



MINUTES

Greenwood City Council

Local Board of Appeals & Equalization Meeting

Thursday, April 10, 2025

Deephaven City Hall

20225 Cottagewood Road, Deephaven, MN 55331

1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Tom Fletcher called the meeting to order at 6:00pm.

Members Present: Mayor Fletcher and Council Members Brian Malo, Mike Marti and Jennifer Gallagher.

Member Absent: Council Member Kristi Conrad

Others Present: Hennepin County and City Assessors Michael Smerdon

Motion by Gallagher to approve the agenda. Second by Malo. Motion passed 4-0.

2. APPEALS PROCESS

Mayor Fletcher provided an overview of the Appeals Process.

Tom Schauerma of 5560 Maple Heights Road spoke and had questions regarding the assessment and the valuation increases for St. Alban's Bay.

The City's Assessor, Michael Smerdon, provided information regarding the 2025 property value increases for St. Alban's Bay.

John Sayer of 20890 Channel Drive spoke. His property is on a channel off of St. Alban's Bay. The assessment went up 25% a couple of years ago, and now the recent assessment has gone up another 25%. The new assessed value is \$1,294,000. DNR will not allow dredging of the channel. A 9% increase in property value would be fair - \$100,000.

Patrick Murphy of 5135 Weeks Road compared his property to 5155 Weeks Road land value of \$3,521,100. Asked Assessor if would agree to \$3,450,000. He referred to the Estimated Market Value for the 21560 Fairview St. sale as a comparable.

John Musgard of 5145 Curve Street spoke. He has an issue with using Effective Front Footage as compared to neighbors on either side with more lake frontage. He doesn't think that that Effective Front Footage is a correct measurement to use.

Mike Bloom of 5120 Curve Street spoke. The property portion was up 33.62% consistent with everyone on St. Alban's Bay. The property is worth roughly \$2,000,000. It can't be compared to \$4,000,000 to \$6,000,000 properties. The property value should be lowered to the same as 2 McLynn Road. The Main Lake and Meadville went up nominal amounts. It is crazy how none of the houses on Meadville had significant value increases while St. Alban's Bay had large increases. If the McLynn property is comparable, he suggests an assessment of \$2,065,060. If the typical 1% increases on Meadville are comparable, he suggests a 1% increase to \$1,817,508.

Patricia Stolz of 21230 Excelsior Boulevard spoke. The assessor offered a 27% increase as compared to 32% proposed. She Could see 20% being a realistic number.

Keith Stuessi of 5000 Meadville Street addressed the Council with his comments.

3. ADJOURNMENT

Motion by Malo to recess the meeting at 7:30pm until April 24, 2025. Second by Gallagher. Motion passed 4-0.