



Local Board of Appeals and Equalization Meeting

April 27, 2026

7:00 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 27, 2026, to order at 7:00 p.m.

Present

Dave Ostwald

Ann Bolkcom

Luke Cardona

Ryan Evanson

Patrick Vescio

Others Present:

Patrick Maghrak, City Assessor

Wally Wysopal, City Manager

Regular Agenda Items

Motion made by Councilmember Cardona to adopt the regular agenda. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

New Business

1. LBAE Resolution No. 2026-01, 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 2026 assessment summary.

There were no comments from the public.

Mr. Maghrak stated that 13 properties reached out to him, noting that the first eight properties on the list were able to resolve their concerns with him, while the remaining five properties wish to preserve their right to appeal.

Councilmember Evanson asked about the process that is followed to review and change property values. Mr. Maghrak replied that he tries to walk through the properties. He noted one residential property and

one apartment building that had both recently been sold, including appraisals, and confirmed that the values on those properties were changed to match the sale values.

Mayor Ostwald asked how much the decrease in taxes would be for those property owners with the decreased valuations. Mr. Maghrak stated that he would need to estimate that, guessing the decrease for the apartment building would be about \$1,000 per year, and the home would be about \$300 to \$350.

Motion made by Councilmember Evanson to accept the revised Exhibit A into the record. Seconded by Vescio.

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

Motion made by Councilmember Evanson to approve LBAE Resolution No. 2026-01, Approving the Equalization of Assessed Valuations and Real and Personal Property in the City of Fridley as revised. Seconded by Commissioner Vescio.

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

Adjourn

The meeting was adjourned at 7:17 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Dave Ostwald
Mayor