



City of Kalamazoo—Board of Review

2023 July Session

Abstract of Proceedings

Contents by Tab Number:

- 1. Certificate of Posting & Filing for posted meeting notice.**
- 2. Minutes of the July session held July 19, 2023.**
- 3. Affidavits and detail of all matters brought before the Board.** Each attending board member has signed the affidavits and signed the 2023 July BOR Change Summary.
- 4. Board of Review Attendance/Compensation Log.**
- 5. Certificate of the City Assessor/Secretary of the Board of Review.**



Notice of Public Meeting Board of Review

The **Board of Review** for the City of Kalamazoo will meet as provided by law as follows.

When: Wednesday, July 19, 2023, at 11:300 a.m.

Where: Third Floor Conference Room
Kalamazoo City Hall
241 W. South Street
Kalamazoo MI 49007

Why: Pursuant to MCL 211.53b, the Board of Review will meet in its July session to consider any or all of the following:

- Qualified errors (as defined in MCL 211.53b (10)) to the property assessment and tax rolls for 2022 – 2023, and clerical errors relating to a determination that a transfer of ownership had taken place for 2020 - 2023;
- Qualified Agricultural Property Exemption claims for 2020 – 2023;
- Homestead poverty exemption claims for 2023;
- Veteran exemption claims for 2023;
- Any other business that may properly come before the board.

The public is welcome to attend.

Issued and posted June 27, 2023



Certificate of Posting

I certify that, on June 27, 2023, at 9:00 am, I posted a copy of the attached “Notice of Public Meeting, Board of Review” on a public notice board at the Kalamazoo City Hall;

June 27, 2023



Andrew Falkenberg, Deputy City Assessor
City of Kalamazoo



City of Kalamazoo

Board of Review—2023 July Session

Agenda – July 19, 2023

1. **Call to order** - by the Chair, scheduled for 11:30 a.m.
2. **Determination of panel quorum.** At least two of three members required.
3. **Public comment period.**
4. **Review of Board's Authority for July and December Sessions.**
5. **Consideration of Items for Decision.**
6. **Affidavit Approval.**
7. **Correspondence.**
8. **Brief Recess** - to allow the Secretary to prepare minutes of this meeting.
9. **Final Action.** Approval of minutes and adjournment.



**City of Kalamazoo
Board of Review—2023 July Session**

Official Session Minutes – July 19, 2023

Panel Members present: 4 members – H. CHARLES KIPLINGER Board Chair, WILLIAM GLADSTONE Board Member, JAMES LIPPINCOTT Board Member, and RICHARD SKALKSI Board Member alternate

Panel Members absent: none.

Others present: Aaron Powers, City Assessor/Board Secretary; Andrew Falkenberg, Deputy City Assessor; Stan Bragg, Appraiser; John Megdan, Appraiser

1. **Call to order** – by H. CHARLES KIPLINGER, Board Chair, at 11:30 a.m. noting that the meeting has been properly noticed as required by state law.
2. **Determination of quorum.** The Secretary determined and announced that a quorum of at least two members of the selected three-member panel is present. Note: This is pursuant to the following action taken by the full Board at its session held March 22, 2023: *The Chair and Secretary shall determine the dates, times, and locations of the 2023 July and December sessions, and the Secretary shall properly issue and post notices of those sessions. The Chair, upon consultation with the Secretary, shall select three-member panels to constitute the July and December sessions of the Board, and such panels are hereby authorized to consider and decide on all matters properly brought before them, including approval of the minutes of those sessions as part of the final adjournment. Attendance by two of the three members of those panels shall constitute a quorum, and the Chair shall have full power to replace panel members as necessary.*
3. **Public comment period.** None.
4. **Review of Board's Authority for July and December Sessions.** The Secretary reviewed the Board's authority to act in its July and December sessions. Discussed the new law regarding PRE requests no longer going to the July or December Board of Review.
5. **Consideration of Items for Decision.** The Secretary presented the various decision items for the panel's consideration, consisting of the qualified errors, poverty exemption requests, and other items as detailed on the attached listing, hereby made a part of these minutes. The panel considered each item before it, and unanimously approved the Assessor's recommended action.

6. **Affidavit Approval.** Member GLADSTONE, Member LIPPINCOTT, Member SKALSKI, and Board Chair KIPLINGER confirmed the actions on each individual item presented, executed each affidavit documenting such actions, and directed the Secretary to provide copies of the affidavits and decisions as provided by law.
7. **Correspondence.** The Secretary announced that no correspondence was received other than the items already considered.
8. **Recess.** The Board Chair recessed the panel briefly while the Secretary prepared the minutes of this meeting.
9. **Final Action.** The presiding Board Chair reconvened the panel. The Secretary presented the minutes of this meeting. MOTION by Member WILLIAM GLADSTONE, supported by Member JAMES LIPPINCOTT, to approve the minutes of this meeting (including this motion and the session adjournment) and to declare the final adjournment of the 2023 July Session of the Board of Review; motion carried unanimously, and the Board Chair declared final adjournment of the 2023 July Session, at 11:57 a.m.

