

The State Board of Equalization met in regular session in the Peace Garden Meeting Room at the North Dakota State Capitol and virtually via Microsoft Teams. Lieutenant Governor Miller called the meeting to order at 10:31 a.m. on October 5, 2023

1. ROLL CALL

*Roll Call of Board Members.* Those present were Lieutenant Governor Miller, State Treasurer Beadle, State Auditor Gallion, and Tax Commissioner Kroshus. Absent: Agriculture Commissioner Goehring.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Auditor Gallion moved and Commissioner Kroshus seconded to approve the agenda. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

4. TECHNICAL REMINDERS

Lieutenant Governor Miller gave a few technical reminders for those attending the meeting.

5. APPROVAL OF MINUTES FROM THE AUGUST 8, 2023 MEETING

Auditor Gallion moved and Commissioner Kroshus seconded to approve the minutes from the August 8, 2023 meeting. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

6. APPLICATION FOR INCOME TAX EXEMPTION FOR SPRING MUD LLC #727

Mr. Coyle, North Dakota Tax Department, presented the Spring Mud LLC #727 Application for Income Tax Exemption. Representatives from Spring Mud LLC #727 were available for questions. Commissioner Kroshus expressed his concerns with the application since there would be no new jobs created for North Dakota residents. Lieutenant Governor Miller asked where Spring Mud LLC #727 customers are located and a representative for Spring Mud LLC #727 stated their customer base is in Singapore. Treasurer Beadle expressed concern regarding the revenue stream and the apportionment to North Dakota. Commissioner Kroshus stated that the role of the State Board of Equalization is to determine if this application matches the best interests of the State of North Dakota and generates a benefit to the State and its residents. Commissioner Kroshus moved and Auditor Gallion seconded to decline the Income Tax Exemption for Spring Mud LLC #727. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

7. REVIEW OF TOLERANCE ISSUES

Foster County. Property Tax Specialist Pfaff presented the staff report. No action required.

Griggs County. Auditor Gallion moved and Commissioner Kroshus seconded to direct Griggs County to increase all agricultural valuation by 9% to an approximate value of \$322,924,787, to complete a reassessment of their commercial and residential property for tax year 2025, and review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b)

and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

Emmons County. Treasurer Beadle moved and Auditor Gallion seconded to direct Emmons County to increase vacant lot assessments in unorganized townships by 16% to an approximate value of \$6,504,120 and all commercial properties in the City of Linton by 6% to an approximate value of \$11,743,952, and review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b) and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

LaMoure County. Auditor Gallion moved and Commissioner Kroshus seconded to direct LaMoure County to increase residential property within the county by 2% to an approximate value of \$118,078,625, review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b) and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

Treasurer Beadle left the meeting.

McIntosh County - Commercial. Auditor Gallion moved and Commissioner Kroshus seconded to direct McIntosh County to increase commercial property within the City of Wishek by 4% to an approximate value of \$10,686,309 and commercial property located in McIntosh County, outside any city's jurisdiction, by 4% to an approximate value of \$9,605,783, and review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b) and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

McIntosh County - Residential. Auditor Gallion moved and Commissioner Kroshus seconded to direct McIntosh County to increase residential assessments in the City of Ashley by 11% to an approximate value of \$23,933,265, increase residential assessments in the City of Lehr by 10% to an approximate value of \$1,744,270, and increase residential assessments in the City of Zeeland by 12% to an approximate value of \$1,964,256, and review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b) and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Ransom County. Auditor Gallion moved and Commissioner Kroshus seconded to direct Ransom County to decrease commercial property within the City of Enderlin by 7% to an approximate value of \$46,840,752, decrease commercial property within the City of Lisbon by 4% to an approximate value of \$31,429,920, and decrease commercial property located in Ransom County, outside of any city's jurisdiction, by 7% to an approximate value of \$19,625,604. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Sargent County. Auditor Gallion moved and Commissioner Kroshus seconded to direct Sargent County to increase residential assessments in the cities of Forman and Havana by 2% to approximate valuations of \$22,161,948 and \$1,961,664, respectively, increase residential assessments in the cities of Gwinner and Milnor by 1% to approximate valuations of \$32,493,922 and \$29,827,118, respectively, increase residential assessments for property in the

county, outside any city jurisdiction, by 7% to an approximate value of \$53,508,988, and review property assessment notice requirements in North Dakota Century Code § 57-02-53(1)(b) and administer as applicable. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Williams County. Auditor Gallion moved and Commissioner Kroshus seconded to direct Williams County to decrease commercial assessments by 2% to an approximate value of \$3,249,977,081. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Lieutenant Governor Miller called for a brief recess at 11:56 a.m.

Lieutenant Governor Miller called the meeting back to order at 12:06 p.m.

#### 8. REVIEW OF LOCALLY ASSESSED PROPERTY APPEALS

Cass County, Fargo, Rasmusson, Howard. Property Tax Specialist Pfaff presented the staff report. No action required.

