

**MELROSE CITY COUNCIL
BOARD OF APPEAL AND EQUALIZATION MEETING
WEDNESDAY, APRIL 16, 2025 – 4:30 P.M.**

A.I. #1 CALL TO ORDER/ROLL CALL

The Melrose City Council met as the Board of Appeal and Equalization on Wednesday, April 16, 2025, at 4:30 p.m. pursuant to due notice being given thereof. Present were Council Members Tony Klasen, Joelene Wieling, Mark Niehoff, Mayor Joe Finken, City Administrator Colleen Winter, and City Clerk Patti Haase. Also, in attendance were Stearns County Appraisers Deb Haus and Kathy Korte. Council Member Travis Frieler was absent. Present was Community Development Director Sheila Hellermann, Mr. Nate Hiltner and Mr. Roger Blenker. Mayor Finken presided thereat.

A.I. #2 APPROVAL OF AGENDA

A motion was made by Mr. Niehoff, seconded by Ms. Wieling and unanimously carried to approve the agenda as submitted.

A.I. #3 ASSESSMENT REVIEW

Ms. Winter presented the Affidavit of Publication of the meeting notice, which was published in the March 26, 2025, and April 2, 2025. edition of the Star Post.

Council Member Tony Klasen, Mark Niehoff, and Mayor Finken have completed the Board of Appeal and Equalization training and are certified.

City Administrator Winter noted that no correspondence was received at the Administration Office. Stearns County Appraiser Deb Haus stated that she has been communicating with Mr. Roger Blenker, regarding tax valuation for 2025 for the City of Melrose. Stearns County Appraiser Kathy Korte stated that she has had conversations with Mr. Nate Hiltner regarding his commercial property located at 406 Main Street E and the property owner of Riverside Flats located at 325 1st Street NE Suite 1101.

Stearns County Appraiser Haus stated the purpose of the meeting is to discuss valuation and classification of property, not property taxes. Ms. Haus reported that whoever appears before the Board will be notified by mail within 10 working days of the action taken on the request. If an individual is not satisfied with the action taken, they may appeal the decision to the County Board of Appeal.

Ms. Haus provided an update on valuation changes and other items pertaining to the assessment process. Ms. Haus presented data for the residential property sales for the period of October 1, 2023, through September 30, 2024. The full report is on file at the City Center. Ms. Haus noted that there was a total of 26 qualified residential sales off water, and 2 qualified sales located on water that sold between October 1, 2023, and September 30, 2024. The sales during this time period indicated an increase in market value for all properties. Total new construction for residential is \$1,750,250.

Residential, off water median increase of +2% - +7%
Residential, on water median increase of +2% - +7%

Commercial / Industrial	+0% - 6% average +3%
Storage Facilities.....	+1% - 4% average +3%
Mobile Home/Storage Units.....	+3% to 5% average +4%
Apartments.....	+3% to 5% average +4%
New construction, residential	\$ 1,750,250
New construction, Commercial / Industrial / Apartments	<u>\$ 9,216,600</u>
Total new construction	\$ 10,966,850

Mr. Nate Hiltner with Northstars Properties LLC and property owner of 406 Main Street E, parcel number 66.37189.0000. Mr. Hiltner has been in contact with Stearns County regarding the commercial property. The current EMV was listed at \$129,900. Mr. Hiltner stated that the property has been totally gutted and is only a shell at this time. Ms. Korte concurred that the value of the property was not adjusted for the current state of the building with collapsed roof and interior damage and is recommending the value be adjusted to \$30,000.

A motion was made by Ms. Wieling, seconded by Mr. Klasen and unanimously carried approving the adjusted market value from \$129,900 to \$30,000.

Ms. Korte stated that she has also been contacted by the property owner of Riverside Flats of Melrose LLC parcel number 66.37011.0200 located at 325 1st Street NE Suite 1101 Melrose MN.. The property owner believes the EMV is too low and is requesting the accessor's office review the EMV. Ms. Korte stated the accessor's office is recommending the EMV be adjusted from \$1,496,800 to \$1,936,500 due to additional new construction.

A motion was made by Mr. Niehoff, seconded by Ms. Wieling and unanimously carried approving the adjusted market value of \$1,496,800 to \$1,936,500.

Mr. Roger Blenker property owner of parcel number 66.36997.0010 located at 215 6th Street NW stated that he believes his property market value is too high when compared to other properties in the other. Mr. Blenker had obtained appraisals from three realtors ranging from \$114,000 to \$145,000. Ms. Haus noted that she had done an interior review of the house in December of 2024 and adjusted the valuation from \$162,100 to the current valuation for the 2025 assessment for taxes payable in 2026 of \$138,500. Mr. Blenker started he believes the property value to be around \$117,000. The Council reviewed the appraisals along with comparable properties in the city.

After further discussion a motion was made by Mr. Klasen, seconded by Mr. Niehoff and unanimously carried adjusting the 2025 market value to \$134,500.

A.I. #4 ADJOURNMENT

A motion was made by Mr. Niehoff, seconded by Mr. Klasen and unanimously carried. to adjourn the meeting at 5:30 p.m.


 PATRICIA HAASE – CITY CLERK