



MINUTES OF THE 2013 BOARD OF REVIEW

Present: Bobby Beamon, Thomas Jessen, Howard Naish, James Roe
Absent: Ronald Anderson, Vince Borgogni (Alternate)
City Clerk: Rebecca Houseman LeMire
City Assessor: Dan McHugh
City Attorney: Tom Casper

Wednesday, May 15, 2013 – 10:00 a.m.

City Attorney Tom Casper called the meeting to order on Wednesday, May 15, 2013, at 10:00 a.m. in the City Hall Forum. Roll call was taken showing regular members Beamon, Jessen, Naish, and Roe present.

The first order of business was election of the Chairperson. Naish nominated Jessen for Chairperson, and Roe seconded. No other nominations were received and there was unanimous acclimation for Jessen. The motion carried. Jessen nominated Naish for Vice-chairperson, and Roe seconded. No other nominations were received and there was unanimous acclimation for Naish. The motion carried.

The verification of mandatory training requirements was presented by the Clerk, who stated that she had filed the required affidavit electronically with the Department of Revenue for Anderson, Beamon, Jessen, Naish, and Roe in April 2012. She also stated that training will take place again in 2014 for at least one member.

Assessor Dan McHugh explained the determinations of Good Cause and Extraordinary Circumstances. He indicated that an objector needs Good Cause to file his or her Objection Form within the first two hours of the public hearings on Monday, June 3rd. Mr. McHugh indicated that after 11:00 a.m. on June 3rd, an objector needs to prove an Extraordinary Circumstance to be able to file with the Board. He also said that each case is discussed and decided upon by the Board on an individual basis.

Jessen made a motion to require objectors to use the State Objection Form PA-115A only for filing objections in the City of Beloit. Naish seconded, and the motion carried.

Ms. LeMire indicated that the dates of the public hearings regarding residential and commercial objections are June 3rd, June 4th, June 5th, and June 7th, if necessary.

Mr. McHugh updated the Board on activity since meeting in 2012. He indicated that Walgreens has appealed the 2012 assessments in Circuit Court and that the City's attorney has litigated these cases throughout the state. Mr. McHugh said that Walgreens objected to the 2013 assessment as well but will stipulate to the assessment because the case is pending. Jessen made a motion to accept the stipulation, and Beamon seconded. The motion carried. Mr. Casper directed the Clerk to submit the signed stipulation to his office.

Mr. McHugh said that 2013 is a maintenance year for assessments. He said that there were not any changes for economic reasons, only for physical changes. He said that condominium values did change for economic reasons.

At 12:00 p.m., Beamon moved and Roe seconded that the meeting be continued until 9:00 a.m. on Monday, June 3, 2013, to accept the assessment roll and begin hearing objections.

Monday, June 3, 2013 – 9:00 a.m.

Chairperson Jessen called the meeting to order on Monday, June 3, 2013, at 9:00 a.m. Roll call was taken showing members Beamon, Jessen, Naish, and Roe present. Assessor Dan McHugh stated that he had presented the completed assessment roll to the Clerk who signed the roll. Beamon moved to accept the roll as presented by Mr. McHugh. Naish seconded, and the motion carried 4-0.

The Clerk swore-in Mr. McHugh prior to the first hearing for all subsequent hearings. The Clerk swore-in each property owner and/or agent prior to the hearing. The following cases were heard, followed by deliberations on each:

Property Owner/Agent	Property Address	Parcel Number
Yohon Campfield	1436 Madison Road	1276-0755

Mr. Campfield was present to object to the assessment of his property. Following discussion, Beamon moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2014 assessment year. Naish seconded, and the motion carried 4-0.

CVS Pharmacy/Robert A. Hill	1063 Fourth Street	1351-1105
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Robert A. Hill was present representing CVS Pharmacy. He presented information regarding both 1063 Fourth Street and 2149 Prairie Avenue together. Following discussion, Beamon moved to sustain the assessment. Naish seconded, and the motion carried 3-1 with Jessen voting in opposition.

CVS Pharmacy/Robert A. Hill	2149 Prairie Avenue	2196-0020
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Following discussion, Beamon moved to sustain the assessment. Roe seconded, and the motion carried 3-1 with Jessen voting in opposition.

Menard, Inc./John O'Neil	2851 Milwaukee Road	2205-1100
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John O'Neil, Paradigm Tax Group, was present representing the tax payer. Linn A. Duesterbeck was present to discuss the Summary Appraisal Report. Following discussion, Jessen moved to accept the appraisal report and change the total value of the property to \$8,100,000. Beamon seconded, and the motion carried 4-0.

Scoville Center/Chad Zeznanski	545 Public Avenue	1353-0980
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An individual representing the Scoville Center called the City Clerk's office at 1:00 p.m. and indicated that no one would be attending the hearing. The Board took no action on this item.

DBA Walgreen Co		
GNI of Beloit LLC	1901 Prairie Avenue	2195-0530
Waltrust Properties, Inc.	1531 Madison Road	1277-0030
Cole WG Beloit WI LLC	910 Broad Street	1365-0540

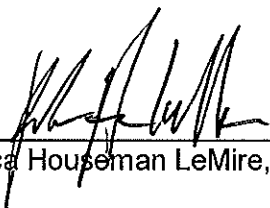
Walgreens filed objections forms for all three properties in Beloit. At the May 15, 2013 meeting, the Board signed a stipulation stating that the Board was deemed to have sustained the assessments without conducting a hearing or issuing a Notice of Decision.

Mr. McHugh presented the following corrections that took place after the Open Book process:

Parcel Number:	1358-1060	1253-0760	1251-1715	1346-1875	1355-1580
Address:	1028 Tenth Street	1250 La Salle Street	1827 Congress	1914 St. Lawrence Ave	546 Euclid Avenue
Original Land Value	\$10,000	\$8,800	\$7,600	\$9,700	\$8,100
Original Improvement Value	\$30,000	\$21,200	\$24,900	\$20,300	\$24,400
Original Total	\$40,000	\$30,000	\$32,500	\$30,000	\$32,500
Corrected Land Value	\$10,000	\$8,800	\$7,600	\$9,700	\$8,100
Corrected Improvements Value	\$25,000	\$18,700	\$22,400	\$11,300	\$19,900
Corrected Total	\$35,000	\$27,500	\$30,000	\$21,000	\$28,000

Roe moved to accept the changes as outlined above, and Beamon seconded. The motion carried 4-0.

City Clerk Rebecca Houseman LeMire stated she would be sending all Notices of Determination by certified mail by **Friday, June 7, 2013**, and would sign the affidavit of mailing at that time. At 1:05 p.m., Beamon moved that the Board adjourn sine die. Roe seconded, and the motion carried.



 Rebecca Houseman LeMire, City Clerk