

**Monday, April 10, 2023 6:00 PM**  
**CITY OF MINNETONKA BEACH**  
**LOCAL BOARD OF APPEAL MINUTES**

**1. Mayor Pagano called the meeting to order at 6:00 p.m.**

Board members present: Mayor Joe Pagano, Council Members: Tracey Breazeale, Chris Dovolis, Jennifer Halverson, and Vibhu Sharma; Absent: Treasurer Chris Zinn.

Staff Present: City Administrator Heidi Honey; City Clerk Jane Burgess, Public Works Jason Hilgers

Also Present: Mike Smerdon, Principal Residential Assessor, and Ryan Robinson, Assessor, both from Hennepin County

**2. Purpose of the Meeting**

Pagano stated the purpose of the meeting is to provide an opportunity for residents to appeal their 2023 estimated property tax valuation or market valuation for taxes payable in 2024, and/or to appeal their property classification. He stated that property owners may only appeal their estimated market value, and to strengthen the appeal property owners appeal must be based on facts and supporting detail provided. The burden of proof rests with the property owner.

**3. General Background –Mike Smerdon and Randy Robinson, Hennepin County Assessor’s Office**

Smerdon presented the property tax process and council agreed to proceed right away with presentations by residents who attended this meeting.

**4. Valuation Changes Being Brought to the Board by the City Assessor:**

4.1. Joe Pagano 3101 Old County Rd. original valuation: 1,091,400

4.2. Corey Orehek 3107 Old County Rd. 1,193,400

4.3. Stan Altmark 3111 Old County Rd 1,551,400

4.4. Steve Paulson 3115 Old County Rd. 1,303,200

4.5. Mark Sylvester 3131 Lafayette Ridge Rd. 1,226,600

4.6. Bruce Palmer 3135 Lafayette Ridge Rd. 1,294,900

4.7. Nicholas Callahan 3139 Lafayette Ridge Rd. 1,403,400

4.8. Chad Ormberg 3143 Lafayette Ridge Rd. 1,613,600

4.9. Byron Johnson 3147 Lafayette Ridge Rd. 1,143,000

4.10. Brian Arnold 3151 Lafayette Ridge Rd. 1,269,700

4.11. Joe Tilli 3159 Lafayette Ridge Rd. 1,231,200

4.12. Rick Cornelius 3163 Lafayette Ridge Rd. 1,302,000

- 4.13. Jason Mohr 3167 Lafayette Ridge Rd. original valuation: 1,244,700
- 4.14. Shawn O'Grady 2316 Huntington Pt Rd. W. Original Valuation: 6,158,400.
- 4.15. Rod Wolf at 2316 Lafayette Rd. Original Valuation: \$950,100
- 4.16. Jeffrey Siegel at 3022 Northview Rd. Original Valuation \$2,379,800,
- 4.17. Don Swanson at 2603 Arcola Lane. Original valuation: \$2,731,500
- 4.18. Bill Whitely at 2657 Woodbridge Rd. Original valuation: \$5,181,700
- 4.19. Alan Carlson 2411 Woodwinds Lane Original valuation: \$6,275,400
- 4.20. Robin Gipson 3103 Brooks Lane Original Valuation: \$1,911,700
- 4.21. Pete Bazil 3016 Northview Rd original Valuation: \$4,116,700
- 4.22. Mary Young 3157 Northview Rd. Original valuation: \$717,200
- 4.23. Dan Forbes 2417 Woodbridge Rd. Original valuation: \$996,700
- 4.24. Lesley Longval 3010 Northview Rd. Original valuation: \$2,575,700
- 4.25. Susan Smytka 2532 Arcola Lane Original valuation: \$2,262,900
- 4.26. Tim Hasse 2310 Huntington Pt Rd W. Original valuation: \$7,053,200
- 4.27. Paul Sperduto 2515 Woodbridge Rd. Original valuation: \$4,100,800
- 4.28. Carolyn Evans 2503 Woodbridge Rd. Original valuation: \$751,000

**5. Residents Appealing in Person or By Letter**

- 5.1. Lucian Panait at 2423 Woodbridge Road. Inspection and evaluation in process by Mike Smerdon. Original Valuation: \$1,203,500
- 5.2. Nik Fredriksson at 2323 Huntington Pt Road West. Inspection and evaluation in process by Mike Smerdon. Original Valuation: \$1,425,600
- 5.3. White Otter LLC – John Woerner 2928 Northview Rd. original valuation \$4,646,500. Woerner stated that he will follow up with Smerdon.
- 5.4. Brenda Arndt 3171 Lafayette Ridge Rd original valuation 1,175,700; Arndt stated that the valuation of her home was \$715,000 a few years ago, and it increased xx percent last year Smerdon will follow up with Arndt after he conducts his research.
- 5.5. Nell Mathews 2643 Arcola Lane original 1,316,400  
Mathews stated that she is in the discussion and research stage with Smerdon, so is deferring until the next meeting April 18th.

