

Monday, April 24, 2023
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

(The Regular Council Meeting will follow this meeting)

RECONVENED LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING – AGENDA #16

If you need these materials in an alternative format or need reasonable accommodations for a City Council meeting, please provide the City with 72-hours' notice by calling 763-424-8000 or emailing Josie Shardlow at josie.shardlow@brooklynpark.org.
Para asistencia, 763-424-8000; Yog xav tau kev pab, 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

- A. CALL TO ORDER/ROLL CALL – Mayor Winston**
- B. ASSESSORS REPORT**
 - B.1 ASSESSOR'S RECOMMENDATION BOOKLET**
(LIMITED DISTRIBUTION – AVAILABLE FOR VIEWING AT CITY CLERK'S OFFICE)
- C. PUBLIC PRESENTATIONS**
 - C.1** Appeals Received Between April 10, 2023, And April 19,2023
 - C.2** Appeals Received Between The Local Board And Reconvene Meeting
- D. BOARD ACTION**
 - D.1** City Assessor's Valuation Recommendation
 - A.** CITY ASSESSOR'S VALUATION RECOMMENDATIONS
 - D.2** Approval Of Valuation Agreements Between April 10, 2023 And April 19, 2023
 - A.** APPROVAL OF VALUATION AGREEMENTS BETWEEN APRIL 10, 2023 AND APRIL 24, 2023
 - D.3** Approval Of Additional Appeals Received Between April 19, 2023 And April 24,2023
 - A.** LIST OF ADDITIONAL APPEALS *(Hard Copy To Be Provided April 24,2024)*
- E. ADJOURNMENT**

City of Brooklyn Park Request for Board Action

Agenda Item:	C.1	Meeting Date:	April 24, 2023
Agenda Section:	PUBLIC PRESENTATION	Originating Department:	Finance
Resolution:	N/A	Prepared By:	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Tracy Bauer-Anderson
Item:	Appeals received between April 10, 2023 and April 19, 2023		

City Manager's Proposed Action:

On April 10, 2023 the Local Board of Appeal and Equalization meeting was held. Thirty owners contested their valuations. These property owners who contested their valuation can readdress the Board.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Board Action

Agenda Item:	C.2	Meeting Date:	April 24, 2023
Agenda Section:	PUBLIC PRESENTATION	Originating Department:	Finance
Resolution:	N/A	Prepared By:	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Tracy Bauer-Anderson
Item:	Appeals Received Between the Local Board and Reconvened Meeting		

City Manager's Proposed Action:

The Assessor's office continues to receive requests for appeals. The property owners who contested their valuation between April 19, 2023 and April 24, 2023 can address the Board.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Board Action

Agenda Item:	D.1	Meeting Date:	April 24, 2023
Agenda Section:	Board Action	Originating Department:	Finance
Resolution:	N/A	Prepared By:	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	1	Presented By:	Tracy Bauer-Anderson
Item:	City Assessor's Valuation Recommendation		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ACCEPT THE CITY ASSESSOR'S VALUATION RECOMMENDATIONS.

Overview:

On April 10, 2023, the Local Board of Appeal and Equalization meeting was held. Twenty-five owners contested their valuations. An additional 9 appeals were received between the Local Board and April 19, 2023. These have been reviewed and recommendations are included in the Assessor's Recommendation Booklet. Of the total appeals (34), 15 appeals have not been resolved, 14 appeals have reached agreements (see Item D.2), and 5 appeals were withdrawn.

Tonight, the City Assessor will present the Board with value recommendations on the properties which were reviewed, and no agreements were reached.

Primary Issues/Alternatives to Consider:

The Board can accept the City Assessor's findings or can adjust the valuations by a motion.

Budgetary/Fiscal Issues: N/A

Attachments:

D.1A SUMMARY

D.1A CITY ASSESSOR'S VALUATION RECOMMENDATIONS

Appeal #	PID #	Name	Address	Total Original Value	Total Assessor's Recommendation
1	18-119-21-42-0019	Feist Towing LLC	8878 Zealand Ave N	664,700	664,700
2	11-119-21-23-0072	Ravi Limkar	9749 Thomas Ave N	307,900	307,900
3	10-119-21-42-0009	Ravi Limkar	3927 Globeflower Cir N	327,800	327,800
4	17-119-21-41-0081	Ravi Limkar	6409 88 th Ave N	344,700	344,700
5	17-119-21-24-0006	Ravi Limkar	7200 90 th Ave N	338,000	338,000
6	04-119-21-24-0064	Ravi Limkar	10460 Vera Cruz Dr N	546,100	546,100
7	18-119-21-44-0017	GDN Enterprises-Clint Carlson as Trustee	8501 Wyoming Ave N	1,185,900	1,185,900
13	09-119-21-33-0006	Hurd Brooklyn LLC – Hyvee	9401 Zane Ave N	14,231,600	14,231,600
14	28-119-21-22-0112	BP Partners LP – Creekside Gables	7601 Zane Ave N	9,948,600	9,948,600
15	15-119-21-32-0092	Ravi Gupta	4700 Oxborough Gardens N	414,300	414,300
16	15-119-21-33-0040	Creekside Plaza LLC	4600 85 th Ave N	3,398,600	3,398,600
17	24-119-21-41-0012	Rebecca Risler	7924 Mississippi Ln N	398,400	398,400
18	22-119-21-44-0117	Bill's Market Corp	3100 Brookdale Dr N	1,132,400	1,132,400
26	04-119-21-41-0057	Dustin Passofaro	10335 Orchard Tr N	561,700	561,700
28	19-119-21-43-0020	Joan Page	7701 Zealand Ave N	120,000	120,000

