

Minutes
2021 Minnetonka Local Board of Appeal and Equalization
Monday, April 26, 2021

1. Call to Order.

Mayor Brad Wiersum called the meeting to order at 5:46 p.m.

2. Roll Call:

Councilmembers Brian Kirk, Rebecca Schack, Susan Carter, Deb Calvert, Bradley Schaeppi, Kissy Coakley and Brad Wiersum were present.

3. Approval of Agenda

City Manager GERALYN Barone noted there were updates to the meeting agenda, per the addendum that was distributed. In section 4A, three properties were added. These properties are identified as items 8 through 10.

4. Appeals to the board of review:

A. Valuation changes being brought by the City Assessor to the Local Board of Appeal and Equalization for action:

Wiersum read the following into the record:

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Assessors' Recommendation
1)	CAPGROW Holdings JV Sub VII LLC 21 Westwood Rd Minnetonka, MN 55305 01-117-22-24-0027	\$998,000	\$998,000	\$998,000
2)	MTKA II MP LLC 10709 Wayzata Blvd Minnetonka, MN 55305 01-117-22-24-0002	\$5,580,000	\$5,580,000	\$5,580,000
3)	GPH Wayzata LLC 15409 Wayzata Blvd Wayzata, MN 55391 04-117-22-31-0019	\$3,652,000	\$3,652,000	\$3,269,000
4)	GPH Wayzata LLC 15407 Wayzata Blvd Wayzata, MN 55391 04-117-22-31-0020	\$6,972,000	\$6,972,000	\$6,231,000

5)	Naresh Uppal 14822 Walker Pl Minnetonka, MN 55345 21-117-22-12-0048	\$1,023,500	\$985,800	\$985,800
6)	Peter Armbrust Krista Armbrust 5007 Westmill Rd Minnetonka, MN 55345 29-117-22-31-0048	\$361,000	\$411,100	\$400,000
8)	AR Rowland Owner LLC 5600 Rowland Rd Minnetonka, MN 55343 34-117-22-14-0002	\$9,965,000	\$11,105,000	\$9,935,000
9)	Larson Capital Crest Ridge LLC et al 11055 Wayzata Blvd Minnetonka, MN 55305 01-117-22-32-0056	\$21,523,000	\$18,846,000	\$16,190,000
10)	James Bradburn Janice Bradburn 5101 Kimberly Rd Minnetonka, MN 55345 29-117-22-41-0018	\$440,200	\$436,100	\$436,100

Schack moved, Calvert seconded a motion to accept the City Assessor's recommendations for the properties listed in items 1 through 6, and 8 through 10.

All voted "yes." Motion carried.

Dorothy Janssen, the owner of the 12709 Burwell Drive property, provided comment on the valuation of her home. She stated there is pollution on the property, and this should be factored into the value. She also stated Minnehaha Creek, which runs along the south side of the property, is in poor condition, and therefore should also be factored into the value. She suggested both of these conditions warrant a lower value than recommended by the City Assessor.

City Assessor Colin Schmidt stated city staff evaluated the external factors of the property, as well as the house itself, and determined that the valuation recommended was reasonable. He noted Ms. Janssen raised several concerns after initially agreeing to the valuation, but these concerns could not be corroborated. As such, city staff maintains the opinion that the valuation is appropriate. He indicated if Ms. Janssen still does not agree with the city's valuation, she retains her right to appeal to Hennepin County.

Ms. Janssen indicated she intends to exercise her right to an appeal if the recommended valuation is accepted by the city council. Schmidt stated city staff will communicate with her on how to do so within the next several days after the meeting.

Wiersum then read the following into the record:

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Assessors' Recommendation
7)	Dorothy Janssen 12709 Burwell Dr Minnetonka, MN 55305 14-117-22-23-0003	\$340,800	\$376,900	\$376,900

Calvert moved, Kirk seconded a motion to accept the City Assessor's recommendation for the property listed in item 7.

All voted "yes." Motion carried.

- B. Petitions to the Local Board of Appeal and Equalization requiring advisors' recommendation:

Wiersum read the following into the record:

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Advisors' Recommendation
1)	John Alexander III Ruth Alexander 2447 Emerald Tr Minnetonka, MN 55305 11-117-22-23-0044	\$1,124,000	\$1,046,300	\$1,046,300
2)	Judy Askevold 4163 Pepperwood Tr Minnetonka, MN 55305 22-117-22-13-0070	\$223,200	\$259,400	\$259,400
3)	Thomas Johnson Jill Johnson 15001 Tammer La Wayzata, MN 55391 04-117-22-43-0032	\$545,000	\$582,700	\$582,700

Schack moved, Kirk seconded a motion to accept the advisors' recommendations.

All voted "yes." Motion carried.

5. Adjourn

Calvert moved, Kirk seconded a motion to adjourn the meeting at 6:02 p.m.

All voted "yes." Motion carried.

Respectfully submitted,

A handwritten signature in black ink that reads "Kyle Salage". The signature is written in a cursive style with a large initial 'K' and a long, sweeping tail on the 'g'.

Kyle Salage
Elections Specialist