

---

Monday, April 22, 2024  
6:00 p.m.  
(Regular Council Meeting to follow)

Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North

## RECONVENED LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING – AGENDA #17

Si usted necesita esta información en español: 763-424-8000. Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj. If you need this information in another language or alternative format, email [access@brooklynpark.org](mailto:access@brooklynpark.org) or call 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**
  - Appeals Received On April 8, 2024
  - 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 8, 2024 And April 22, 2024
    - A.** APPROVAL OF VALUATION AGREEMENTS BETWEEN APRIL 8, 2024 AND APRIL 22, 2024
  - D.3** Approval Of Additional Appeals Received Between April 17, 2024 And April 22, 2024 if applicable
    - A.** LIST OF ADDITIONAL APPEALS (*Hard Copy To Be Provided April 22, 2024*)
- E. ADJOURNMENT**

# City of Brooklyn Park Request for Board Action

<b>Agenda Item:</b>	C.1	<b>Meeting Date:</b>	April 22, 2024
<b>Agenda Section:</b>	PUBLIC PRESENTATION	<b>Originating Department:</b>	Finance
<b>Resolution:</b>	N/A	<b>Prepared By:</b>	Tracy Bauer-Anderson, City Assessor
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	N/A	<b>Presented By:</b>	Tracy Bauer-Anderson
<b>Item:</b>	Appeals received on April 8, 2024		

## City Manager's Proposed Action:

On April 8, 2024, the Local Board of Appeal and Equalization meeting was held. Twenty-one 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

<b>Agenda Item:</b>	C.2	<b>Meeting Date:</b>	April 22, 2024
<b>Agenda Section:</b>	PUBLIC PRESENTATION	<b>Originating Department:</b>	Finance
<b>Resolution:</b>	N/A	<b>Prepared By:</b>	Tracy Bauer-Anderson, City Assessor
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	N/A	<b>Presented By:</b>	Tracy Bauer-Anderson
<b>Item:</b>	Appeals Received Between the Local Board and Reconvene 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 9, 2024, and April 22, 2024 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

<b>Agenda Item:</b>	D.1	<b>Meeting Date:</b>	April 22, 2024
<b>Agenda Section:</b>	Board Action	<b>Originating Department:</b>	Finance
<b>Resolution:</b>	N/A	<b>Prepared By:</b>	Tracy Bauer-Anderson, City Assessor
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	1	<b>Presented By:</b>	Tracy Bauer-Anderson
<b>Item:</b>	City Assessor's Valuation Recommendation		

## City Manager's Proposed Action:

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

## Overview:

On April 8, 2024 the Local Board of Appeal and Equalization meeting was held. Twenty-one owners contested their valuations. An additional six appeals were received between the Local Board and April 17, 2024. These have been reviewed and recommendations are included in the Assessor's Recommendation Booklet.

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 CITY ASSESSOR'S VALUATION RECOMMENDATIONS

## CITY ASSESSOR'S VALUATION RECOMMENDATIONS

Appeal #	PID #	Name	Address	Total Original Value	Total Assessor's Recommendation
1	22-119-21-44-0117	Bill's Market – Emile Nguimfack	3100 Brookdale Dr N	1,231,200	No value change recommended
2	15-119-21-33-0040	Creekside Plaza – Emile Nguimfack	4600 85 <sup>th</sup> Ave N	3,290,400	No value change recommended
4	08-119-21-33-0012	Holiday Stationstores LLC	9399 West Broadway	1,702,600	No value change recommended
5	14-119-21-44-0012	Lyndale Terminal Co	8500 Edinburgh Centre Dr	1,228,700	No value change recommended
6	18-119-21-33-0029	Holiday Stationstores Inc	8517 Jefferson Ln N	1,725,900	No value change recommended
8	06-119-21-12-0001	Scannell Properties #580 LLC	10700 Xylon Ave N	15,056,200	No value change recommended- discussions continue
9	06-119-21-11-0008	Scannell Properties #581 LLC	10750 Xylon Ave N	15,286,600	No value change recommended- discussions continue
10	06-119-21-42-0002	Scannell Properties #259 LLC	10351 Xylon Ave N	30,181,500	No value change recommended- discussions continue
12	20-119-21-22-0096	Lachman Enterprises MN LLC - Dhamendra Lachman	8401 West Broadway	6,602,600	No value change recommended- No inspection to date
14	08-119-21-33-0024	Biotest Laboratories Inc- Stephanie Draughon	9303 West Broadway N	8,553,000	No value change recommended- No inspection to date
15	03-119-21-22-0058	Michael Haasl and Michele Micklewright	10700 Noble Ave N	315,700	No value change recommended
16	04-119-21-41-0049	Pavel Koltsov	10356 Quail Cir N	495,700	No value change recommended
19	28-119-21-23-0217	Taiyo Ogawa Tran	7335 Zane Ave N	263,200	No value change recommended – waiting on estimates and LOA
21	29-119-21-31-0203	Yelena Kurdyumova	7212 72 <sup>nd</sup> Ln N, #217	73,900	No value change recommended – waiting on estimates
--	05-119-21-14-0036	Laura Nguyen	6519 106 <sup>th</sup> Ave N	692,500	No value change recommended – waiting on additional documentation

