

2024 Minutes will be reviewed and approved at the 2025 meeting of the Duluth Local Board of Appeals & Equalization

# Minutes of the Duluth Local Board of Appeals & Equalization

May 15, 2024, 10:00 AM – 5:00 PM

## Members present:

### **Frank A Messina**

Realtor

1<sup>st</sup> Term: 4/27/21 – 3/31/25

### **Thomas D Henderson**

Realtor

2<sup>nd</sup> Term: 4/01-24 – 4/01-28

Appointed by Mayor

### **Danielle Erjavec**

Equalization Course

1<sup>st</sup> Term: 2/4/22 – 1/1/26

Appointed by CAO

### **Roberta A. Pirkola**

1<sup>st</sup> Term: 5/9/23 – 5/31/27

Appointed by Mayor

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Duluth City Clerk Ian Johnson opened the meeting at 10:00. All board members were in attendance. A motion was made by Commissioner Messina and seconded by Commissioner Henderson to appoint Ms. Pirkola as board president. The motion passed unanimously.

Commissioner Messina moved to approve the 2023 minutes and was seconded by Commissioner Henderson. The motion passed unanimously.

Gunnar Johnson spoke regarding assessments on 010-4055-00300; 00310; 00320, on behalf of the Spirit Cove Homeowner's Association. Board Chair Pirkola recused herself from hearing the appeal. John Osterberg spoke on behalf of St. Louis County. Commissioner Henderson moved to reduce the properties in question in line with the appraisal provided by the appellant and was seconded by Commissioner Erjavec. The motion passed unanimously.

Thomas Marzac spoke regarding a walk-in appeal of assessments to 010-2720-00370. Joe O'Dell spoke on behalf of St. Louis County and recommended no changes. Commissioner Henderson moved to make no changes and was seconded by Commissioner Erjavec. The motion passed unanimously.

Martin Running spoke regarding assessments to 010-0790-19160. Anne Simms spoke on behalf of St. Louis County and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Messina. The motion passed unanimously.

James Nanette spoke regarding a walk-in appeal of assessments to 010-0290-00870, 00880. Joe O'Dell spoke on behalf of St. Louis County and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

Jeannine Anderson spoke regarding assessments to 010-2770-00110. Frank Carver spoke on behalf of St. Louis County and recommended no changes. Commissioner Pirkola moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

Paul Kilgore & Douglas Breiland spoke on behalf of Arrowhead House Properties regarding assessments to 010-1480-00910. Dave Sipila and Kristin Swanson spoke on behalf of St. Louis County and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Messina. The motion passed unanimously.

Michael Ledoux spoke regarding assessments to 010-1390-00690. Anne Sims spoke on behalf of St. Louis County and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

Mark Yelich spoke on behalf of Hawk's Ridge Estates Association regarding assessments to 010-2118-00620, 00630, 00640, 010-2119-00710, 010-2118-00620, 00630, 00640, 00650, and 010-2119-00710. Anne Sims spoke on behalf of St. Louis County and recommended an increase to \$169,700 pending a determination regarding the reclassification and corresponding recording of the parcels. Commissioner Pirkola moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

John Klaers spoke regarding assessments to 010-1160-00450. Frank Carver spoke on behalf of St. Louis County and recommended no changes. Commissioner Messina moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

A write-in appeal was heard regarding assessments to 010-2770-00060 on behalf of Ian Bentley and Robin Ketchen. Frank Carver spoke on behalf of St. Louis County and recommended no changes. Commissioner Pirkola moved to make no changes and was seconded by Commissioner Messina. The motion passed unanimously.

A walk-in appeal was heard regarding assessments to 010-2710-01300 on behalf of Steve Paulson. Scott Sutherland spoke on behalf of St. Louis County and recommended lowering the assessed value to \$3,224,900. Commissioner Messina moved to accept the recommendation and was seconded by Commissioner Erjavec. Commissioners Erjavec, Messina, and Pirkola voted in favor. Commissioner Henderson was opposed.

