



MINUTES

Greenwood City Council Worksession

Wednesday, April 6, 2016

20225 Cottagewood Road, Deephaven, MN 55331

1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 6pm.

Members Present: Mayor Kind; Councilmembers Bill Cook, Tom Fletcher, Bob Quam, and Rob Roy

Others Present: Hennepin County Assessors Michael Smerdon, Rob Winge, and Earl Zent

Motion by Roy to approve the agenda. Second by Cook. Motion passed 5-0.

2. PRE-BOARD DISCUSSION WITH ASSESSORS

In preparation for the Local Board of Appeal & Equalization meeting on Wednesday, 04-13-16 at 6pm, the council and Hennepin County Assessors discussed the documents that were included in the worksession packet:

A. 2016 Assessment Memo and Sales Book

Residential on-lake properties had a 7.3% average increase compared to the 2015 assessment

Residential off-lake properties had a 5.3% average increase compared to the 2015 assessment

Condo properties had a 5.5% average increase compared to the 2015 assessment

There are a total of 348 taxable residential parcels in the city with a total market value of \$328,080,000.

This includes \$7,771,000 attributed to new construction.

B. Spreadsheets with Off and On Lake Rates

As requested by the city, the assessors employed a single rate sheet for Main Lake properties and stratified the rates according to lot size.

C. Lake Minnetonka Assessment Growth History

Greenwood is the 3rd highest in assessment growth compared to other Lake Mtna cities for on-lake properties.

Greenwood is the 6th highest (middle) in assessment growth compared to other Lake Mtna cities for off-lake properties.

D. 2014 to 2015 Greenwood Assessment Roll

After reviewing the assessment roll, it is clear that the new Main Lake rates stratified by lot size created bumps in land assessments that will be smoothed out in future assessments.

6 property owners contacted Michael to appeal their valuations. Agreement was achieved for 2 of the properties.

The other 4 property owners will appear on the 4/13 Local Board roster: Fred Badiyan (21750 Byron Circle), Paul Boedecker (21925 Byron Circle), Joe Fronius (5140 Meadville Street), John Musgjerd (5145 Curve Street).

3. ADJOURNMENT

Motion by Roy to adjourn the worksession at 6:50pm. Second by Cook. Motion passed 5-0.