Cass County, Fargo, Loves Travel Stops. Auditor Gallion moved and Commissioner Kroshus seconded to direct Cass County to decrease the true and full land value by 17%, to an approximate true and full land value of \$3,782,500 for the land, and an approximate overall true and full value of \$6,769,500 on parcel 01-8411-00011-000. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Cass County, Fargo, Nasheim, Timothy. Property Tax Specialist Zent presented the staff report. No action required.

Cass County, Fargo, Foxtail Creek Townhomes. Property Tax Specialist Zent presented the staff report. No action required.

Cass County, Fargo, Summit Point Apartments. Auditor Gallion moved and Commissioner Kroshus seconded to direct Cass County to decrease the value on parcel 01-5680-00012-000 by 5% to an approximate total valuation of \$6,709,100. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Cass County, Fargo, Willow Park Apartments. Auditor Gallion moved and Commissioner Kroshus seconded to direct Cass County to decrease the value on parcel 01-3710-00150-000 by 16% to an approximate total valuation of \$7,363,200. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Golden Valley County, Beach, Niece, Owen and Nona. Property Tax Specialist Pfaff presented the staff report. No action required.

Grant County, Binigar, Randal. State Supervisor of Assessments & Property Tax Division Director Myers presented the staff report. No action required.

Grant County, Nodland, Chad. State Supervisor of Assessments & Property Tax Division Director Myers presented the staff report. No action required.

Grant County, Schneider, William. Auditor Gallion moved and Commissioner Kroshus seconded to direct Grant County to apply a 28% discount to the vacant parcels in the Red Rock Subdivision bringing the current assessment of \$5,612,500 to an approximate assessment of \$4,041,000. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Morton County, Mandan, Frank, Jason. Property Tax Specialist Williams presented the staff report. No action required.

Pembina, Olafson, Curtis Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Biliske, Dennis Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Melsted, Waldemar. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Myrdal, Mark. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Myrdal, Rosemaire. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Olafson, Darren. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Olafson, Roger. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Bellamy, Francis and Debra. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Christenson, Curtis and Pamela. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Corrick, Ronald and Roberta. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Emanuelson, Randall. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Halcrow, James. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Halcrow, Richard. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Juhl, Kevin. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Juhl, Lyndon. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Juhl, Ted and Angela. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Juhl, Ted and Lyndon. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Juhl, Ted. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Raney Family Farm Management Agency. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Schuster, Bradley. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Schuster, Charles and Arlene. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Triple E Farms. Property Tax Specialist Ohlhauser presented the staff report. No action required.

Pembina, Stevenson, Jeff and Jane. Auditor Gallion moved and Commissioner Kroshus seconded to direct Pembina County to correctly administer North Dakota Century Code § 57-57, and direct Pembina County to review land use value per acre, specifically the soil labeled “Gov Ease” to determine if the value is equitable with other government programs that property owners participate in. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Absent, Goehring: Absent, Miller: Yes. The motion passed.

Steele, Nelson, Jeffery and Karen. State Supervisor of Assessments & Property Tax Division Director Myers presented the staff report. No action required.

Williams, Williston, Energy Property Partners LLC, 36<sup>th</sup> S Ave. Property Tax Specialist Pfaff presented the staff report. No action required.

Williams, Williston, Energy Property Partners LLC, 826 48<sup>th</sup> Ave W. Property Tax Specialist Pfaff presented the staff report. No action required.

Williams, Williston, Hoglund. Property Tax Specialist Williams presented the staff report. No action required.

Williams, Hickel, Hal. Property Tax Specialist Williams presented the staff report. No action required.

Williams, Williston, JMAC Energy Park, LLC. Property Tax Specialist Williams presented the staff report. No action required.

Lieutenant Governor Miller called for a recess at 1:45 p.m.

Lieutenant Governor Miller called the meeting back to order at 2:04 p.m.

Treasure Beadle re-joined the meeting.

Cass, West Fargo, Tevye, LLC. Treasurer Beadle moved and Auditor Gallion seconded to direct Cass County to increase the obsolescence factor from 30% to 40% which would result in the increase year over year to be approximately 1.7%. Auditor Gallion withdrew his second. Treasurer Beadle withdrew his motion. Treasurer Beadle moved and Auditor Gallion seconded to direct Cass County to decrease the value on parcel 02-4955-00010-000 by 3% to an approximate total valuation of \$6,254,754. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

Commissioner Kroshus moved and Treasurer Beadle seconded to approve all residential, commercial, and agricultural values for all counties across the state and to make the same changes that were made to agricultural land to Game and Fish land, Board of University and School land, North Dakota National Guard land, farm and ranch land owned by non-profit organizations for conservation purposes, and land acquired for the Devil's Lake Project. Roll Call vote: Kroshus: Yes, Gallion: Yes, Beadle: Yes, Goehring: Absent, Miller: Yes. The motion passed.

#### 9. OTHER BUSINESS

None.

#### 10. ADJOURNMENT

Lieutenant Governor Miller adjourned the meeting at 2:44 p.m. on October 5, 2023.