

**City of Merrill
Board of Review
Wednesday, April 26, 2023
3:00 P.M.
City Council Chambers**

I. Call to Order & Roll call

Mayor Hass called the meeting to order at 3:00 P.M.

II. Agenda Items:

1. Roll Call – City Clerk Anderson-Malm

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

Also present: Kitt Koski (Bowmar Appraisal, Inc.). Attendee at the hearing portion of the meeting: Zack Wroblewski, 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 gave opening comments and spoke about the 2024 revaluation.

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. This agenda item will be removed for the 2024 Board of Review meeting. Mr. Koski did give a brief report on the new construction in the City of Merrill.

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:

Alderson Lupton made a motion to open the hearings. Alderson Blake seconded and the motion carried on a voice vote.

Hearing #1 –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 Zack Wroblewski, representing Walmart Real Estate Business Trust.

Representing Wal-Mart, Zack Wroblewski presented his case and answered questions. Additional information was provided at the meeting.

City Assessor Koski presented his case and answered questions. Additional information was provided at the meeting.

Alderson Blake made a motion to retain the assessment of Wal-Mart at \$9,956,700 (\$1,309,000 land and \$8,647,700 improvements). Alderson Lupton seconded and the motion carried on a 5-0 on roll call vote.

Chair Hass made a motion to close the hearing. Alderson Lupton seconded and the motion carried.

III. Public Comment

None.

IV. Adjournment

Aldersperson Lupton made a motion to adjourn Sine Die. City Clerk Anderson-Malm seconded and the motion carried. The meeting was adjourned at 5:00 PM.

Minutes prepared and submitted by,

Lori L Anderson-Malm
City Clerk