



222 2nd Street SE
Wadena, MN 56482

Special City Council Minutes Wednesday, April 22, 2026

CALL TO ORDER AND ROLL CALL

Comprising a quorum of the City Council, the meeting was called to order at 3:00 pm with the following members present: Mayor George Deiss, Council Members Mark Lunde, Wade Miller, and Mac Nelson. Absent, Duke Harrison.

Otter Tail County Local Board of Review

Otter Tail County assessor's office representatives were present to review property value adjustment requests with the City Council. There were no properties to review. No action taken. Otter Tail County representatives left at approximately 3:30 pm.

Wadena County Local Board of Review

Wadena County assessor's office representatives were present to review property value adjustment requests with the City Council.

Action Motion: Motion to reclassify Wadena parcels as follows.

Parcel 226100030, Tom Marquette: Valuation changed from \$51,400 to \$39,000, a reduction of \$12,400. Tom explained that his property is incorrectly classified as commercial instead of residential since approximately 2015, the property is used for personal residential purposes. County staff explained that the land had mistakenly remained classified as commercial, resulting in a higher land valuation.

Parcel 223500055, Darcy Properties, LLC: No change in valuation. Classification changed from residential construction to residential bare land.

Parcel 228100310, State of Minnesota: Valuation changed from \$58,000 to \$34,300, a reduction of \$23,700. Classification changed to bare land and storage building removed with Highway 10 project.

Parcel 223001970, H & P Properties: Valuation changed from \$421,200 to \$338,800, a reduction of \$98,300. Classification changed from above average to typical average construction.

Parcel 220083010, Homecrest/Bullinger Enterprises, LLP: Valuation changed from \$7,459,000 to \$5,375,500, a reduction of \$2,083,500. Mike Bollinger addressed the Board regarding the valuation, stating that the property has aging infrastructure, deferred maintenance issues, and portions of the buildings that are no longer actively in use. Bollinger noted that significant repairs and improvements have been made over the years, including roof repairs and cleanup of older sections of the facilities.

Bollinger expressed concern that the current assessed values were higher than realistic market value, citing his experience in commercial real estate and comparable industrial properties that sold for substantially less than assessed values. He stated that if the

Homecrest business were not operating in the buildings, the properties would likely remain vacant for an extended period. Bollinger stated that he believed his combined properties would realistically sell for approximately \$3.5 million to \$4 million total.

Parcel 220074150, Homecrest/Bullinger Enterprises, LLP: Valuation changed from \$1,097,300 to \$712,300, a reduction of \$385,000. Construction quality of the building was lowered.

Parcel 223001260, Nguyen Real Estate, LLC: Valuation changed from \$571,900 to \$525,200, a reduction of \$46,700. Sonny stated the building was purchased for \$180,000, the board noted that even though he purchased the building for \$180,000, there was already a valuation on it from the county at \$385,000. County staff discussed the recent sight visit and reassessment. Classification changed retail to restaurant and beauty shop to storage or warehouse space. Adjusting square footage of the building, the effective age, and 10% reduction factor applied for economic function for open space above main restaurant area.

Parcel 224600050, C-2 Investments: Valuation changed from \$33,000 to \$25,600, a reduction of \$7,400. The county completed a sight visit. Classification changed from normal to fair.

Parcels 220082091, 220053390, 220053410, 220053400, 220053394, 220053462, Mason Bros. and Abby's Bakery: No change in valuations for all properties. Mayor Deiss read a letter submitted by Duke requesting reconsideration. Indicating that MnDOT's amount of \$95,000 reflected damage related to the loss of access and operational impacts to the business, including truck routing and access changes. The request is for a \$95,000 reduction in value related to the loss of direct access as part of the Highway 10 construction project. Staff explained that a similar request had been discussed the previous year; however, at that time the access had not yet been removed. Board discussion noted that MnDOT's valuation for damages was based on business and access impacts rather than the assessed land value itself. County staff stated that the land value on the parcel was approximately \$7,600 and that the property continued to function for its intended use. It was also noted that other businesses affected by the Highway 10 construction project had not received valuation adjustments related to temporary or altered access(es).

Parcel 223001090, Oxenfree Enterprises, LLC: Valuation changed from \$258,900 to \$255,100, a reduction of \$20,300. The owners stated they purchased the building in 2025 for less than its assessed value and expressed concern about the increase in valuation between 2024 and 2025. Wadena County explained that the property had been assessed at approximately \$230,000 in 2024 and increased to approximately \$272,000 in 2025 as part of a countywide market equalization and correction process. An initial reduction of approx. \$8,800 was discussed, lowering the value to \$266,000. Discussion moved to focus on the condition and use of an upper-level apartment area that was currently vacant and not suitable to rent without renovations. The owners state the space was primarily used for storage and office purposes. Potential classification adjustments were reviewed for the condition of the upper-level space, including modifications related to construction quality, effective age, and functional use.

Following discussion, staff indicated that additional adjustments could reduce the total valuation by approximately \$20,300 overall.

Moved by:	Nelson	Seconded by:	Miller
Roll call vote:	Deiss, Lunde, Miller, Nelson		
Absent:	Harrison		

Action Motion: Motion to adjourn at 4:19pm.

Moved by:	Lunde	Seconded by:	Nelson
Vote in favor:	Deiss, Lunde, Miller, Nelson		
Absent:	Harrison		



George Deiss, Mayor

Attest: 
Kim Schroeder, City Administrator