# City of Brooklyn Park Request for Board Action

<b>Agenda Item:</b>	D.2	<b>Meeting Date:</b>	April 22, 2024
<b>Agenda Section:</b>	Board Action	<b>Originating Department:</b>	Finance
<b>Resolution:</b>	N/A	<b>Prepared By:</b>	Tracy Bauer-Anderson, City Assessor
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	1	<b>Presented By:</b>	Tracy Bauer-Anderson
<b>Item:</b>	Approval of Valuation Agreements Between April 8, 2024 and April 22, 2024		

## City Manager's Proposed Action:

MOTION \_\_\_\_\_, SECOND \_\_\_\_\_, TO APPROVE THE VALUATION AGREEMENTS BETWEEN APRIL 8, 2024 AND APRIL 22, 2024.

## Overview:

On April 8, 2024 the Local Board of Appeal and Equalization meeting was held. Twenty-one property owners contested their valuations. An additional six appeals were received between the Local Board and April 17, 2024.

Tonight, the City Assessor will present the Board with value recommendations on the properties, which were reviewed and agreements with the property owners have been reached. The action tonight will approve the agreements made with these 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 APPROVAL OF VALUATION AGREEMENTS BETWEEN APRIL 8, 2024 AND APRIL 22, 2024

## APPROVAL OF VALUATION AGREEMENTS BETWEEN APRIL 8, 2024 AND APRIL 22, 2024

Appeal #	Property Owner	PID	Address	2024 Market Value	2024 Adjusted Market Value	Explanation of Change
7	09-119-21-33-0006	Hurd Brooklyn LLC	9401 Zane Ave N	14,531,900	<b>14,231,600</b>	Agreement reached
11	32-119-21-31-0079	Kristi Mueller	7326 63 <sup>rd</sup> Ave N	387,100	<b>316,200</b>	Record updated following inspection – adjustments for unfinished construction, market and lot obsolescence
13	22-119-21-23-0072	Rakesh Agarwala	4512 83 <sup>rd</sup> Cir N	389,000	<b>373,900</b>	Decreased basement finish
17	27-119-21-22-0014	Jason Hill- Fero Homes LLC	7656 Lee Ave N	267,100	<b>203,700</b>	Value reduction due to completion of rehab in process
18	27-119-21-13-0005	Jason Hill	7333 Drew Ave N	246,900	246,900	Informal appeal -Inspection performed & value discussed agreed upon “no change in value
20	17-119-21-42-0051	Thao Ngo	8819 Jersey Ave N	369,000	<b>350,400</b>	Record updated following inspection – adjustment for condition issues
--	29-119-21-44-0058	Michael Foss	6932 Georgi Ave N	277,100	<b>272,900</b>	Adjusted improvement year/efa per owner info
--	14-119-21-24-0010	Elaine Zimmer	8900 Telford Crossing N	489,500	<b>475,700</b>	Record updated following inspection
--	03-119-21-13-0063	Richard Sicheneder	3809 Sunset Rd N	310,700	<b>302,500</b>	Record updated following inspection -adjustment for overbuilt garage and market adjustment
--	25-119-21-14-0039	Oly Joba	209 73 <sup>rd</sup> Way N	645,800	<b>597,900</b>	Record updated following inspection -Drainage issue
--	10-119-21-41-0030	Linh Ha	3328 Daylily Ave N	429,300	<b>417,900</b>	Record updated following inspection