

CITY OF SHEBOYGAN

BOARD OF REVIEW

Tuesday, June 8, 2021

1. OPENING OF MEETING

1.1 CALL TO ORDER - Meeting was called to order at 8: 30 AM

1.2 ROLL CALL -

Board members present: Ken King, Patricia Weisrock, Linda Serrano, Kathleen Donovan
Board member absent and excused: David Hinze

1.3 Pledge of Allegiance - was recited.

1.4 Introductions of Committee members, staff and guests

City Attorney Charles Adams, Assessor Mike Grotz, Property Appraiser Rae Ann Schmitz, Assessment Technician Darcie Beernink

2. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

2.1 Confirmation of appropriate BOR and Open Meetings notices - all confirmed to be noticed appropriately.

2.2 Selection of BOR Chairperson

Motion by Patricia Weisrock, second by Linda Serrano to elect Ken King as BOR Chairperson. Motion passes.

2.3 Selection of BOR Vice-Chairperson

Motion by Linda Serrano, second by Kathleen Donovan to elect Patricia Weisrock as BOR Vice-Chairperson. Motion passes.

2.4 Verify that a member has met the mandatory training requirements.

City Clerk Meredith DeBruin verified that Ken King and Kathleen Donovan received Board of Review member training affidavits for completing mandatory training.

2.5 Verify the City of Sheboygan has adopted an Ordinance for the confidentiality of income and expense information provided to the assessor under state law (sec. 70.47 (7)(af) - Gen. Ord. No. 90 - 99 - 00.

City Attorney Charles Adams verified that the City of Sheboygan has adopted Gen. Ord. No. 90 - 99 - 00.

2.6 Review of any new laws and a review of procedures.

Board Chairperson Ken King verified no new laws and provided a brief reminder of BOR procedures.

2.7 Review adopted policy regarding the procedure for sworn telephone testimony and sworn written testimony.

Board Chairperson Ken King verified policy adopted in 2020 by the BOR.

2.8 Review adopted policy regarding the procedure for waiver of Board of Review hearing requests.

Board Chairperson Ken King verified policy adopted in 2020 by the BOR.

2.9 Receipt of Assessor's qualifications.

Qualifications of the Assessor Mike Grota, Assessment Technician Darcie Beernink, and Property Appraiser Rae Ann Schmitz were received into record.

2.10 Review and acceptance of the Assessment Roll.

Motion by Patricia Weisrock, second by Linda Serrano to accept the Assessment roll into record as provided. Motion passes.

2.11 and

2.12 Take action on any requests for Board of Review hearing waivers and Board of Review scheduled objections.

Fay Wingrove (Tech Hub, LLC) submitted a written request for waiver of the 48 hour notice requirement for a hearing. The request was entered into record and there was no objection to the waiver by the Board. Request for waiver of BOR for Wal-Mart Stores, Inc., 3711 S. Taylor Drive, Sheboygan, Parcel Number 59281479120 was read into record. Motion by Linda Serrano, second by Patricia Weisrock to approve the waiver. All ayes.

Request for waiver of BOR for Washington School Apartments, LLC, 1238 Geele Avenue, Sheboygan, Parcel Number 59281719721 was read into record. Motion by Kathleen Donovan, second by Patricia Weisrock to approve the waiver. All ayes.

Objection to Real Property Assessment for Tech Hub, LLC, 532 N. 8 th Street, Sheboygan, Parcel Number 59281108410 was read into record. Fay Wingrove and Assessor Mike Grota were sworn in by the Clerk. Testimony was heard from the objector and assessor. Property assessed at \$456,100.

Objector opinion that the assessed value should be \$325,100.

Objection to Real Property Assessment for FCE Morningside LLC c/o Northshore HC, 3431 N. 13 th Street, Sheboygan, Parcel Number 59281719360 and Nationwide Health Properties c/o North Shore HC, 3129 Michigan Avenue, Sheboygan, Parcel Number 59281213161 were read into record. Assessor Mike Grota asked the BOR to postpone hearings until a later date and to issue a subpoena for records regarding the properties. Authorized Agent Bill Ardern for the properties had no objections. Motion by Linda Serrano, second by Kathleen Donovan to direct the issuance of the subpoenas and to postpone the hearings regarding the objections. All ayes.

Objection to Real Property Assessment for RCS Empowers, Inc., 2213 Calumet Drive, Sheboygan, Parcel Number 59281601981 was read into record. Board Chairperson Ken King recused himself from the hearing. Martha VandeLeest (President & CEO), Monica Senkbeil (Sr. Vice President/HR & Administration), and Assessor Mike Grota were all sworn in by the Clerk. Testimony was heard from the objector and assessor. Property assessed at \$1,328,500. Objector opinion that the assessed value should be \$675,000.

Board deliberated in open session regarding Tech Hub, LLC, 532 N. 8 th Street, Parcel Number 59281108410. Motion by Patricia Weisrock, second by Kathleen Donovan to uphold the assessed value. All ayes.

Board deliberated in open session regarding RCS Empowers, Inc., 2213 Calumet Drive, Sheboygan, Parcel Number 59281601981. Ken King recused himself from deliberations.

Motion by Linda Serrano, second by Kathleen Donovan to uphold the assessed value. All ayes.

3. Adjourn

3.1 Adjourn

There being no other business, the BOR went into adjournment at 10: 33 AM until a future date can be set to specifically address the objections from Parcel Numbers 59281213161 and 59281719360.