

**City of Merrill  
Board of Review  
Thursday, May 26, 2022  
4:00 P.M.  
City Council Chambers**

**I. Call to Order & Roll call**

Mayor Hass called the meeting to order at 4:00 P.M.

**II. Agenda Items:**

**1. Roll Call – City Clerk Anderson-Malm**

Roll call showed the following voting members present: Mayor Steve Hass, Alderperson Paul Russell, Alderperson Rick Blake, Alderperson LaDonna Fermanich, Alderperson Dick Lupton and City Clerk Lori Anderson-Malm.

Also present: Kitt Koski (Bowmar Appraisal, Inc.). Attendee at the hearing portion of the meeting: Steve Traudt, representing MEND Merrill and Merrill Ridge Plaza and Christopher Hayden, representing Walmart Real Estate Business Trust.

**2. Verify at least one member has met the mandatory training requirements.**

City Clerk Anderson-Malm has taken the required training and has submitted the training affidavit to the State of Wisconsin. A copy of the training affidavit was in the agenda packet.

**3. Opening Comments – Mayor Hass**

Mayor Hass asked City Assessor Koski his views on the assessment. City Assessor Koski indicated the last revaluation was done in 2016 and recommends a revaluation in 2024. This would be a market review based on the field inspections of 2016.

Alderperson Russell asked for City Assessor Koski to introduce himself to the new board members. City Assessor Koski gave a brief history of his work with the city. Alderperson Fermanich asked about the market review expense. City Assessor Koski stated a market review is less expensive than a field review. The other person in attendance, Steve Traudt, was introduced and asked a question for the City Assessor.

**4. Acknowledge policy regarding the procedures for waiver of Board of Review hearing request.**

A copy of the policy was in the meeting packet.

City Clerk Anderson-Malm reported that the policy was adopted in 2017 and is still in effect.

**5. Acknowledge policy regarding the procedures for sworn telephone testimony requests and sworn written testimony requests.**

A copy of the policy was in the meeting packet.

City Clerk Anderson-Malm reported that the policy was adopted in 2017 and is still in effect.

**6. Annual Assessment Report – Bowmar Appraisal**

City Assessor Koski stated they do not need to complete an annual assessment report.

**7. Receipt of the Assessment Roll from the Assessor**

City Clerk Anderson-Malm reported she has received the Assessment Roll from City Assessor Koski. The report was placed on the table for viewing.

**8. Board of Review Hearings:**

Hearing #1 – Parcel #251-3106-182-130

This hearing was scheduled at 5:00 but was granted by the board to begin at 4:20

City Clerk Anderson-Malm administered the oath to Kit Koski and Steve Traudt.

Steve Traudt, Assessment Reduction Services, LLC – representing Merrill Ridge Plaza, 3500 E. Main St, Merrill, WI and MEND Merrill, LLC, 3402 E. Main St, Merrill, WI.

The current assessment for Merrill Ridge Plaza is \$2,546,100.00 (Land = \$558,700, Improvements = \$1,987,400). On the objection form, Merrill Ridge Plaza contends that the total assessment should be \$905,223.

The current assessment for MEND Merrill, LLC is \$1,910,200 (Land - \$481,400, Improvements = \$1,428,800). On the objection form, MEND Merrill, LLC contends that the total assessment should be \$1,112,477.

The reason for the reduction in assessed value, according to Steve Traudt, is because the property has been vacant and does not have full assessed value.

Kitt Koski and Steve Traudt had extensive discussion regarding the assessed value of both properties. Mr. Koski agreed to lower the assessed value on the MEND Merrill, LLC property however remained firm on the assessed value on the Merrill Ridge Plaza property.

Mayor Hass made a motion to maintain the assessment on the parcel Merrill Ridge Plaza, 3500 E. Main St. Alderperson Blake seconded. Carried 5-0 on a roll call vote.

Alderperson Fermanich made a motion to reduce the total assessment on the parcel MEND Merrill, LLC at 3402 E. Main St. from \$1,910,200 (\$481,400 land and \$1,428,800 improvements) to \$1,586,000 (\$481,400 land and \$1,104,600 improvements). Alderperson Blake seconded. Carried 5-0 on roll call vote.

#### Hearing #2 –Parcel #251-3107-172-0004

Walmart Real Estate Business Trust has filed an objection to Real Property Assessment related to their property at 505 South Pine Ridge Avenue (Wal-Mart).

The current assessment is \$9,956,700 (\$1,309,000 land and \$8,647,700 improvements). On their objection form, Wal-Mart contends that the total assessment should be \$5,138,500.

City Clerk Anderson-Malm administered the oath to Kitt Koski and Christopher Hayden, representing Walmart Real Estate Business Trust.

Representing Wal-Mart, Christopher Hayden presented his case and answered questions.

Motion (Lupton/Blake) to retain the assessment of Wal-Mart at \$9,956,700 (\$1,309,000 land and \$8,647,700 improvements). Carried 5-4 on roll call vote.

### **III. Public Comment**

None.

### **IV. Adjournment**

Motion (Fermanich /Blake) to adjourn Sine Die. Carried. Adjourned at 6:02 P.M.

Minutes prepared and submitted by,

Lori L Anderson-Malm  
City Clerk