

BOARD OF APPEAL AND EQUALIZATION MEETING

MINUTES

Government Center
Anoka, Minnesota

June 12, 2023

Chair Jerry Teeson called the meeting to order at 6:00 p.m.

Members Present:	District #1	Becky LaZerte
	District #2	Joan Krogstad
	District #4/Chair	Jerry Teeson
	District #5	Jim Cormier
	District #6	Sue Juneau
	District #7	Pat Grengs
	Property Records & Taxation Chief Officer	Pam LeBlanc

Members Present via WebEx	District #3	Michael Ruhland
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Others Present: Alex Guggenberger, County Assessor; Diana Stellmach, Chief Deputy Assessor; Steve Nash, Assistant County Attorney; other county staff and residents

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Property Records & Taxation Chief Officer Pam LeBlanc administered the oath of office to members of the 2023 Anoka County Board of Appeal and Equalization.

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Jim Cormier made motion to establish the second meeting of the 2023 Anoka County Board of Appeal and Equalization, if needed, as Tuesday, June 20, 2023, at 1:30 p.m. Joan Krogstad seconded the motion. Motion carried unanimously.

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Joan Krogstad made motion to limit appeals considered at the second meeting to those brought forward this evening. Sue Juneau seconded the motion. Upon roll call vote, motion carried unanimously.

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Chair Teeson presented an overview of the Board of Appeal and Equalization and the appeal process, statutory requirements, and ground rules for this meeting.

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Chair Teeson stated that the board meets the requirement of having at least one member at the meeting who has attended an appeals and equalization course within the last four years. The board members who are presently certified are as follows:

Becky LaZerte	Michael Ruhland
Jim Cormier	Joan Krogstad

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County Assessor Alex Guggenberger recognized and thanked former Anoka County Board of Appeal and Equalization Member Malcolm Watson for his 40 plus years of service on the board.

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County Assessor Alex Guggenberger summarized information relating to the duties of county boards of appeal and equalization, assessment calendar, 2023 assessment, market values, appeal of record, and other information. (Information is on file in the County Administration Office.)

The following individuals appeared before the board requesting a review of the following property value:

Name	PIN #
Ed & Marsha Savelkoul	33-32-22-43-0032
Theo Knaeble	35-30-24-33-0096
Salman Hafiz	27-32-25-43-0031
David Heil/Minnesota Built Harris LLC	17-33-23-12-0017
David Heil/Minnesota Built Harris LLC	17-33-23-12-0008
David Heil/Minnesota Built Harris LLC	29-34-23-31-0004
David Morrow	08-31-23-34-0023
Greg Troy	32-34-24-14-0003

Theo Knaeble did not appeal to his Local Board of Appeal and Equalization and; therefore, is not eligible to appeal to the County Board of Appeal and Equalization.

There were no further appellants who appeared to make an appeal or who sent written appeals. One or more board members may view the properties and the board will consider taking action as to those properties when it reconvenes. The Assessor will also submit any updated appraisal information regarding the properties for the board's consideration.

Sue Juneau made motion at 7:33 p.m. to recess the 2023 Board of Appeal and Equalization until 1:30 p.m., Tuesday, June 20, 2023. Joan Krogstad seconded the motion. Motion carried.

Chair Teeson reconvened the meeting of the 2023 Board of Appeal and Equalization at 1:30 p.m. on June 20, 2023.

- Members Present: District #1 Becky LaZerte
- District #2 Joan Krogstad
- District #3 Michael Ruhland
- District #4/Chair Jerry Teeson
- District #5 Jim Cormier
- District #6 Sue Juneau
- District #7 Pat Grengs
- Property Records Pam LeBlanc
- & Taxation
- Chief Officer

Others Present: Alex Guggenberger, County Assessor; Diana Stellmach, Chief Deputy Assessor; Steve Nash, Assistant County Attorney; and other county staff

Jim Cormier made motion approving the minutes from the June 12, 2023, Board of Appeal and Equalization meeting. Joan Krogstad seconded the motion. Motion carried.

