

BEMIDJI CITY COUNCIL BOARD OF REVIEW

April 22, 2025

Pursuant to due call and published notice, the Board of Review of the City of Bemidji met at City Hall on Tuesday, April 22, 2025, at 5:00 p.m. with Chair Pro Tem Rivera presiding, for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year 2025 payable in 2026.

Upon roll call, the following Board Members were declared present: Peterson, Johnson, Rivera, Eaton, Thayer. Absent: Prince, Fiskevold Gould

City Staff: City Manager Rich Spiczka, City Clerk Michelle Miller

Beltrami County Assessor's Office: Kaleb Bessler, Cade Schulke

PRESENTATION BY ASSESSOR

County Assessor Kaleb Bessler stated that pursuant to state statute, property ratios are required to be between 90% and 105% which is estimated value compared to sale price. Sales data reflects the timeframe of October 1, 2023 through September 30, 2024:

- Bessler provided total values and new construction values for both the county and the City of Bemidji. Bessler stated their focus was on commercial values for the past year.
- The adjusted residential ratio is 98.78% after adjustment from 99%, mostly due to building depreciation. There were 178 residential sales with a median sale price of \$187,000.
- Commercial ratio is 91.60% after adjustment from 60%. There were 19 commercial sales with a median sale price of \$585,000.
- Apartment ratio 92.71%. There were 3 rental sales with a median sale price of \$3,000,000.

PROPERTY OWNERS WISHING TO BE HEARD

Chair Pro Tem Rivera opened the public hearing at 5:10 p.m.

- Lisa Putney, 1005 Lake Blvd NE, provided comments on the significant increase in the value of her property and requested a review.
- Mary Locke, 302 Lakewood Dr NW, inquired about the decrease in the value of her property. Bessler noted that it was due to building depreciation.
- Kelsi Skime, 4635 Power Dam Road NE, inquired about why her property is in city limits when most of her properties surrounding her are in the township. Miller stated she had taken a phone call from Kelsi sometime ago and determined that her property was either part of orderly annexation or a previous owner has petition to be annexed. Miller stated Ms. Skime should consult with an attorney regarding detachment from the city limits.
- Gina Erickson, 1415 Bixby Avenue NE, provided comments on the increase in the value of her property and requested a review.
- Rick Hanson, 3125 Bemidji Avenue, 3217 Bemidji Avenue, vacant Bemidji Avenue, 3721 Birchmont Drive and 3140 Birchmont Drive, provided comments on increases in the value of his properties and requested a review.
- Bessler provided a written appeal for 2821 Whispering Ridge Dr NE. The owner of this property had been in conversations with the previous assessor regarding a burial ground located on the property resulting in no decisions or recommendations being made.

Hearing no additional comments Chair Pro Tem Rivera closed the public hearing at 5:57 p.m.

Motion by Thayer, seconded by Eaton, to recess the meeting to Monday, May 5 at 5:00 p.m. at City Hall. Motion carried by the following roll call vote: Yeas: Peterson, Thayer, Rivera, Eaton, Dickinson. Absent: Fiskevold Gould, Prince.

RECESS

The meeting recessed at 6:06 p.m.

Respectfully submitted,



Michelle R. Miller
City Clerk