

New Haven Township

OLMSTED COUNTY, MINNESOTA — EST. 1858

PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET

9024 COUNTY ROAD 3 NW, ORONOCO, MN 55960

Local Board of Appeal and Equalization for New Haven Township Meeting Minutes – April 15, 2020

1. Call to Order: The Local Board of Appeal and Equalization for New Haven Township was called to order at about 9:30 AM by Chair Mary Andrist. Quorum requirements were met with Supervisor Dennis Beyer and Supervisor Brian Hervey joining the meeting by telephone. Clerk Dale Thomforde was present at the Town Hall. Certification requirements were met with Andrist and Hervey training certified. Joining the meeting from Olmsted County Assessor's Office by telephone were Ryan Kraft – Sr. Appraiser and Tom Reineke – Commercial Appraiser. Planning and Zoning Administrator Ann Fahy-Gust also joined the meeting by telephone. The purpose of this meeting was to address appeals of 2020 assessment valuations and classifications for taxes payable in 2021.

2. Teleconference Statement and Comments from the Chair: Chair Andrist read the teleconference statement: "Until further notice, under Emergency Executive Order 20-20 by Governor Walz "Directing Minnesotans to Stay at Home", and any follow-on orders, all New Haven Town Board meetings will be conducted by telephone - see Minn. Stat. § 13D.021. Although the meetings are open to the public, the Town Hall will not be open to the public. Interested members of the public can be connected to the open meeting by telephone. To be connected into the meeting, contact the Clerk at 507-226-1082 before the beginning of the meeting to provide your name and telephone number. In due course, the minutes of Town Board meetings are posted on the New Haven Township website."

3. Appeals:

- A. James Burke (3552 West River Pwky NW, Rochester), had previously contacted Mr. Kraft to discuss the valuation of parcel number 85.27.33.038897; a 5 acre parcel. Andrist read an email Mr. Ryan had received from Mr. Burke. Mr. Ryan recommended leaving the land value alone and lowering the value on the improvements, for a total value of \$115,700. Hervey moved to change the estimated market value as recommended by the Assessor, seconded by Beyer. The roll call vote was Hervey - aye, Beyer - aye, and Andrist - aye. The motion carried 3-0.
- B. James and Ederlina Hedlund (9451 105th St NW), property owners of parcel number 85.21.12.038735, had sent an email to the Clerk on April 14, 2020 at 7:17 PM, appealing the property valuation. Mr. Ryan received a copy of the email from the Clerk just before the meeting. Andrist read the email received from the Hedlunds. Mr. Ryan had previously talked with Mr. Hedlund, maybe last fall. Mr. Ryan had found some comparables in New Haven, Salem, and Kalmar Townships, but none with such a steep driveway. Mr. Ryan had made accommodations several years ago to bring the valuation down due to the steepness of

the driveway. Hervey moved to not change the estimated market value as recommended by the Assessor, seconded by Beyer. The roll call vote was Hervey - aye, Beyer - aye, and Andrist - aye. The motion carried 3-0. The Hedlunds can still bring their appeal to the Olmsted County (June 16, 2020 at 6:30 PM, call 507-328-6001 by June 12 for an appointment) since an appeal had been made to this Board.

- C. Daniel Kohlmeyer (8511 Co Rd 3 NW), property owner of parcel numbers 85.36.22.057890 and 85.36.22.057891, appeared at the Town Hall, but was asked to be connected by telephone since the Town Hall was closed due to the Governor’s Executive Order. Ann Fahy-Gust commented that Mr. Kohlmeyer had been working with her to do a recombine and split of the 35/5-acre parcels. Mr. Kohlmeyer was connected in by telephone. He said he had been working with the Township on a recombine/split, but it has not yet been completed with the County. He is not appealing the valuation on the 5-acre parcel (#85.36.22.057891). He had an appraisal done in 2016 (a 75-page document) on parcels 85.25.33.038857 (8.27 acres), 85.35.11.039015 (35 acres), and 85.36.22.057890 (35 acres). He said the appraised value of the 3 properties in 2016 was \$550,000, while the assessed value was \$640,000. Andrist commented that appraisals over 6-months old are of little value, and there are different types of appraisals. Mr. Ryan said he had previously talked to Mr. Kohlmeyer, maybe late last summer. Since he didn’t have a copy of the appraisals right now, he could not make a recommendation. Beyer commented that Mr. Kohlmeyer could bring his appeal to the Olmsted County (June 16, 2020 at 6:30 PM, call 507-328-6001 by June 12 for an appointment) since an appeal had been made to this Board. Mr. Ryan said he would be willing to review the papers Mr. Kohlmeyer has and if they can come to an agreement, there would be no reason to go to the County Board. Mr. Ryan said they would consider the valuations of the parcels as they currently exist, before the planned recombine and new split. At this time, Mr. Ryan recommended no change in the valuation. Andrist moved to not change the estimated market value as recommended by the Assessor, seconded by Beyer. The roll call vote was Andrist - aye, Beyer - aye, and Hervey - aye. The motion carried 3-0.

4. Adjournment: With no further business before the Local Board of Appeal and Equalization, Chair Andrist adjourned the meeting at about 10:20 AM.

Approved by the Board,
Date:

Attest,
Date:

[Signed copy on file]

[Signed copy on file]

Mary Andrist – Chair
For the New Haven Town Board

Dale J. Thomforde
New Haven Township Clerk