

Greenwood City Council as Board of Appeal and Equalization
Wednesday, April 2, 2014 - 6:00 PM
Council Chambers 20225 Cottagewood Road Deephaven, MN 55331

MINUTES

1. Call to Order/Roll Call/Approval of Agenda

Mayor Kind called the meeting to order at 6:00 PM

Councilmembers present: Cook, Kind, Fletcher, Quam, and Roy

Councilmembers absent: None

Staff present: Clerk Karpas

Hennepin County Assessors: Mike Smerdon, Melissa Potter and Jim Atchinson

Councilmember Quam moved to approve the agenda. Second by Councilmember Roy. Motion carried 5-0.

2. Pre-Board Worksession with Assessors

Mayor Kind reviewed the appeals process. She introduced the representatives from Hennepin County and asked if they had any comments.

Mike Smerdon, Hennepin County, informed the Council that valuations increased 10.5% for lake properties, 12.2% for non-lake properties and 26.6% for condo properties. He reminded the Council that the assessment process included a canvass of 20% of the city, a review of the year's building permits and the past sales information.

Mayor Kind questioned the gap between the assessment growth and media sales ratio, noting the City of Greenwood seems to have a greater gap between the sales ratio and assessment increase compared to other south lake area communities. Mr. Smerdon said that is due to the fact the current Greenwood sales are closer to the assessed value compared to other cities.

The Council discussed a number of questions raised in an email drafted by the Mayor addressing issues ranging from outliers in land and building increases, the large increase in the condo assessment and basing of the assessment on such a small number of sales.

Mayor Kind commented that it feels like the city lags when the market is going down and property taxes are decreasing, but leads when it rebounds and taxes increase. She feels the assessments bounce around too much and are based on too few sales.

Mr. Smerdon said a number of the increases were done as a process of equalization. He said at the end of the day, the assessments are trying to match what the property is worth to a willing buyer.

Mayor Kind asked if there is anything that can be done if the city council believes that more than a 1% adjustment is needed. Mr. Atchinson stated that there is nothing the city council can do beyond the city council's 1% authority.

3. Adjourn

Councilmember Cook moved to adjourn the meeting at 6:58 p.m. Second by Councilmember Quam. Motion carried 5-0.

Respectfully submitted,

Gus E. Karpas
Greenwood City Clerk