inspect the property and report to the Local Board within 20 days.

Discussion was had on the relationship between home sales and the effect home sales have on valuation. Mr. Griffin shared to 100 homes were sold in Breezy Point during the review period, and the City has a proposed total estimated market value of \$866,555,000, which is a 12.3% increase (\$94,883,300) over 2022. The City's estimated market value is 56.3% residential, 40.1% seasonal, 3.2% commercial, and 0.4% agricultural.

Richard Jensen – 8603 Dove St. Feels wooded lot behind his property (PID 10161719) is overvalued as it is "unbuildable" as lot has been used for many decades as a golf cart path between the 11th green and 12th tee box on the Traditional Golf Course. Mr. Griffin stated that they have not found any easement on the property that requires the golf cart path. MOTION MORONI/JENSEN FOR NO CHANGE IN VALUE, MOTION PASSES 4-0

Dave Hardie – 29746 Lakeshore Drive. Properties in question are undeveloped properties on Delaware Trail as well as one undeveloped lot on Shady Trail in Whitebirch 16. Feels assessments on these properties are overvalue and don't properly represent what he bought the properties for. Mr. Hardie's requests and assessor's recommendations were:

- PIDs 10200504 & 10200505
 - o Assessor's recommendation: 25% reduction in proposed valuation on PID 10200505 and 10% reduction on PID 10200504.
 - o Mr. Hardie's ask: reduce valuation to \$3,900 on 10200505 and reduce 10200504
- PID 10200526

- Assessor's recommendation: property is already getting a lot shape reduction, so no change in value recommended.
- Mr. Hardie's ask: reduce valuation
- PID 10200537
 - Assessor's recommendation: property is already getting a 50% reduction due to its proximity to the Waste Water Treatment Plant and on a minimum maintenance road, so no change in value recommended.
 - Mr. Hardie's ask: reduce valuation
- PID 10200538
 - Assessor's recommendation: property is already getting a reduction as it is located on a minimum maintenance road, so no change in value recommended.
 - Mr. Hardie's ask: reduce valuation
- PID 10080560
 - Assessor's recommendation: property has a lot of comparative sales, so no change in value.
 - Mr. Hardie's ask: reduce valuation

MOTION MORONI/BALL TO REDUCE VALUATION ON PID 10200505 BY 25%, PASSES 4-0

MOTION MORONI/BALL TO REDUCE VALUTION ON PID 10200504 BY 10%, PASSES 4-0

MOTION MORONI/JENSEN FOR NO CHANGE ON PIDs 10200526, 10200537, and 10200538, PASSES 4-0

MOTION MORONI/JENSEN FOR NO CHANGE ON PID 10080560, PASSES 4-0

Clifford Muller – 30360 Airport Rd. Feels increases of over 73% the last two years is unreasonable. Mr. Griffin shared that 2022 valuations cannot be taken into account, and the 2023 increase is only approximately 4% over 2022. Property is already getting a 20% reduction because of the attached hanger. City Council allowed Mr. Gary Bakken to speak on this property in support of Mr. Muller. Mr. Griffin shared that in 2022 the Assessor's Office realized that pole style construction had been historically significantly undervalued and properties with such construction were increased accordingly at that time. Mr. Griffin stated that the Assessor's Office had the property as frame construction, not pole framed. Therefore, the property should be reduced by 10%.

MOTION MORONI/BALL TO TAKE THE COUNTY'S RECOMMENDATION OF REDUCTING THE VALUATION TO \$649,600, PASSES 4-0

Donna Winge – 29953 Oriole Circle. Questioning the additional \$89,707 valuation increase over 2022, especially with the comparable increase in 2022. Says taxes would

increase from \$2,374 to \$3,056 if things were to stay the same based on what she was told by the assessor. Mr. Griffin spoke to ways property owners can apply for a property tax refund through the State of Minnesota and shared a comparable property to Mrs. Winge's. Assessors clarified the "improved properties" means property that have homes on them, not that the home has been physically improvement or remodeled. City Administrator Chanski shared that property taxes in Breezy Point are significantly lower than most cities in Crow Wing County. The City Council allowed Mr. Richard Jensen to speak to Administrator Chanski's comments. He stated the he doesn't disagree with Administrator Chanski but wanted to clarify that it's the percentage of increase that is concerning. Mrs. Winge shared that she would like to see a different methodology used for determining assesement increase.

MOTION MORONI/JENSEN FOR NO CHANGE IN VALUATION, PASSES 4-0

Roger Johnson – PID 10161720. Mr. Johnson chose not to appeal at this time but may choose to appeal to the County Board of Appeals and Equalization.

MOTION MORONI/JENSEN FOR NO CHANGE IN VALUATION, PASSES 4-0

Mary Morgan – not present to appeal.

Peter Kvale – 29787 Lakeshore Dr. Questioned why such a significant increase in property value compared to what he purchased it for in October 2022. He purchased the property for \$374,000, but the valuation has been set at \$438,700. Mr. Griffin shared that the purchase was outside of the review period and will be taken into account in 2024. Greg Kvale also spoke on behalf of Peter Kvale who is his son, and stated that his son's home is valued the same as his property in Baxter. Mr. Griffin spoke that there are 48 municipalities across Crow Wing County that all receive their own sales ratio study.

MOTION MORONI/JENSEN FOR NO CHANGE IN VALUATION, PASSES 4-0

Katherine Borleis – not present to appeal.

Don Lenzen – not present to appeal.

Sandra Logelin – not present to appeal

Councilmember Jensen departed the meeting at 12:14pm.

Barbara Blixt – 32718 Jacobson Dr. Doesn't know why her taxes keep going up even though she hasn't done any improvements to the property. Mr. Griffin shared that her building value actually decreased in 2023. All the increase in 2023 and the majority of

the increase over the last 5 years has been in the value of the land. The property is located on Lake Ossawinnamakee.

MOTION MORONI/BALL FOR NO CHANGE IN VALUATION, MOTION PASSES 3-0

Crow Wing County staff submitted the following recommendations to the City Council based on previous discussions with property owners:

- Mike Sell (PID 10160639): Assessor recommends reducing common interest value \$949,200 to \$753,900, resulting in individual reductions from \$213,000 to \$194,600. MOTION BALL/MORONI TO ACCEPT COUNTY RECOMMENDATION, PASSES 3-0
- Roger Hansegard (PID 10030668): Assessor recommends no change in value but allow assessor to inspect the property. MOTION MORONI/BALL TO ACCEPT COUNTY RECOMMENDATION, PASSES 3-0.
- Kevin Oppold (PID 10180656): Assessor recommends no change. MOTION MORONI/BALL TO ACCEPT COUNTY RECOMMENDATION, PASSES 3-0

MOTION MORONI/BALL TO ADJOURN, MOTION PASSES 3-0

Meeting adjourned at 12:38pm.

David C. Chanski, City Administrator/Clerk