

CITY OF MENASHA
BOARD OF REVIEW
First Floor Conference Room 133
100 Main Street, Menasha
May 24, 2018
MINUTES

A. CALL TO ORDER

Meeting called to order by Clerk Galeazzi at 10:00 a.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL/EXCUSED ABSENCES

PRESENT: Commissioner Nichols, Rudolph, Stoffel, Zelinski

ALSO PRESENT: Assessor Luke Mack, CA Captain, ASD Jacobs, Court Report Nan Casper, Clerk Galeazzi.

D. ACTION ITEMS

1. Select Chairman

Clerk Galeazzi opened the floor for nominations for Chairman.

Moved by Comm. Stoffel seconded by Comm. Zelinski to nominate Comm. Rudolph for Chairman.

Moved by Comm. Nichols seconded by Comm. Zelinski to nominate Comm. Stoffel for Chairman.

Having no other nominations, Comm. Zelinski moved to close nominations.

Motion carried on roll call 3-1 for Comm. Stoffel for Chairman.

(Comm. Nichols, Rudolph, Zelinski voted for Comm. Stoffel; Comm. Stoffel voted for Comm. Rudolph).

Comm. Stoffel took over as Chairman

2. Select Vice-Chairman

Comm. Stoffel opened the floor for nominations for Vice-Chairman.

Moved by Comm. Rudolph seconded by Comm. Zelinski to nominate Comm. Nichols for Vice-Chairman,

Moved by Comm. Nichols seconded by Comm. Zelinski to nominate Comm. Rudolph for Vice-Chairman.

Having no other nominations, Comm. Zelinski moved to close nominations.

Motion carried on roll call 3-1 for Comm. Nichols for Vice-Chairman.

(Comm. Rudolph, Stoffel, Zelinski voted for Comm. Nichols; Comm. Nichols voted for Comm. Rudolph).

3. Approve Minutes of May 25, 2017

Moved by Comm. Zelinski seconded by Comm. Rudolph to approve minutes of May 25, 2017.

Motion carried on voice vote.

4. Clerk's Report – Posting of Board of Review Notification

Clerk Galeazzi reported the assessment rolls have been received and signed by Clerk and Assessor. Open Book and Board of Review notices were published in the Post Crescent in accordance with State Statute. Notices were also posted in four different places within the City, City Hall, Post Office, Library and Utilities. Commissioners Nichols, Rudolph and Stoffel attended training and are certified for 2 years.

5. Examine Assessor's Roll

Commissioners examined the assessment rolls.

6. Hearing Objections, Review, Board Determinations

Clerk Galeazzi announced the first case.

Dan Pamerter, owner, 165 Main Street, Menasha. Parcel #3-00817-00.

Clerk Galeazzi swore in Assessor Luke Mack and property owner Dan Pamerter.

CA Captain stated the Objection to Real Property Assessment form was not complete and she asked Mr. Pamerter the questions that he did not complete. Mr. Pamerter answered:

- Your opinion of assessed value - \$200,000
- Reason for your objection - the previous year's assessment was \$196,000
- Basis for your opinion of assessed value – did not make any major improvements from previous year.

Mr. Pamerter testified as to the reasons he believed the assessment is incorrect.

Attorney Captain and the Board asked Mr. Pamerter questions.

Assessor Luke Mack presented how he determined the fair market value of 165 Main Street. The property was reduced to \$300,000 after meeting with property owner during the open book procedure.

Attorney Captain and the Board asked Mr. Mack questions.

The Chair closed the evidence portion and opened Board of Review deliberations.

Board members deliberated.

Moved by Comm. Nichols seconded by Comm. Rudolph to sustain the assessment of the Assessor as no evidence was presented to overturn the Assessor's value.

Motion carried on roll call 4-0.

Clerk Galeazzi presented the Notice of Board of Review Determination to Dan Pamerter.

Peter Kemps and Wade Steidl, representing Barbara Kemps owner of 831 First Street, Menasha, appeared. They explained an appraisal of the property was just received that day and asked the Board to hear their objection to the assessed value. An Objection of Real Property Assessment was not submitted and no notification of their intent to file an objection was received by the Clerk.

Moved by Comm. Rudolph seconded by Comm. Stoffel to not hear the case as they did not show good cause for failure to meet the notification requirement.

Motion carried on roll call 3-1.

Comm. Nichols, Rudolph, Stoffel voted yes. Ald. Zelinski voted not.

E. ADJOURNMENT – Sine Die

Moved by Comm. Zelinski seconded by Comm. Rudolph to adjourn-Sine Die at 12:00pm.

Motion carried on voice vote.

Deborah A. Galeazzi, WCMC
City Clerk