Gladys Billeter spoke regarding assessments to 010-0990-00090. Dave Christianson spoke on behalf of St. Louis County and recommended no changes. Commissioner Messina moved to make no changes and was seconded by Commissioner Erjavec. The motion passed unanimously.

A walk-in appeal was heard regarding assessments to 010-1230-00085 on behalf of Patty McGaffey from Oneida Realty. Bill Downs spoke on behalf of St. Louis County and recommended no changes. Commissioner Pirkola moved to make no changes and was seconded by Commissioner Henderson. Commissioner Erjavec recused herself from the vote and the motion passed unanimously.

A write-in appeal was received from Thomas Gavin regarding 010-4045-00030. Ryan Sovee. spoke on behalf of St. Louis county and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

A write-in appeal was received from Bruce & Nancy Minea regarding 010-3452-00460. Joe O'Dell spoke on behalf of St. Louis county and recommended no changes. Commissioner Henderson moved to make no changes and was seconded by Commissioner Messina. The motion passed unanimously.

A write-in appeal was received from Nick Ericson regarding 010-0090-00480, 00490, 00500. spoke on behalf of St. Louis county and recommended no changes. Commissioner Henderson moved to make no changes and was seconded by Commissioner Erjavec. The motion passed unanimously.

Gladys Billeter returned and restated her previously stated position. She was advised, again, to work with St Louis County staff to attempt to reach a resolution.

A write-in appeal was received from Michael Bergh regarding 010-2020-00990, 01000. Joe O'Dell spoke on behalf of St. Louis county and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Henderson. The motion passed unanimously.

Betty Ramsland spoke regarding assessments to 010-0172-00150. Dave Christianson spoke on behalf of St. Louis County and recommended no changes. Commissioner Pirkola moved to make no changes and was seconded by Commissioner Henderson. Commissioner Messina recused himself. The motion passed unanimously.

A write-in appeal was received from Ronald Bergh regarding 010-1220-05090. Anne Sims spoke on behalf of St. Louis county and recommended no changes. Commissioner Pirkola moved to make no changes to and was seconded by Commissioner Messina. The motion passed unanimously.

A write-in appeal was received from Ronald Bergh regarding 010-1350-03480. Anne Sims spoke on behalf of St. Louis county and recommended no changes. Commissioner Henderson moved to make no changes to and was seconded by Commissioner Erjavec. The motion passed unanimously.

A write-in appeal was received from John & Tammy Wodny regarding 010-4710-00465. Anne Sims spoke on behalf of St. Louis county and recommended no changes. Commissioner Erjavec moved to make no changes and was seconded by Commissioner Messina. The motion passed unanimously.

A walk-in appeal regarding 010-4444-00250 was read by SLC Assessor Dave Christianson who recommended a new value of \$333,500. Commissioner Messina moved to adopt the recommendations and was seconded by Commissioner Henderson. The motion passed unanimously.

A walk-in appeal regarding 010-4444-00260 was read by SLC Assessor Dave Christianson who recommended a change to \$353,400. Commissioner Messina moved to adopt the County's recommendation and was seconded by Erjavec. The motion passed unanimously.

A walk-in appeal regarding 010-2080-05430 was read by SLC Assessor Cassie Brown who spoke on behalf of St. Louis County and recommended no \$446,500. Commissioner Erjavec moved to accept the County's recommendations and was seconded by Commissioner Henderson. The motion passed unanimously.

St. Louis County requested that the board adopt a blanket motion adopting all other assessor recommendations in bulk arranged by St. Louis County Staff. Commissioner Erjavec moved to approve and was seconded by Commissioner Messina. The motion passed unanimously.

Anne Sims on behalf of Saint Louis County advised the board that remaining walk-in appeals be entered into the record and recommended no changes. Commissioner Pirkola moved to accept the County's recommendation and was seconded by Commissioner Henderson. The motion passed unanimously.

Commissioner Erjavec moved to adjourn and was seconded by Commissioner Henderson. The motion passed unanimously.

**Adjourned: 5:00 PM**