- 5.6. Julien Maurel 2515 Lafayette Rd.; Maurel presented comps for sales and listings. His original valuation is \$1,592,400 and he paid \$1,050,000 for this home two years ago. Smerdon stated he will go through the home and conduct a review.
- 5.7. Jayme Suiter 3151 Lafayette Ridge Rd asked if he is considered on the lake. Smerdon stated that he is not on the lake – just has lake access. There is no delineation in between. Suiter attended this meeting to seek clarification between the lake access and water-influenced categories. Smerdon stated that Lafayette Ridge is a hybrid, and their deeded lake access makes those homes higher valued than the homes on the north side of Old County Rd which do not have deeded lake access. Smerdon stated that three big sales in 2021 in and near Lafayette Ridge drove up the valuation of Suiter’s house and LRHA homes. Suiter questioned that stating that sale prices are relative to the deeded access, and he doesn’t want to be classified as “on the lake”. He wants clarification on lake or off as it pertains to LRHA. Smerdon stated that the Department of Revenue defines lake or deeded access classifications, and he will review this issue.
- 5.8. Derek Wortman 2428 Lafayette Rd. He did not contact Smerdon, he just attended this meeting. Wortman asked why there is such a variation in valuation increases and why do characteristics change. Smerdon explained the process with the model and variables. This year is different as Smerdon stated that he knocked on every door in the City and reviewed 101 homes here. This gave him a lot of data to input. Wortman stated that he has a sewer line under his property that is tied to five homes, and he feels that his house is a teardown. Smerdon stated that he will review the sewer line issue. Wortman requested that Smerdon revisit his home and property.

Pagano stated that there are no waiting appellants so therefore he asks for a motion to continue this meeting to 6:00 pm, April 18, 2023.

**Sharma motion, Dovolis second to continue the Local Board of Appeal Meeting on April 18, 2023 at 6pm. All ayes, the motion carried.**

Mayor Pagano recessed the meeting at 6:43 p.m.

**PUBLIC IN ATTENDANCE** – The following individuals were in attendance: Nell Mathews, Lucian Panait, Niklas Fredriksson, John Woerner, Jayme Suiter, Julien Maurel, Brenda Arndt, and Derek Wortman

**Tuesday, April 18, 2023 6:00 PM – continued from April 10, 2023  
CITY OF MINNETONKA BEACH PACKET FOR MEETING**

1. **Call to Order** – 6:00 pm  
Board members present: Mayor Joe Pagano, Council Members: Tracey Breazeale, Chris Dovolis, and Jennifer Halverson  
Absent: Council Member Vibhu Sharma, Treasurer Chris Zinn  
Staff Present: Mike Smerdon, Principal Residential Assessor, and Ryan Robinson, Assessor, both from Hennepin County

**2. Purpose of the Meeting**

Mayor Pagano restated the purpose of the meeting and reminded everyone that property owners may only appeal the market value, the burden of proof is on the owner, and it must be based on facts.

3. **General Background** - No additional background information was provided.

**4. Residents Appealing in Person or by Letter after the April 10<sup>th</sup> meeting**

- 4.1. Robert Melamed 2115 Huntington Pt Rd.; original assessed valuation \$1,577,400  
Melamed called Smerdon too late for Smerdon to research his property in advance of this reconvened meeting tonight.

**5. Valuation Changes brought to the Board by the City Assessor**

- Item 5.1. Rod Wolff 2316 Lafayette Rd.; original valuation \$950,100; reduce to \$840,100  
Item 5.4. Jeffrey Siegel 3022 Northview Rd.; original valuation \$2,379,800; reduce to \$2,287,700  
Item 5.5. Don Swanson 2603 Arcola Lane; original valuation \$2,731,500; reduce to \$2,079,200  
Item 5.6. Bill Whitely 2657 Woodbridge Rd.; original valuation \$5,181,700; reduce to \$5,077,600  
Item 5.7. Alan Carlson 2411 Woodwinds Lane; original valuation \$6,275,400; reduce to \$5,953,000  
Item 5.8. John Woerner 2928 Northview Rd; original valuation \$4,646,500; reduce to \$4,557,400  
Item 5.9. Robin Gipson 3103 Brooks Lane; original valuation \$1,911,700; reduce to \$1,800,000  
Item 5.13. Dan Forbes 2417 Woodbridge Rd.; original valuation \$996,700; reduce to \$925,000  
Item 5.35. Julien Maurel 2515 Lafayette Rd.; original valuation \$1,592,400; reduce to \$1,356,000  
Item 5.11. Mary Young 3157 Northview Rd; original valuation \$717,200; reduce to \$679,100  
Item 5.12 Brenda Arndt 3171 Lafayette Ridge Rd; original valuation \$1,175,700; reduce to \$982,000  
Item 5.15. Nell Mathews 2643 Arcola Lane; original valuation \$1,316,400; reduce to \$1,111,500  
Item 5.19. Joe Pagano 3101 Old County Rd; original valuation \$1,091,400; reduce to \$959,000  
Item 5.22. Steve Paulson 3115 Old County Rd; original valuation \$1,303,200; reduce to \$1,133,400  
Item 5.24. Bruce Palmer 3135 Lafayette Ridge Rd; original valuation \$1,294,900; reduce to \$1,080,400  
Item 5.30. Joe Tilli 3159 Lafayette Ridge Rd.; original valuation \$1,231,200; reduce to \$1,023,000  
Item 5.36 Derek Wortman 2428 Lafayette Rd.; original valuation \$2,970,300; reduce to \$2,767,400  
Item 5.37 Laura Inglis 2120 Huntington Pt Rd E; original valuation \$1,725,500; reduce to \$1,486,500

