



LOCAL BOARD OF APPEALS AND EQUALIZATION MEETING

April 28, 2025

6:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Mayor Ostwald called the Local Board of Appeals and Equalization Meeting of April 28, 2025, to order at 7:00 p.m.

PRESENT

Dave Ostwald
Ann Bolkcom
Ryan Evanson
Tom Tillberry
Patrick Vescio

OTHERS PRESENT:

Patrick Maghrak, City Assessor

REGULAR AGENDA ITEMS

NEW BUSINESS

1. LBAE Resolution No. 2025-01, Approving the Equalization of Assessed Valuations of Real and Personal Property in the City of Fridley

Patrick Maghrak, City Assessor, explained the purpose of the meeting, the responsibilities of the Board, and appeal procedures. He presented the 2025 assessment summary.

There were no comments from the public.

Mr. Maghrak stated that four properties require action. He reviewed the details of the first property at 6499 University Avenue NE and his recommendation to reduce the valuation from \$3,440,800 to \$2,650,000 based on the sale value of that property in November of 2024.

Motion made by Councilmember Evanson to add the property located at 6499 University Avenue NE to LBAE Resolution No. 2025-01 with a reduction in value from \$3,440,800 to \$2,650,000. Seconded by Commissioner Bolkcom.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY.

Mr. Maghrak reviewed the details of the next property located at 8201 Hickory Street and his recommendation to affirm the estimated market value at \$3,020,600.

Motion made by Councilmember Bolkcom to affirm the estimated market value of \$3,020,600 for the property located at 8201 Hickory Street and include that property in LBAE Resolution #2025-01. Seconded by Commissioner Vescio.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY.

Mr. Maghrak reviewed the details of the next property located at 6359 Van Buren Street and his recommendation to affirm the estimated market value of \$308,100.

Motion made by Councilmember Evanson to affirm the estimated market value of 6359 Van Buren Street and include the property in LBAE Resolution #2025-01. Seconded by Commissioner Cardona.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY.

Mr. Maghrak presented the details of the fourth property located at 710 Medtronic Parkway, which includes several parcels. He stated that the call was received this afternoon and, therefore, he did not have time to investigate and complete an analysis. He recommended affirming the estimated market value of \$51,975,900 cumulative.

Councilmember Evanson asked if the caller provided more details on their requested deviation for the property value and what their next steps could be. Mr. Maghrak stated that additional information was not provided and believed it to be a formality to ensure they could continue to appeal the value at the County level.

Motion made by Councilmember Evanson to affirm the estimated market value for the five properties located at 710 Medtronic Parkway at \$51,975,900 cumulative and include that in LBAE Resolution #2025-01. Seconded by Commissioner Bolkcom.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY.

Motion made by Councilmember Vescio to approve LBAE Resolution No. 2025-01, Approving the Equalization of Assessed Valuations and Real and Personal Property in the City of Fridley as revised. Seconded by Commissioner Bolkcom.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY.

ADJOURN

Motion made by Councilmember Bolkcom to adjourn the Local Board of Appeals and Equalization meeting. Seconded by Councilmember Vescio.

UPON A VOICE VOTE, ALL VOTING AYE, MAYOR OSTWALD DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:24 P.M.

Respectfully Submitted,

Melissa Moore
City Clerk

Dave Ostwald
Mayor