

**Ely City Council Board of Appeal & Equalization
April 11, 2024
Council Chambers, Ely City Hall**

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 April 11, 2024 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), Bisbee and Mayor Omerza

ABSENT: None

Also Present: Paul Cherry, Steve Birman, and Ben Thomas of the St. Louis County Assessor’s office.

Paul Cherry explained that all “arm’s length” transactions that took place withing the City, for the period beginning on October 1, 2022 and ending September 30, 2023, are included. Some sales that are not included in the sales study are also included in the sales book as supporting sales.

During the 2024 sales study period there were 36 “arm’s length” transactions within the City of Ely. The Minnesota Department of Revenue requires a median sales ratio of no less than 90% and no more than 105%. The sales ratio prior to any changes was 88.7%. Analysis of the sales ratios resulted in the following changes for the 2024 assessment, taxes payable 2025. Following these changes, the sales ratio is now at 95.2%.

030BH (Beacon Hill) increase of	2.00%	Land	5.00%	Buildings
030 (Ely) increase of.....	3.45%	Land.....	5.77%	Buildings
030C (Ely Chandler) increase of	3.45%	Land.....	5.77%	Builidngs
030S (Ely Spaulding) increase of	3.45%	Land.....	5.77%	Builidngs
030NP (Ely Pioneer North) increase of	3.45%	Land.....	5.77%	Builidngs
030SV (Ely Savoy) increase of	10.0%	Land.....	5.77%	Builidngs
030S (Shagawa Lake) increase of	4.55%	Land.....	0.00%	Builidngs
030M (Miners Lake) increase of	3.00%	Land.....	5.88%	Builidngs
465 (Town of Morse) increase of	13.0%	Land	4.00%	Buildings
030RSRT (Shagawa Resorts) increase of	0.00%	Land.....	4.00%	Buildings

All other changes that were made throughout the City are for permitted new construction/demolition, owner requests for review, and continuing construction projects.

The total Estimate Market Values for taxable and tax-exempt properties in the City of Ely for the 2024 assessment year are as follows;

Grand Total Land EMV:	\$ 40,790,100
<u>Grand Total Building EMV:</u>	<u>\$ 235,374,800</u>
Grand Total EMV of Land and Buildings	\$ 276,164,900

Gerri Anne Koskinen at 9 E Harvey St, PID 030-0010-02510 – Koskinen indicated that her property values went up 6% from last year, the previous year went up 16%, and the previous year went up 19%. Koskinen indicated that she believes her values are over taxed for the property and would like to be rated at 3.45%.

Cherry indicated that this is based on the market across the city over the last several years. Currently the properties estimate market value is \$133,500, if you compare that to 303 E White Street's sale this year the property sold for \$133,500 and comparing square footage that property had 939 square footages compared to her square footage of 2070 square footage and she has a 10% reduction for the living area on the 2nd floor. Koskinen indicated that her property has been taxed too high this year and for the last four years. Cherry indicated that we have not been in the house and have left business cards and was never contacted.

Cherry and Koskinen left the meeting to do a walk-through of the house.

Cherry recommended no change to the value of the property. Koskinen thanked the council for all they do.

A.Forsman/Bisbee moved to make no change to the in person appellant Gerri Anne Koskinen at 9 E Harvey St PID 030-0010-02510. Motion Carried Unanimously.

Maureen Stoll at 210 E Harvey St, PID 030-0010-02900 – Sent a letter to the City Thomas indicated that Cherry did try to go to this property and left a card, but has not heard back from the property owner. The value is at \$99,500 this year and was at \$94,400 last year. Thomas indicated that we do not have any basis to make a change.

A.Forsman/Campbell moved to make no change to Maureen Stoll's property at 210 E Harvey St, PID 030-0010-02900. Motion Carried Unanimously.

Thomas indicated that they can still come to the county board of appeal and equalization with this recommendation.

Jessie & Kathleen Shirley at 143 E Harvey St, PID 030-0010-02720 – Thomas indicated that he was able to get in the building today and the main house on Harvey is in disrepair and gutted. Thomas's recommendation is to Reduce the value to \$140,400 and to have the whole property classified as apartments since no commercial activity is in the building anymore.

A.Forsman/Bisbee moved to reduce the value to \$140,400 and to classify the whole property as apartments. Motion Carried Unanimously.

ADJOURN

Mayor Omerza adjourned the meeting at 6pm without objection.

Casey Velcheff
Deputy Clerk