***Committee Name:*** Commercial and Industrial Valuations Committee

***Committee Chair:*** Brian Kieser, City of Minneapolis

***Committee Members:*** Robin Swanson, Washington County

Bob Ehler, Vanguard Appraisals

Tom Reineke, Department of Revenue

Josh Johnson, Olmsted County

Joe Mako, Hennepin County

Ken Borash, Ramsey County

Jake Pidde, Stearns County

Chase B. Peloquin, Chisago County

Benjamin Thomas, St Louis County

Dustin Hinrichs, Dakota County

***Work Accomplished:***

The Commercial and Industrial Valuations Committee was brought back to life over the past year. The committee was previously combined with the Tax Court Committee and then was inactive when it separated from the Tax Court Committee. A new group of members started the committee with goals that include consistency statewide, sharing information, educating (future conference seminars), and to be a resource for other assessors. The vision statement for the committee is as follows:

To fairly assess and equalize commercial and industrial properties statewide. To improve the consistency of valuation of commercial and industrial properties by sharing appropriate information, techniques, and methods of valuation.

Discussed the valuation procedures of underground fuel storage tanks; since the underground fuel storage tanks are typically considered a contributory value in the sales comparison and income approaches, the valuation concern is how to appropriately apply to the cost approach to value. A spreadsheet was created regarding the valuation of underground tanks which includes tank type and cost, along with a depreciation schedule.

Completed a Cellular Communication Site Survey which collected rental and sale information along with valuation methods across the entire state. The initial response in the fall of 2015 was disappointing and an effort was made to reach out to region directors to encourage responses along with a follow up survey in the spring of 2016.

Maintained a spreadsheet that reflected big box retail store values for several jurisdictions in and around the Twin Cities Metropolitan Area. Also, presented a seminar entitled “Valuation of Big Box Retail” at summer seminars. The seminar included presentations from Dr. Tom Hamilton, Bob Ehler, Josh Johnsen, and Joe Mako.

***2016/2017 Committee Goals (Future Year):***

To provide future educational seminars at fall conference and summer seminars. To enhance the current Commercial and Industrial Valuations Committee website, including working with the IT Committee to send out public information, i.e. recent articles on commercial and/or industrial valuation. Provide resources for valuation consistency of big box retail properties and foster collaboration on similar big box retail tax court cases. Address any other current issues that may arise in the valuation of commercial and industrial properties.