**Halverson motion, Breazeale second to affirm the assessor's recommended valuations for Items 5.1, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.15, 5.22, 5.24, 5.30, 5.35, 5.36, and 5.37. All ayes, motion carried.**

**Breazeale motion, Dovolis second to affirm the assessor's recommended valuation for Item 5.19. All ayes, motion carried.**

The following residents were reviewed by Assessor Smerdon and he recommended no change to their valuations as follows:

- 5.2 Lucian Panait at 2423 Woodbridge Rd. original valuation: \$1,203,500. No change  
5.3 Niklas Fredriksson at 2323 Huntington Pt Rd W. original valuation: \$1,425,600. No change  
5.10 Pete Bazil at 3016 Northview Rd. original valuation: \$4,116,700. No change  
5.34 Shawn O'Grady at 2316 Huntington Pt Rd W. original valuation: \$6,158,400. No change

**Smerdon stated the following reached out to him, but he had no further communication or they are out of town. They are listed in the meeting record to allow them to appeal to the county if they wish.**

Item 5.14. Leslie Longval at 3010 Northview Rd. Recommend no change to the \$2,575,700 valuation

Item 5.16. Susan Smytka at 2532 Arcola Lane. Recommend no change to the \$2,262,900 valuation

Item 5.17. Tim Hasse at 2310 Huntington Pt Rd W. Recommend no change to the \$7,053,200 valuation

Item 5.18. Paul Sperduto at 2515 Woodbridge Rd. Recommend no change to the \$4,100,800 valuation

Item 5.20. Corey Orehek at 3107 Old County Rd. Recommend no change to the \$1,193,400 valuation

Item 5.21. Stan Altmark at 3111 Old County Rd. Recommend no change to the \$1,551,400 valuation

Item 5.23. Mark Sylvester at 3131 Lafayette Ridge Rd. Recommend no change to the \$1,226,600 valuation

Item 5.25. Nicholas Callahan at 3139 Lafayette Ridge Rd. Recommend no change to the \$1,403,400 valuation

Item 5.26. Chad Ormberg at 3143 Lafayette Ridge Rd. Recommend no change to the \$1,613,600 valuation

Item 5.27. Byron Johnson at 3147 Lafayette Ridge Rd. Recommend no change to the \$1,143,300 valuation

Item 5.28. Jayme Suiter at 3151 Lafayette Ridge Rd. Recommend no change to the \$1,096,600 valuation

Item 5.29. Brian Arnold at 3155 Lafayette Ridge Rd. Recommend no change to the \$1,269,700 valuation

Item 5.31. Rick Cornelius at 3163 Lafayette Ridge Rd. Recommend no change to the \$1,302,000 valuation

Item 5.32. Jason Mohr at 3167 Lafayette Ridge Rd. Recommend no change to the \$1,244,700 valuation

Item 5.33. Carolyn Evans at 2503 Woodbridge Rd. Recommend no change to the \$751,000 valuation

Item 5.38. Robert Melamed at 2115 Huntington Pt Rd. E. Recommend no change to the \$1,577,400 valuation

**Halverson motion, Breazeale second to affirm the assessor's recommendation of no change to the valuations for agenda items 5.2, 5.3, 5.10, 5.14, 5.16, 5.17, 5.18, 5.20, 5.21, 5.23, 5.25, 5.26, 5.27, 5.28, 5.29, 5.31, 5.32, 5.33, 5.34 and 5.38. All ayes, motion passed.**

**Breazeale motion, Halverson second to adjourn the Local Board of Appeal meeting. All ayes, motion passed.**

**Meeting adjourned at 6:27 pm.**

Public in attendance: Nell Mathews and Derek Wortman

**Respectfully submitted,**

**Jane Burgess, City Clerk**