

**KINDRED CITY COUNCIL SPECIAL TAX EQUALIZATION MEETING MINUTES**

**04-01-2020**

**6:30 pm**

**Kindred City Hall/Conference Call**

Present: Mayor DuBord, CMs Spelhaug, Amerman (via phone), Stoddard, and Peraza. Also present were City Assessor Paul Fracassi (via phone) and City Auditor Tabitha Arnaud.

Mayor DuBord called the meeting to order at 6:34pm.

**MOTION, passed – To approve agenda;  
Stoddard moved, Peraza seconded. RCV; Motion carried unanimously.**

**TAX EQUALIZATION**

Mr. Fracassi presented and reviewed of 2020 city assessment roll worksheets, valuations, and the increase/decrease from 2019. Overall, commercial property values were reduced \$223,500, while residential property values increased by \$15.5 million (\$12 million from the Tif district, about \$3 million from new construction. This results in a total increase in taxable value of \$690,962. The decrease of \$544,856 in Urban Renewal/TIF District is a result of the residential TIF expiring on 12-31-2019. This should result in about \$24,000 additional revenue

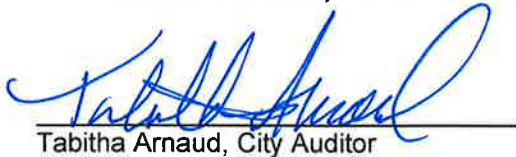
There were 33 properties flagged for review and notices were mailed to property owners instructing them to contact Cass County Assessor's Office directly to appeal or to attend this meeting. No responses were received, no appeals were made to City Hall, nor were there any property owners present at the meeting to appeal in person. Appeals can be made to the City year-round by submitting a written request for review; property owners do not need to wait until these meetings to discuss their property values.

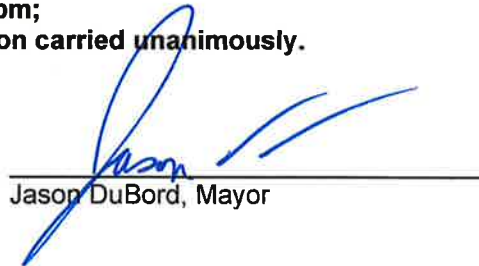
Mr. Fracassi stated that he has Kindred tentatively scheduled for a city-wide reappraisal in the year 2021, but is unsure at this point if the effects of the COVID-19 pandemic could push that back a year. Typically, they try to schedule these reappraisals every 10 calendar years.

**MOTION, passed – To approve Cass County Assessor's 2020 property assessment rolls, valuations, and increase/decrease sheet values as presented;  
Spelhaug moved, Peraza seconded. RCV; Motion carried unanimously.**

**ADJOURNMENT**

**MOTION, passed – To adjourn meeting at 6:49pm;  
Stoddard moved, Peraza seconded. RCV; Motion carried unanimously.**

  
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Tabitha Arnaud, City Auditor

  
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Jason DuBord, Mayor

  
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Date approved