Prepared July 19, 2023



Aaron P Powers, City Assessor/Board Secretary



H. CHARLES KIPLINGER, Board Chair

Year Parcel Number Owner/Prop. Addr.	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected		
								Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX Transfer
2023 06-91-061-420 KALAMAZOO PIANO COMPANY 310 N ROSE ST KALAMAZOO, MI 49007	Jul23-037	007	39010	5,000	5,000	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-763	Jul23-073	003	39010	4,300	4,300	100.000	0.000	0	0	100.000 0.000
2022 06-91-061-763 HUEY D'S GOODIES LLC 315 W MICHIGAN AVE KALAMAZOO, MI 49007	Jul23-072	003	39010	4,800	4,800	100.000	0.000	0	0	100.000 0.000
2022 06-91-061-767 HILLYARD 616 E VINE ST KALAMAZOO, MI 49001	Jul23-076	003	39010	25,000	25,000	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-832 FMS KALAMAZOO LLC 527 E MICHIGAN AVE KALAMAZOO, MI 49007	Jul23-058	251	39010	35,700	35,700	100.000	0.000	43,700	43,700	100.000 0.000
2023 06-91-061-848 SV LABS, LLC 4427 MANCHESTER RD KALAMAZOO, MI 49001	Jul23-074	003	39030	44,100	44,100	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-864 KYNDRYL INC 261 E KALAMAZOO AVE KALAMAZOO, MI 49007	Jul23-031	007	39010	600	600	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-922 RAMEN & RICE 2727 W MICHIGAN AVE KALAMAZOO, MI 49006	Jul23-036	003	39010	10,000	10,000	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-927 STORAGE RENTALS OF AMERICA 504 E MICHIGAN AVE KALAMAZOO, MI 49007	Jul23-033	007	39010	4,000	4,000	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-930 LOAD A SPUD 2626 W MICHIGAN AVE KALAMAZOO, MI 49006	Jul23-034	003	39010	10,000	10,000	100.000	0.000	0	0	100.000 0.000
2023 06-91-061-934 NEW ALTERNATIVES 4200 W MICHIGAN AVE 100 KALAMAZOO, MI 49006	Jul23-021	003	39010	5,000	5,000	100.000	0.000	0	0	100.000 0.000

Year Parcel Number Owner/Prop. Addr.	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT Transfer	Corrected			Corrected		
							Assessed Value	Taxable Value	PRE/MBT EX	Corrected Value	Taxable Value	Corrected Transfer
2023 06-91-061-940 DREAM LIVE ART 1622 BLOOMFIELD AVE KALAMAZOO, MI 49001	Jul23-032	003	39010	5,000	5,000	0.000	0	0	0	100.000	0.000	0.000
2023 06-91-061-945 KZOO BOXING 4104 S SPRINKLE RD KALAMAZOO, MI 49001	Jul23-035	003	39030	5,000	5,000	0.000	0	0	0	100.000	0.000	0.000
2023 06-91-061-949 REDEFINING NORMAL 909 LANE BLVD KALAMAZOO, MI 49001	Jul23-075	003	39010	3,100	3,100	0.000	0	0	0	100.000	0.000	0.000
2023 06-99-008-434 WRIGHT COATING CO, INC. 1603 N PITCHER ST IFT KALAMAZOO, MI 49007	Jul23-028	005	39010	33,700	33,700	0.000	0	0	0	100.000	0.000	0.000
							3,153,550	2,665,211				

*Winter PRE Change

THE BOARD OF REVIEW OF City of Kalamazoo, Kalamazoo COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signatures of Board of Review Members

Member  Member

Member  Member

Member  Member

Dated 07-19-2023



Board of Review--Payment Voucher Summary

Fiscal Year: 2023

Date: 7/21/2023

Rate: \$50.00

Reason: 2023 July Board of Review per diem compensation

Eden Document #	Voucher #	Vendor #	Payee	Address	City	St	ZIP	Sessions	Total
	2023-257-0008	016804	William S. Gladstone III	4130 Lake Forest Ln	Kalamazoo	MI	49008	1	\$50.00
	2023-257-0009	012546	H. Charles Kiplinger	2323 Midvale Ter	Kalamazoo	MI	49008	1	\$50.00
	2023-257-0010	024110	James Lippincott	2507 Oakland Dr	Kalamazoo	MI	49008	1	\$50.00
	2023-257-0011	005457	Richard Skalski	3622 Whicker Pointe	Kalamazoo	MI	49006	1	\$50.00
Totals									\$200.00

Attendance certified and payment authorized:

Date: 7/21/2023

Aaron P. Powers, City Assessor



Certificate of the City Assessor/Secretary of the Board of Review

I hereby certify that I have filed the minutes of the Board of Review's 2023 July Session with the City Clerk, and have retained copies of same along with all supporting documents as official records of my office.

July 19, 2023

Aaron P Powers, City Assessor
And Secretary of the Board of Review