City of Brooklyn Park Request for Board Action

Agenda Item:	D.2	Meeting Date:	April 24, 2023
Agenda Section:	Board Action	Originating Department:	Finance
Resolution:	N/A	Prepared By:	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	1	Presented By:	Tracy Bauer-Anderson
Item:	Approval of Valuation Agreements Between April 10, 2023 and April 19, 2023		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE VALUATION AGREEMENTS BETWEEN APRIL 10, 2023 AND APRIL 19, 2023.

Overview:

On April 10, 2023, the Local Board of Appeal and Equalization meeting was held. Twenty-five property owners contested their valuations. An additional 9 appeals were received between the Local Board and April 19, 2023. These have been reviewed and recommendations are included in the Assessor's Recommendation Booklet. Of the total appeals (34), 15 appeals have not been resolved (see Item D.1), 14 appeals have reached agreements, and 5 appeals were withdrawn.

Tonight, the City Assessor will present the Board with value recommendations on the properties, which were reviewed and agreements with the property owner have been reached. The action tonight will approve the agreements made with the 14 property owners.

Primary Issues/Alternatives to Consider:

The Board can accept the City Assessor's findings or can make adjustments to the valuations.

Budgetary/Fiscal Issues: N/A

Attachments:

D.2A SUMMARY

D.2A APPROVAL OF VALUATION AGREEMENTS BETWEEN APRIL 10, 2023 AND APRIL 24, 2023

Appeal #	Property Owner	PID	Address	2023 Market Value	2023 Adjusted Market Value	Explanation of Change
8	TDS Holdings-Design Ready Controls	07-119-21-44-0010	9325 Winnetka Ave N	14,612,600	13,000,000	Appraisal provide by Tax Rep
12	MNJV Northland III LLC	30-119-21-32-0011	7115 Northland Ter N	6,211,400	6,000,000	Corrected property information
20	A-Rogers Prop LLC-Angels Learning Ctr	28-119-21-21-0101	7624 Brooklyn Blvd N	1,287,300	1,150,000	Equalized data
21	Daniel Pilon	16-119-21-24-0067	8920 Yates Ter N	347,900	340,000	Per grid, market adjustment
22	Michael DeFoe	16-119-21-24-0066	8926 Yates Ter N	401,200	384,500	Correction made to bsmt finish
23	Daryoosh Tirandazi	25-119-21-11-0069	104 75 th Ave N	594,200	555,000	Record correction and obso for leaking foundation
25	Francine Guthrey	11-119-21-42-0053	9515 Oliver Ave N	271,600	255,000	Corrected prop info, obso for condition
27	Shelly Brown	14-119-21-34-0022	2348 Edinbrook Ter N	442,800	420,000	Adj to Oct 22 sale price + time adjustment
29	Amelia Benoit	29-119-21-24-0123	7416 73 rd Ave N	336,100	314,000	Corrected EFA
30	Thomas Frazee	14-119-21-24-0054	8907 Stratford Crossing N	652,400	608,000	Grade correction/market condition
N/A	Ralph Pfannenstein	31-119-21-13-0070	8500 Cherokee Dr N	309,200	297,000	Correction made to EFA
N/A	Zainab Kanan	08-119-21-11-0029	10044 Hampshire Ter N	542,400	443,400	Grade correction/def maintenance
N/A	John Rodriguez	14-119-21-34-0106	2532 87 th Tr N	544,200	502,400	Corrected condition after inspection and EFA
N/A	GNC- Minneapolis LLC	18-119-21-44-0019	8600 Wyoming Ave N	10,173,600	9,000,000	Equalized the % increase

City of Brooklyn Park Request for Board Action

Agenda Item:	D.3	Meeting Date:	April 24, 2023
Agenda Section:	Board Action	Originating Department:	Finance
Resolution:	N/A	Prepared By:	Tracy Bauer-Anderson, City Assessor
Ordinance:	N/A		
Attachments:	1	Presented By:	Tracy Bauer-Anderson
Item:	Approval of additional appeals received between April 19, 2023 and April 24, 2023		

City Manager's Proposed Action:

City Assessor to read list of properties.

Overview:

Additional appeal inquiries received after the printing of the Local Board of Appeal and Equalization packet. Due to time constraints, these property owners will be read into the record so they can proceed to the County Board of Appeal and Equalization. Our staff will continue to work with these property owners to address their concerns.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

D.3A LIST OF ADDITIONAL APPEALS *(HARD COPY WILL BE PROVIDED AT THE RECONVENED MEETING ON APRIL 24,2023)*