



MEETING OF THE BOARD OF CITY COMMISSIONERS

4/6/2022 – Minutes

MEETING OF THE BOARD OF CITY EQUALIZATION

1. Call to Order

The Board of Equalization met in regular session on April 6, 2022, at the hour of 5:15 PM in the Large Conference Room of Bismarck Public Works, 601 South 26th Street, Bismarck, North Dakota. Commissioners present included: Commissioner Guy, Commissioner Marquardt, Commissioner Splonskowski, Commissioner Zenker, and Mayor Bakken. City of Bismarck staff present included City Administrator Keith Hunke, Assistant City Administrator Jason Tomanek, City Attorney Jannelle Combs, Finance Director Dmitry Chernyak, City Assessor Allison Jensen, Jeffrey Bitz, Casey Patzner, Justine Thompson, Andrew Hartman, Tracy DeForest, and Police Chief Draovitch.

MISSION STATEMENT

Mayor Bakken read the mission statement.

2. Annual Report

City Assessor Allison Jensen provided an overview of Assessing duties. The Assessor's office sent 8,131 notices on March 22, 2022, consisting of annexed parcels, new lots, new construction, remodeled properties, and market adjustments.

3. Public Hearing on the City's Annual Assessment

- **Herbert DeForest** – The proposed assessment is 29% higher over last year and 3-4% over nine years prior. He has had a City Assessor visit ([See Exhibit A](#)).
- **Jeff Hinz, Ace Hardware Stores** – 12% increase of \$772,000 at the North Ace Hardware location. The valuation for the North Ace Hardware location will be \$178/sq ft and the South Ace Hardware location is \$123/sq ft. The shared comparison from national retailers is lower than all. He will reach out to Assessor's Office to schedule an inspection ([See Exhibit B](#)).
- **Thomas, Northrop Drive** – He is concerned with the increased insurance and taxes as a result of the increase. His valuation was \$283,000 in 2021 and is \$341,000 for 2022. He will call the Assessor's Office.
- **Dave Trip, Jefferson Ave** - \$52,000 increase. He will contact the Assessor's

Office.

- **Blake Vetter** – 27% increase of \$82,000. He will contact the Assessor's Office.
- **Gaylynn Becker** – He worked with the Assessor's Office, and they adjusted his property valuation slightly.
- **Robert Gregoire, Cologne Drive** – He wants the Bismarck City Commission to control expenses because variants are tied to the mill levy.
- **Blaine Doppler, Fischer Contracting** – His commercial property's value in the Midwest Business Park increased 10%. He is not disputing the increase but is requesting lower increases for new developments. He will contact the Assessor's Office.
- **Kevin Solie, 1401 High Creek Place** – He provided comparisons to his property. He has been working with the Assessor's Office to have his valuation reconsidered ([See Exhibit C](#)).
- **Dan Zarkowski, landlord for South 17th Street Duplex** – He will contact the Assessor's Office.

The public hearing closed at 6:10 PM.

Commissioner Zenker inquired about the role of Burleigh County and the State of North Dakota's Boards of Equalization. Assessor Jensen applied that a property owner can go to the respective board meetings and their staff may re-evaluate the City's valuations. Burleigh County Board of Equalization typically holds its meeting in June and the State Board of Equalization meets in August. Commissioner Zenker expressed a desire to work with legislators to address the valuation process during a future legislative session.

Mayor Bakken asked Assessor Jensen what happens if the City's valuations are lower than the 90% threshold set by State law. Ms. Jensen said the State would then make a blanket adjustment to increase valuation to be within the 90%-100% range of market value.

Motion: Commissioner Splonskowski made a motion to approve the list of agreed valuations Commissioner Marquardt seconded the motion. Upon roll call, all voted aye. M/C.

[2022 Valuation - Property Owner Agrees](#)

Motion: Commissioner Marquardt made a motion to approve the list of valuations in which the property owners did not agree with the City's valuations, or their property was added to the list during the Board of Equalization meeting. Commissioner Splonskowski seconded the motion. Upon roll call, all voted aye. M/C.

[2022 Valuation - Property Owner Disagrees](#)

Motion: Commissioner Splonskowski made a motion to approve the City of Bismarck Assessing Division's Annual Report. Commissioner Guy seconded the motion. Upon roll call, Commissioners Splonskowski, Marquardt, Guy, and Mayor Bakken voted aye. Commissioner Zenker voted no. M/C.

[2022 Assessing Division Annual Report](#)

4. Adjourn

There being no further business, the meeting adjourned at 6:35 PM.

