

AGENDA

Meeting of the Greenwood City Council Acting as the Local Board of Appeal & Equalization



6pm, Thursday, April 23, 2020

This meeting will be held by Zoom video conferencing technology.

Use this link to join the meeting ... <https://zoom.us/j/92311911650?pwd=bmtaTVRQNvVENmNtUVF0XFEeUEwZz09>

If you would like to test Zoom prior to the meeting, login at 5:45pm.

If you have trouble with Zoom, call Councilman Fletcher at 952.224.5550.

Please note: No one will be at city hall for this meeting.

1. RECONVENE MEETING RECESSED FROM APRIL 16, 2020 | ROLL CALL
2. ROSTER OF APPEALS:
 - A. Jill Nagel, 21890 Byron Circle
 - B. Patrick Murphy, 5135 Weeks Road
 - C. Bob Gravier, 21510 Fairview Street
 - D. Rick & Kim Polk, 4660 Linwood Circle
 - E. Paul Vincent, 21080 Excelsior Boulevard
 - F. Matthew Frauensuh (represented by Lesley Adam), 5155 Weeks Road
 - G. Dennis Regnier, 5115 Greenwood Circle
 - H. John Chapman, 5155 Greenwood Circle
 - I. Steve & Deb Kind, 5140 Curve Street
 - J. Kent Carlson, Excelsior Bay Harbor, 21900 Minnetonka Blvd
 - K. William & Laticia Cook, 5195 Greenwood Circle
 - L. Adam Rodriguez, 21925 Byron Circle
 - M. Others added at meeting to preserve right to appeal to the County Board of Appeal & Equalization
3. LBAE ACTION ON APPEALS
4. ADJOURN OR RECESS TO _____, 2020 (MUST BE MAY 1 OR EARLIER)

NOTE NEW LANGUAGE DUE TO COVID-19:

- At the convening meeting, the LBAE hears appeals in the order they appear on the roster. To streamline the process due to COVID-19, the LBAE will only take action for property owners who contacted the city or assessor by the **April 10** deadline. "Walk-ins" and those who contacted the assessor or LBAE members after the **April 10** deadline will be added to the roster to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE).
- At the convening meeting, the LBAE gathers information from the property owners and the assessors.
- If the LBAE needs more time to review appeals, the meeting may be recessed and reconvened. During the recess, property owners (if they have not already done so) must schedule a time with the assessor for a remote evaluation (due to COVID-19) of the property. By law, the LBAE cannot make changes for a property owner who refuses entry to the assessor.
- Due to COVID-19, the LBAE policy is that we will not make a value change for a property owner who refuses to provide the assessor with photos or other information needed to make a recommendation to the LBAE.
- If the LBAE recesses, anyone who contacts the assessor or the LBAE during the recess or at the reconvene meeting will be added to the roster at the reconvene meeting to preserve their right to appeal to the CBAE, but the LBAE will not make a value change for appeals received after the **April 10** deadline.
- By law, a property owner must appear on the LBAE roster before they can appeal to the CBAE. Appeals may be submitted to the LBAE by email (dkind100@me.com) or by mail (Greenwood LBAE, 20225 Cottagewood Road, Deephaven, MN 55331). All appeals must be received by 4:30pm on the day of the LBAE action which can take place at the convening meeting or at the reconvening meeting if there is a recess.
- At the LBAE meeting, the LBAE will hear the assessor's recommendation and property owner's response to the recommendation. Property owners are not required to attend the convening meeting or reconvening meeting (if any). Written comments may be submitted to the LBAE (see paragraph above for email and US mail addresses) by 4:30pm on the day of the LBAE action.
- At the LBAE meeting, the LBAE will take action on the appeals. As long as each property and new value are read into the record, the LBAE may take action with one motion. The LBAE motion may be for the total value or broken out into land, building, and total value. The LBAE cannot make changes that total more than 1% of the total valuation of all properties in the city. In **2020**, the total valuation of all properties is **\$401,429,000** (1% equals **\$4,014,290**).
- LBAE action will be sent to property owners in writing.
- A property owner may appeal to Minnesota Tax Court without appearing on either the LBAE or CBAE rosters. All Minnesota Tax Court appeals must be filed on or before April 30 of the year the tax becomes payable. For more information visit <http://www.taxcourt.state.mn.us>.
- The assessor does not increase property tax revenue by increasing property values. The county, school, and city's budgeted tax levies will be collected whether property values increase or decrease, but the share of the budgeted levies may shift if property values go up or down more in comparison to other properties. This is why it is important to ensure properties are fairly assessed.