

**Ely City Council Board of Appeal & Equalization Meeting
April 11, 2019**

The Ely City Council Board of Appeal & Equalization meeting was called to order by Acting Mayor Omerza at 5:00 p.m. on April 11, 2019 at the Ely City Hall Council Chambers

PRESENT: Council Members A.Forsman, Debeltz, Acting Mayor Omerza, Callen, and Campbell

ABSENT: Council Member Kess and Mayor Novak

Also present: Ben Thomas and Andrew Olson of the St. Louis County Assessor's office.

The meeting was scheduled as required by Minnesota State Law to review the proposed assessed values of properties within the City of Ely boundaries as established by the St. Louis County Assessor's Office.

There were 67 residential sales that took place in the City of Ely between October 1, 2017 and September 30, 2018. The overall median ratio for those sales was 89.7%. The state mandated level of assessment is between 90% and 105% of sale prices. In order to get the level of assessment to fall within the level required by state law a 1.64% increase was placed on the buildings in the City. Following this change the City of Ely had an adjusted median ratio of 91.405% which falls within the level of assessment of 90% and 105% mandated by the state.

David Oliver asked for a lowered valuation for parcel 030-0070-00300. Discussion was had between Thomas and Oliver.

A.Forsman/Callen moved to make No Change for PID 030-0070-00300, David Oliver and Keiko Williams. Motion Carried 5-0-2 with Kess and Novak Absent.

Anne Koskinen asked for a lowered valuation for parcel 030-0010-02510. Thomas asked her if she would allow an assessor to go look at the house. Olson went with Koskinen to assess the house.

Debeltz/Campbell moved to lower the valuation of PID 030-0010-02510 from \$85,700 to \$81,000 an EMV change of -\$4700. Olson stated that 5% was for the functional layout, kitchen and most living space is on the second level, and changed the bath count to 1.75. Motion Carried 5-0-2 with Kess and Novak Absent.

Hillgoss Partnership sent a letter stating that the values of their properties are decreasing and asked why the property taxes are increasing?

A.Forsman/Debeltz moved to have Clerk Langowski work with Deputy County Assessor Thomas to draft a letter to Hillgoss Partnership explaining that the values have not gone up and their taxes have gone up very minimal. Motion Carried 5-0-2 with Kess and Novak Absent.

Brian Nichols sent a letter stating that the valuation for PID 030-0010-00620 was set at \$61,000 and he recently purchased the property for \$50,000. Thomas met with the Nichols at the property and suggested the valuation be reduced.

Debeltz/A.Forsman moved to reduce the value of PID 030-0010-00620 to \$50,000 from \$61,000. Motion Carried 5-0-2 with Kess and Novak Absent.

A.Forsman/Debeltz moved to approve the following changes:

Kess, David PID 030-0010-03650 requested the building evaluation be decreased. Olson suggested lowering the quality of the house from a 6 to a 5 which would decrease the building assessment by \$4000.

Freeman, Monica PID 030-0500-00185 requested the land evaluation be decreased. Olson suggested adjusting the shoreline due to steepness to lake and lowered the site quality by \$33,100.

Motion Carried 5-0-2 with Kess and Novak Absent.

Callen/Debeltz moved to make no changes on the following properties per recommendation from the Assessor's Office and discussions they had with the property owners.

Stowell, Scott PID 030-0200-01400

Joffrion, Steve PID 030-0500-00187

Motion Carried 5-0-2 with Kess and Novak Absent.

Acting Mayor Omerza adjourned the meeting at 6:00 p.m. without objection.

Casey Velcheff
Deputy Clerk