

BEMIDJI CITY COUNCIL BOARD OF REVIEW April 27, 2020

Pursuant to due call and published notice, the Board of Review of the City of Bemidji met at City Hall on Monday, April 27, 2020, at 5:00 p.m. in the Council Chambers of City Hall, Mayor Albrecht presiding via video and telephone conference, for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year 2020 payable in 2021.

Upon roll call, the following Board Members were declared present: Albrecht, Meehlhause, Johnson, Rivera, Erickson. Absent: Thompson

City Staff: City Manager Nate Mathews, City Clerk Michelle Miller, Beltrami County Assessor's Office: Joe Skerik, Steph Rockensock

PRESENTATION BY ASSESSOR

County Assessor Joe Skerik stated that ratios are required to be between 90% and 105% which is estimated value compared to sale price. The following sales data reflects the timeframe of October 1, 2018 through September 30, 2019:

- In the City of Bemidji, values increased 4.1% overall, resulting from new construction and market adjustments to Residential, Commercial and Apartments.
- The adjusted residential ratio is at 93.7% with 191 sales.
- Commercial ratio is 90% with eight sales.
- Apartment ratio is 89% with five sales; after adjustment is 91.5%.

PROPERTY OWNERS WISHING TO BE HEARD

Chair Albrecht opened the public hearing at 5:06 p.m.

- John Peterson, spoke about three of his rental properties. He expressed concern about the value of the properties increasing faster than he can raise his monthly rents.
 - 6111 Bemidji Avenue N, Peterson questioned the value of the property at approximately \$123,000 in 2020. However, Skerik advised that he made an adjustment for 2021 to \$103,700. Peterson stated he is acceptable to that value.
 - 1610 Calihan Avenue NE, questioned the value at \$176,000. Skerik felt that was a fair value and did not recommend any adjustment.
 - 1432 America Avenue NE, questioned the value at \$161,200. Skerik felt that was a fair value and did not recommend any adjustment.
- John Peterson, 4906 Birchmont Drive NW, also questioned the value of his personal home at \$552,900. Skerik felt that was a fair value and did recommend any adjustment.

Hearing no additional comments Albrecht closed the public hearing at 5:40 p.m.

ASSESSOR'S RECOMMENDATIONS FOR ADJUSTMENTS FOR PROPERTY OWNERS WHO HAVE CONTACTED THE ASSESSOR DIRECTLY BY TELEPHONE OR WRITTEN COMMUNICATION

Skerik recommended that Council approve the adjustments to the Estimated Market Value (EMV) for property owners who have contacted the Assessor's office on the following parcels:

Properties	
Parcel #	Changes to EMV
80.02519.00	-\$21,600
80.02522.00	-\$13,400
80.02994.00	-\$244,500

Skerik also stated that three other owners have reached out to request a change but as of the date of this meeting has not received the supporting documents to make a recommendation. Skerik requested that council allow him to continue to work through those conversations with the property owners and that he could bring his recommendation to the county board if a change in value is warranted.

Motion by Johnson, seconded by Meehlhause, accepting the 2020 adjustments as recommended by the County Assessor. Motion carried by the following roll call vote: Yeas: Rivera, Erickson, Meehlhause, Albrecht, Johnson. Absent: Thompson.

ADJOURN

Motion by Meehlhause, seconded by Rivera, to adjourn the meeting. Motion carried. Meeting adjourned at 5:55 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle R. Miller". The signature is written in a cursive style.

Michelle R. Miller
City Clerk