

MINUTES OF THE COON RAPIDS LOCAL BOARD OF APPEAL AND  
EQUALIZATION MEETING – APRIL 28, 2015

The 2015 Local Board of Appeal and Equalization meeting was brought to order by Chair Koch at 7:09 p.m. on Tuesday, April 28, 2015 in the City Council Chambers.

Board Members Present: Chairperson Jerry Koch, Denise Klint, Jennifer Geisler, Brad Johnson, Steve Wells

Board Members Absent: Wade Demmer, Ron Manning

Pledge of Allegiance to the Flag

APPOINT SECRETARY

MOTION BY BOARD MEMBER JOHNSON, SECONDED BY BOARD MEMBER WELLS APPOINTING DEBBIE MILLER AS SECRETARY FOR THE 2015 LOCAL BOARD OF APPEAL AND EQUALIZATION. THE MOTION PASSED UNANIMOUSLY.

ADOPT AGENDA

MOTION BY BOARD MEMBER GEISLER, SECONDED BY BOARD MEMBER JOHNSON TO ADOPT THE AGENDA AS PRINTED. THE MOTION PASSED UNANIMOUSLY.

REMARKS FROM CITY ASSESSOR

Ned Storla, City Assessor, welcomed everyone to the meeting. He stated that the purpose of the meeting was to review the 2015 (pay 2016) values. He introduced the City Assessing staff, the City Finance Director, Sharon Legg, and Alex Guggenberg, Anoka County Assessment Compliance Coordinator. He presented information for the 2015 Local Board of Appeal and Equalization and answered questions including this year's Forum attendance.

CONSIDER APPEALS FROM PROPERTY OWNERS IN REGARD TO 2015  
ESTIMATED MARKET VALUE IN THE ORDER OF REGISTRATION

PIN 36-31-24-31-0012 and 36-31-24-31-0013, Green Bay Packaging Inc, 555 85<sup>th</sup> Lane  
NW, Coon Rapids, MN 55433 John Towel

Mr. Towel stated that he has two parcels; PIN 36-31-24-31-0012 value increasing from \$452,200 to \$2,429,500 and PIN 36-31-24-31-0013 value decreasing from \$8,838,500 to \$7,678,300 causing a 9% increase in total value. He estimates the 2015 value should be the same as the 2014 value because he did not have enough time to prepare any other numbers. Mr. Towel stated that Mr. Storla did talk to him about the value increase and explained how the total value was split between the two parcels. Mr. Storla provided comparable sales outside of the Coon Rapids area. Mr. Towel said he would be open to

some sort of compromise and does not wish to hire a consulting firm as he has done in the past.

Mr. Storla presented a map showing the two parcel lot lines and explained how the value was split between the two parcels causing an increase on PIN 36-31-24-31-0012 because about 30% of the building value is now on this PIN. PIN 36-31-24-31-0013 value actually decreased because total building value on this PIN changed from 100% to about 70%. He stated that his sales comparison only included “good sales” and if the Board wanted to see Coon Rapids sales he would have to include sales that are not “arms-length transactions”. Discussion followed including questions regarding the general industrial increase of about 5% in Coon Rapids commercial property compared to Green Bay Packaging’s increase of 9%.

Mr. Storla and the Board agreed more time was needed and City Assessing staff would prepare a report on the Green Bay Packaging property for the reconvene meeting.

PIN 26-31-24-42-0029, 9564 East River Road, Coon Rapids, MN 55433 JOHN AND JOYCE MYKULAK

Mrs. Mykulak stated her 2014 value (pay 2015) increased from \$115,400 to \$159,200 and 2015 value (pay 2016) to \$163,600 and there was a 52% increase in their 2015 taxes. She said they think their 2014 value increase is unfair and that they had gone to the County TNT meeting last fall. The Board explained that only the 2015 value could be appealed at this meeting. Brent Reid, Coon Rapids City Appraiser explained that he did visit the property and the 2014 value was lowered. He also stated that the home was re-measured and the square footage increased from 1040 to 1487. Changes to the field card combined with market activity accounted for the 2014 value increase. Discussion followed and Mrs. Mykulak decided to withdraw their appeal of the 2015 value.

**A MOTION BY BOARD MEMBER JOHNSON, SECONDED BY BOARD MEMBER WELLS TO NOT ACCEPT ANY NEW APPEALS BUT TO RECONVENE MAY 12, 2015 6:30 PM. THE MOTION PASSED UNANIMOUSLY.**

Recorded and transcribed by:  
Debbie Miller  
Local Board of Appeal and Equalization Secretary