

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE BOARD OF REVIEW  
TUESDAY, APRIL 13, 2010 – 6:00 P.M.

PRESENT: Mayor Johnson, Council Members Spencer, Wallace (arrived at 6:05 p.m.) and Wenck.  
ABSENT: Council Member Betts.  
STAFF: Administrator-Clerk Hirsch, Assessor Jensen, Assessor Klockziem.  
VISITORS: Mike Loegering, Tom Stevens.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence Board of Review was called to order by Mayor Johnson at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson deferred the pledge of allegiance until the regular Council meeting.

3. OPENING REMARKS – PHIL JENSEN, HENNEPIN COUNTY ASSESSOR'S OFFICE.

Jensen stated the overall market value in the City dropped about 8.5 percent. The valuations are based on property sales from Oct. 1, 2008 to Sept. 30, 2009, which is required by the Minnesota Department of Revenue. Jensen stated that in other markets, the values are still dropping, especially on lakeshore property. The assessor's office is working through changes in the Green Acres program with each property owner who has been affected.

Johnson asked if the State Legislature has made any more changes to the Green Acres program in 2010.

Jensen responded the State House and Senate seem to agree on extending the determination of Green Acres from May 1 to Aug. 16. There could be other changes, but nothing is concrete.

Spencer asked if the rule change regarding growing hay in pasture and grazing that had affected horse operations had changed.

Jensen stated there had been some discussion about changing the classification of horses and pastureland.

Johnson stated the House might have passed something regarding the status of horses as livestock and pastures.

Jensen noted that there are still changes being made.

Stevens, property owner, asked what the difference is between commercial and industrial classifications.

Klockziem responded the commercial classification is for retail and office uses and the industrial classification is for warehouses and manufacturing. He explained the State does not distinguish between commercial and industrial for taxation purposes.

4. BOARD OF REVIEW

Charles Kramer, 2825 County Road 92 (PID NO. 17-118-24-14-0001)

Jensen stated the property had been classified agricultural and was reclassified as residential. After reviewing the property, Jensen changed the portion of his classification to 4.31 acres of residential and the remaining agricultural.

Tom Stevens, 7045 Pagenkopf Road PID No. (15-118-24-32-0002)

Stevens, Johnson and Hirsch discussed Steven's possible Ag Preserve application.

Klockziem discussed Steven's commercial property's valuation history.

Mike Loegering, 5150 Sunset Lane (PID No. 01-118-24-13-0001)

Loegering thanked the assessor for coming to an agreement with him about his property value.

5. ADJOURN.

**Motion by Wenck, second by Wallace, to adjourn the Board of Review meeting at 6:26 p.m. Ayes: Johnson, Spencer, Wallace, Wenck. Nays: none. MOTION DECLARED CARRIED.**

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Respectfully submitted by Christina Scipioni,  
Recording Secretary