

KINDRED CITY COUNCIL SPECIAL MEETING MINUTES
Wednesday, April 2, 2025 | 6:30 pm | Kindred City Hall

Present: Mayor Darrell Kersting, CMs Ozzie Peraza, Matt Sharp, and Adam Spelhaug. Absent: none.
Others present: Auditor Tabitha Arnaud, PWS Rich Schock, Steven Reinhold.

Mayor Kersting called the meeting to order at 6:36 pm.

Cass County Tax Equalization (CCTE): Due to staff changes, CCTE was unable to have an assessor present at this meeting. However, Jaret Thompson provided the proposed 2025 assessment packet and the following summary: Median sales price countywide last year was \$325,000; this does include Fargo and West Fargo. There were only 10 recorded property sales in Kindred City throughout 2024. On average most properties saw a 3-4% increase throughout Cass County. Average days on the market for a house is 74 days; previous year average days on the market was 56 days. Agricultural land values increased about \$109k, commercial property values increased about \$1.9 million and residential property values increased about \$8.2 million. The prior year general mill was 45.26. Total revenue from property taxes if the general levy stays the same would be \$273,501 for Kindred City. CCTE sent out 47 notices in City of Kindred for properties with values increasing by 10% and \$3,000. No one has reached out to CCTE from City of Kindred as today. **If anyone has questions or concerns about their property, please contact the CCTE office prior to the County board of equalization on June 2, 2025.**

Auditor Arnaud shared that two properties with recently approved renaissance zone exemptions were not reflected correctly in the 2025 assessment packet; 220 1st Ave S (Council approved 7/3/2024 for 2024-2029, but this was after the County's board of equalization meeting so the tax exempt years were adjusted to 2025-2030) and 163 Prairiewood Circle (Council approved 3/5/2025 for tax years 2025-2030) should have the building values changed to \$0. Arnaud also wanted to cross reference the exemptions for new construction of single-family properties (*update 4/3/2025: no errors found*). No other public comments or concerns were heard. **MOTION, passed – To approve the 2025 valuations as presented, contingent on verification of renaissance zone and new construction exemptions. Spelhaug moved; Peraza seconded. RCV; MCU.**

MOTION, passed – To adjourn meeting at 6:45 pm. Sharp moved, Spelhaug seconded. RCV; MCU.

(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)

Darrell Kersting, Mayor

Tabitha Arnaud, City Auditor

Date approved