

**Ely City Council Board of Appeal & Equalization Meeting
May 11, 2023**

CALL TO ORDER

The Ely City Council Board of Appeal & Equalization meeting was called to order by Mayor Omerza at 5:00 p.m. on May 11, 2023 the meeting was held in the Council Chambers at Ely City Hall.

PRESENT: Council members A.Forsman (7-1-2024), Kess (7-1-2025), Debeltz, Callen, Campbell (7-1-2025), and Mayor Omerza

ABSENT: Council Member Bisbee

Also present: Paul Cherry, Andrew Olson, and Ben Thomas 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.

2023 was the year that the City of Ely was up for re-appraisal. That means that all properties were physically reviewed for the 2023 assessment. Following the re-appraisal of the City, the sales ratio was 93.5% on 67 sales.

The total Estimated Market Values for taxable and tax-exempt properties in the City of Ely for the 2023 assessment year are as follows:

Grand Total Land EMV:	\$ 39,270,200
<u>Grand Total Building EMV:</u>	<u>\$ 219,462,900</u>
Grand Total EMV of Land and Buildings:	\$ 258,733,100

Larry Polyner at 1560 N 20th Ave E PID 030-0290-00010 – Polyner indicated that his property taxes have gone up 48% in the last 5 years. Polyner indicated that he appreciates everything the council does. Polyner indicated that he talked to Paul Cherry before the meeting and has a better understanding, but it doesn't seem fair that property values go up for people that do not do any improvements to their properties.

A.Forsman/Debeltz moved make no change to in person appellant Larry Polyner PID 030-0290-00010 at 1560 N 20th Ave E. Motion carried 6-0-1 with Bisbee Absent.

David Oliver at 246 E James St PID 030-0070-00300 – Oliver indicated that his value of his property had gone down \$4000. Oliver thanked the council and assessors, and indicated that hopefully his taxes will go down also. Oliver asked how last year the city raised their levy 6% and the city portion of the property taxes went up 24%, the same happened with the County and School portions.

A.Forsman/Campbell moved to make no change to in person appellant David Oliver PID 030-0070-00300 at 246 E James St. Motion carried 6-0-1 with Bisbee Absent.

Danny Thoren at 633 S 5th Ave E PID 030-0365-00690 – Thoren indicated that his taxable market value went up \$40,000. Paul Cherry indicated that prior to this year there were deficiencies on the property. The outside of the property was appraised on August 22nd. Cherry indicated that the county could do an interior appraisal if Thoren

wanted. Andrew Olson went with Thoren to his house to do an appraisal. After the interior inspection Olson and Cherry suggested to decrease the building value from \$168,800 to \$151,100.

A.Forsman/Debeltz moved to decrease the building value from \$168,800 to \$151,100 for PID 030-0365-00690 at 633 S 5th Ave E. Motion carried 6-0-1 with Bisbee Absent.

Becky Ewinski at 924 E Harvey St PID 030-0130-00040 – Ewinski indicated that the assessment on their home is going up as much as it did last year and they have not done any work on the house, it needs siding, the steps need repair and the kitchen is the same as it has always been. Paul Cherry indicated that the increase is because of sales in Ely. The home was appraised and no one was home to do an interior inspection. Cherry explained how the sales of properties are affecting everyone's property values.

Campbell/Callen moved to make no change to in person appellant Becky Ewinski at 924 E Harvey PID 030-0130-00040. Motion carried 6-0-1 with Bisbee Absent.

Paul Kess at 39 W Conan St PID 030-0260-01350 – Kess submitted a letter to the board indicating that his valuation has gone from \$65,300 in 2021 to \$145,300 for 2024. The new valuation is an increase of over 122% from 2021 to 2024. Paul Cherry indicated that an interior inspection has not been completed and suggested Kess make an appointment for an interior inspection. At this time Cherry suggested no change and Kess can make an appointment for an interior inspection before the County Board Meets.

A.Forsman/Campbell moved to make no change to in person appellant Paul Kess at 39 W Conan St PID 030-0260-01350. Motion Carried 6-0-1-1 with Bisbee Absent and Kess Abstaining.

Several letters were mailed/emailed to the board and were in the LBAE Agenda Packet and are as follows.

A.Forsman/Callen moved to make no change to Robert Tisovich's Property at PID 030-0352-01461 at 1012 E Harvey St. Motion Carried 6-0-1with Bisbee Absent.

Callen/Campbell moved to make no change to David and Lori Aldrich's property at PID 030-0370-02740 at 325 E Harvey St. Motion Carried 6-0-1with Bisbee Absent.

A.Forsman/Callen moved to make no change to Gerri Anne Koskinen's Property at PID 030-0010-02510 at 9 E Harvey St. Motion Carried 6-0-1with Bisbee Absent.

A.Forsman/Campbell moved to make no change to Robert and Carolyn Walters Family Trust at PID 030-0340-00110 at 321 W Harvey St. Motion Carried 6-0-1with Bisbee Absent.

Debeltz/Callen moved to make no change to properties owned by Curt Miles and Loyal Loon Properties at PID 030-0260-01160 at 34 W. Chapman, PID 030-0260-

01040 at 129 W. Harvey, PID 030-0370-01650 at 419 E. Chapman, PID 030-0010-00930 at 204 E. Sheridan, and PID 030-0010-00750 at 127 E. Sheridan.

Cherry indicated that Miles is out of town and will be in contact with Cherry before the county board meeting so he can appeal there if he chooses.

Motion Carried 6-0-1with Bisbee Absent.

Callen/Campbell moved to make no change to Todd and Heather Hohenstein's property at 44 E White St PID 030-0050-01070.

Cherry indicated that they were inquiring how to change their property to homestead and he told them how to change it.

Motion Carried 6-0-1with Bisbee Absent.

A.Forsman/Campbell moved to make no change to Ronald Garni's property at 25 E Fortier St PID 030-0072-00430.

Cherry indicated that he spoke with Garni and explained the process, they understood, but still upset they were still high.

Motion Carried 6-0-1with Bisbee Absent.

A.Forsman/Callen moved to make no change to Linden Gawboy's properties at PID 030-0010-03320 and PID 030-0260-01260 at 24 W Harvey St.

Cherry indicated that we just received this appeal today and he has not had a chance to look at the property yet. Cherry will contact Gawboy to do an inspection, and Gawboy can go to the County Board meeting if he chooses.

Motion Carried 6-0-1with Bisbee Absent.

Debeltz/Campbell moved to decrease the building value for Emily Roose's property at PID 030-0285-00600 at 754 E Madison St from \$255,900 to \$211,300.

Cherry indicated that he did an interior inspection of the home and suggested the decrease in value.

Motion Carried 6-0-1with Bisbee Absent.

Debeltz/Campbell moved to decrease the land value for Emily Roose's property at PID 030-0285-00815 at 754 E Madison St from \$29,600 to \$20,900 since the 2 properties are valued as contiguous now. Motion Carried 6-0-1with Bisbee Absent.

Paul Cherry indicated that all the appellees that are in the minutes from today's meeting have the opportunity to go to St. Louis County's Board of Appeal and Equalization Meeting.

ADJOURN

Mayor Omerza Adjourned the meeting at 6pm without objection.

Casey Velcheff
Deputy Clerk