Becky LaZerte made motion to lower the combined property value of PIN #17-33-23-12-0017 and 17-33-23-12-0008 to the assessor's revised opinion of market value of \$2,070,000. Michael Ruhland seconded the motion. Motion carried.

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Joan Krogstad made motion to lower the combined property value of PIN #29-34-23-31-0004 to the assessor’s revised opinion of market value of \$4,628,000. Jim Cormier seconded the motion. Motion carried.

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Jim Cormier made motion to make no change to the market value on PIN #33-32-22-43-0032. Sue Juneau seconded the motion. Motion carried.

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Jim Cormier made motion to accept the County Assessor’s recommendations for the following appeals settled within 10 days prior to the June 12, 2023, Board of Appeal and Equalization Meeting:

Parcel ID	Property Owner	Original EMV	Recommended EMV
35-32-25-22-0003	S & A Partners LLC	\$ 7,209,600	\$ 5,631,400
36-32-25-21-0009	SKKW LLC	\$ 4,179,800	\$ 3,597,100
35-32-25-21-0006	SKKW LLC	\$ 2,742,600	\$ 2,600,000
15-31-23-22-0050	Dawn & Curtis Lafontaine	\$ 773,900	\$ 701,000
27-32-25-32-0014	S & A Partners LLC	\$ 3,850,900	\$ 2,860,000
27-32-25-32-0015	S & A Partners LLC	\$ 4,861,200	\$ 3,640,000
34-32-25-11-0032	S & A Partners LLC	\$ 3,313,500	\$ 2,530,000
34-32-25-11-0031	S & A Partners LLC	\$ 2,712,600	\$ 2,224,700
34-32-25-11-0030	S & A Partners LLC	\$ 2,840,800	\$ 2,245,300
35-32-25-24-0010	S & A Partners LLC	\$ 1,136,100	\$ 950,000
27-32-25-43-0020	Westco Properties LLC	\$ 2,176,100	\$ 1,420,200
27-32-25-43-0021	Westco Properties LLC	\$ 841,600	\$ 642,200
27-32-25-43-0022	Westco Properties LLC	\$ 839,300	\$ 304,200
35-32-25-23-0014	Westco Properties LLC	\$ 6,047,700	\$ 4,170,000
35-32-25-21-0022	Global Glove & Safty Manufacturing Inc	\$ 7,665,300	\$ 5,107,600
35-32-25-24-0006	Stoltman Trustee, Thomas P	\$ 7,207,100	\$ 4,751,400
29-31-23-11-0005	BD Properties LLC	\$ 1,707,000	\$ 1,500,000
01-32-25-41-0004	Riley & Rachel Beardley	\$ 558,300	\$ 388,000
26-32-25-14-0059	Michelle Gross	\$ 382,300	\$ 352,100
17-32-25-13-0012	Lucinda & Ronald Benson	\$ 440,500	\$ 428,100
29-31-23-11-0006	David Dahl	\$ 2,630,000	\$ 2,100,000
34-32-25-22-0008	Carol & Gary Harvet	\$ 408,100	\$ 388,300
24-32-22-14-0008	Love's Travel Center	\$ 8,971,100	\$ 7,900,000
27-32-25-43-0031	INTEGRITY ENG AND MFG INC	\$ 1,634,500	\$ 1,600,000
08-31-23-34-0023	ARDFEST Properties LLC	\$ 1,626,400	\$ 1,400,000

Michael Ruhland seconded the motion. Motion carried.

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With no further business to come before the board, Joan Krogstad made motion adjourning the 2023 Board of Appeal and Equalization at 1:38 p.m. Jim Cormier seconded the motion. Motion carried. The 2023 Board of Appeal and Equalization was adjourned.

ATTEST:

**BOARD OF APPEAL AND EQUALIZATION
ANOKA COUNTY, MINNESOTA**

By: _____
Pam LeBlanc, Chief Officer
Property Records and Taxation

By: _____
Jerry Teeson, its Chair