

ROBBINSDALE CITY COUNCIL
WORK SESSION MINUTES
TUESDAY, MARCH 9, 2021
WEBEX MEETING
6:15 P.M. CITY HALL

1. The work session was called to order by Mayor Pro Tem Kline at 6:15 p.m.
2. Councilmembers Present: Kline, Webb, Selman, Backen, Mayor Blonigan
3. Staff Present: Marcia Glick, City Manager; Jeff Zuba, Finance Director
4. Others Present: Jim Atchison, Hennepin County Assessor; Josh Whitney, Hennepin County Appraiser who evaluates Robbinsdale properties.

HENNEPIN COUNTY ASSESSOR ANNUAL REPORT– OPPORTUNITY FOR QUESTIONS

5. The purpose of the meeting was an opportunity for the council members to learn about the 2021 Assessment- the process of identifying Estimated Market Value for real estate which is ultimately used to determine real estate taxes. County Assessor Atchison reviewed the process following a power point presentation included in the agenda packet. Highlighted information 2021 vs 2020:
 - Estimated Market Value is up 10.1%
 - Taxable Market Value is up 11.3%
 - Residential property is 81.8% of Robbinsdale's market value
 - Apartments are 12%; Commercial is only 6%.
 - Median single family homes \$236,000 compared to \$216,000 in 2020.
 - Home market value estimates are an increase of 8.2% reflected in valuation notices (not including new construction or similar unique property value changes)
6. County Assessor Atchison encouraged property owners with questions about their property valuation notice to contact Hennepin County assessor's office directly; no need to wait for the formal review virtual meetings at the end of April.
7. Member Backen expressed surprise at the number of vacant residential parcels indicated in the report; Atchison will provide a map, noting that many of the parcels are adjacent side yards for homes, very tiny remnants, etc.
8. Member Selman noted the railroad property as exempt; Atchison shared how the state breaks down taxes for operating railroad property and the taxes are not based on property value but on revenue which is reported in a different way. Atchison will find the information.
9. Webb asked for clarification on how properties qualify as being exempt from property taxes. Atchison noted certain properties are exempt based on statute: schools, churches, public charities, government owned. Other property value is lowered by programs such as homesteads.

10. Atchison reminded that there is a property tax refund and many people forget to file for that refund.

ADJOURNMENT

11. Mayor pro-tem Kline adjourned the work session at 6:58 p.m.



Marcia Glick, Recorder



Tyler Kline, Mayor Pro Tem