



MINUTES OF THE BOARD OF REVIEW MEETING HELD AT THE GREENFIELD CITY HALL ON MONDAY, NOVEMBER 13, 2023

1. The meeting was called to order by Chairperson Michael Braswell, at 9:42 a.m.

ROLL CALL:	Michael Braswell	Present
	Jerry Wielichowski	Present
	Donald Reid	Present
	John Graber	Present
	David Scherbarth	Present
ALSO PRESENT:	Jennifer Goergen	City Clerk
	Les Ahrens	Assessor, Catalis
	Dwight Frame	Lead Commercial Appraiser, Catalis
	Sue Taylor	Court Reporter
	Atty. Amy Seibel	Seibel Law Offices
	Atty. Chris Geary	City Attorney
	Paula Schafer	Finance Director

2. Discussion/decision re: written objections properly filed with the City Clerk regarding property assessments

Chairperson Michael Braswell continued to agenda item 3.

3. Update on issuance of subpoenas

Attorney Seibel reported on the status of the following cases:

Altera Greenfield LLC, 4131 W. Loomis Rd., Greenfield, Tax Key #: 600-1001-000, has withdrawn with written notice.

Wal-Mart, 10600 W. Layton Ave., Greenfield, Tax Key #: 608-9995-010. Attorney Amy Seibel reviewed information the subpoena requested in comparison with what information was and was not provided. After review, Attorney Seibel said that they are not in compliance with the Board of Review's subpoena and recommended not to allow their motion to quash. No one was present from or on behalf of Wal-Mart. Motion by Michael Braswell, seconded by Jerry Wielichowski that Wal-Mart did not comply with the subpoena. Motion carried unanimously. Discussion ensued. Motion by Michael Braswell, seconded by Jerry Wielichowski to dismiss the objection by Wal-Mart as presented by the Assessor's Attorney. Motion carried unanimously.

Fred-Forte, LLC, 9025 W. Sura Lane, Greenfield, Tax Key #: 606-0053-005. Attorney Seibel's recommendation was to have the Board authorize the Chairperson to either sign off on the stipulation and waiver or, if there is no reduction, to sign off on an assessor's waiver request. Discussion ensued. Motion by Jerry Wielichowski, seconded by John Graber that the Board will entrust Michael Braswell with the ability to sign off on the Board's behalf with regard to the waiver or stipulation and waiver on the property by noon on Monday, November 20, 2023. Motion carried unanimously.

NS Retail Holdings LLC, tenant is Festival Foods, 4777 S. 27th St., Greenfield, Tax Key #: 622-9988-016. Attorney Seibel's recommended accepting the Assessor's request for a waiver for the matter to proceed in circuit court, if the taxpayer so chooses, within 60 days of signing the waiver today. Motion by Michael Braswell, seconded by John Graber to accept the waiver for NS Retail Holdings to waiver to circuit court. Motion carried unanimously.

Clerk Goergen stated that taxpayer's assessment as established by the Assessor is \$14,819,200 and the property owner's opinion of value is \$13,012,500. The objection form had the total assessment shown on notice, \$19,947,773, and their opinion of the assessed value total was \$13,012,500.

James L Callen Inc, 4909 W. Edgerton Ave., Greenfield, Tax Key #: 647-9977-001. Attorney Seibel said that the Assessor is requesting a waiver for the Board to sign that would allow the taxpayer to proceed to circuit court if they want to pursue an additional reduction. Discussion ensued. Clerk Goergen stated that the objection form had the total assessment shown on notice of \$5,322,600, and their opinion of assessed value was \$3,971,800. The request waiver for the Board of Review had the taxpayer's assessment as established by the Assessor was \$5,118,400 and the property owner's opinion of value was \$3,971,800. Motion by Michael Braswell, seconded by Donald Reid to accept the Assessor's request for waiver based on the amounts on the waiver form. Motion carried unanimously.

4. Other matters properly before the Board

Clerk Goergen continued to agenda item 5.

5. Adjournment

It was moved by Michael Braswell, seconded by Jerry Wielichowski to final adjourn for 2023 at 10:47 a.m., subject to the Board Chair signing off on the waiver or stipulation and waiver with respect to the Fred Forte property, which will be submitted no later than by close of business on Monday, November 20, 2023. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: November 14, 2023