



GLADSTONE MARCH BOARD OF REVIEW MEETING

City Hall Chambers – 1100 Delta Avenue

March 13, 2024

9:00 AM

MINUTES

Chairman Howard Haulotte called the meeting to order, followed by roll call:

Present: Howard Haulotte, Jason Lippens and John Noreus

Absent: Jody Pontius - Absent - Excused

Public Comment: No public present

M2024-15

Don Dominick appeared in person

113 N. Bluff Drive

052-380-001-00

Motion by Jason Lippens; second by John Noreus to deny as insufficient data presented to support a value change.

MOTION CARRIED

M2024-16

Robert Mata appeared in person

1403 2nd Avenue North

052-621-084-00

Motion by Jason Lippens; second by John Noreus to approve to approve the TV 39,700 to \$22,972 and AV \$39,700 to \$24,900 due to recalculation of house being gutted and no utilities.

MOTION CARRIED

M2024-01

Craig Lauerman appeared in person

502 Minneapolis Avenue

052-021-014-00

Petitioner withdrew appeal.

M2024-02

Craig Lauerman appeared in person

1315 Delta Avenue

052-080-008-00

Petitioner withdrew appeal.

M2024-03

Craig Lauerman appeared in person
1311 Delta Avenue
052-080-006-00

Motion by Jason Lippens; second by John Noreus to approve the TV \$11,300 to \$5,500 and AV \$11,300 to \$5,500.

MOTION CARRIED

M2024-04

Craig Lauerman – Sunny Skies LLC appeared in person
1520 Lake Shore Drive
052-150-032-00

Motion by Jason Lippens; second by John Noreus to deny appeal as current values are in line with values on Lake Shore Drive and insufficient data was presented to the Board to support a value change.

MOTION CARRIED

M2024-05

Jeff Lucier – Letter Appeal
507 Superior Avenue
052-015-003-00

Motion by Jason Lippens; second by Howard Haulotte to approve the poverty exemption at 100% for 2024.

MOTION CARRIED

M2024-06

Julie Kohnert – Letter Appeal
453 29th Street
052-175-028-00

Motion by John Noreus; second by Jason Lippens to approve the poverty exemption at 100% for 2024.

MOTION CARRIED

M2024-07

Margaret Anderson – Letter Appeal
1107 Minnesota Avenue
052-065-003-00

Motion by Jason Lippens; second by John Noreus to approve the poverty exemption at 100% for 2024.

MOTION CARRIED

M2024-08

Thomas Hamilton – Letter Appeal
804 Blackwell Avenue
052-513-006-00

Motion by Jason Lippens; second by John Noreus to approve the TV \$55,800 to \$43,340 and AV \$55,800 to \$42,340 for 2024.

MOTION CARRIED

M2024-09

Christina Cole – Letter Appeal
1622 Montana Avenue
052-101-007-00

Motion by Jason Lippens; second by John Noreus to remove value of new garage as this was a clerical error as no new garage was built; AV \$73,300 to \$70, 800 for 2024.

MOTION CARRIED

M2024-10

John Lewandowski letter appeal and appeared in person
62 Royal Oak Drive
052-487-035-00

Motion by Jason Lippens; second by John Noreus to approve TV \$25,300 to \$19,700 for 2024 based on price per square foot.

MOTION CARRIED

M2024-11

John Lewandowski letter appeal and appeared in person
62 Royal Oak Drive
052-487-036-00

Motion by Jason Lippens; second by John Noreus to approve TV \$25,300 to \$19,700 for 2024 based on price per square foot.

MOTION CARRIED

M2024-12

Tamara Skinner – Letter Appeal
1222 Superior Avenue
052-077-010-00

Motion by John Noreus; second by Jason Lippens to approve the poverty exemption at 100% for 2024.

MOTION CARRIED.

M2024-13

Justin Berg – Letter Appeal
1424 Lake Shore Drive
052-150-047-00

Motion by Jason Lippens; second by John Noreus to deny appeal as current land values are in line with land values on Lake Shore Drive and insufficient data was presented to the Board to support a value change.

MOTION CARRIED

M2024-14

Cali Up North LLC – Letter Appeal
516 Michigan Avenue
052-018-011-00

Motion by Jason Lippens; seconded by John Noreus to reverse the uncapping as property transferred to Commonly Controlled Entities TV\$24,100 to \$20, 685.

MOTION CARRIED

M2024-17

Arthur VanDamme appeared in person
1712 Lake Shore Drive
052-150-012-00

Motion by Jason Lippens; second by John Noreus to lower AV \$74,200 to \$67,600 due to clerical error as garage was on record card and no garage is on property. Taxable Value unchanged.

MOTION CARRIED

M2024-18 – Skipped in numbering by accident.

M2024-19

Joseph Valencic appeared in person
1721 Dakota Avenue
052-107-006-00

Motion by Jason Lippens; second by John Noreus to deny as insufficient data presented to support a value change.

MOTION CARRIED

M2024-20

Dan & Joan Paul appeared in person
31 Tipperary
052-378-389-00

Motion by Howard Haulotte; second by John Noreus to deny as insufficient data presented to support a value change.

MOTION CARRIED

M2024-21

Dan & Joan Paul appeared in person

31 Tipperary

052-378-390-00

Motion by Jason Lippens; second by John Noreus to deny appeal as current land values are in line with land values in this class and insufficient data presented to support a value change.

MOTION CARRIED

M2024-22

Mary & Sharon Herro appeared in person

1202 Montana Avenue

052-071-014-00

Motion by Jason Lippens; second by John Noreus to deny as insufficient data presented to support a value change.

MOTION CARRIED

Chairman Howard Haulotte adjourned the Board of Review until 3:00 PM on Thursday, March 14, 2024.

Kimberly Berry, City Clerk