

MAY TOWNSHIP MINUTES
5834 112th Street Pillager, MN 56473
Assessment Meeting April 1 2026

Elected Members Present: Supervisors – Chad Converse, Jason Barg, Kim Lewis

Others Present: Ron Hines, Ervin and Susan Burkholtz

Assessors: Cullen Navratil, Jacey Christopherson

CALL TO ORDER: J Bag called the meeting to order at 12:01 Noon.

After the meeting was called to order, people present came forward individually, or as a couple, to discuss their properties. See the attached assessment meeting minutes from Cass County Assessor Office.

Cullen Navratil, Staff Appraiser, Cass County and Jacey Christopherson, Staff Appraiser, Cass County addressed questions from Ron Hines, Chad Converse, and Ervin Burkholtz. They also presented 2025 sales in May Township, cost increases, etc. It was stated there have been 779 sales in Cass County, and 15 foreclosures. 167 new house starts, \$142.8 million in new construction. Crow Wing River per foot assessed value has increased from \$350 per foot to \$500.

May Township total value in 2025 is: \$228.2 million, a drop from the 2024 total value of: \$232.7 million. Total township value has decreased by 2.7%.

After a long discussion with Ervin and Susan Burkholtz regarding land use, land prices, value at time of purchase etc. The Staff Appraisers suggested no change. A motion by J Barg, seconded by K Lewis to make no changes to the assessed value of Susan and Ervin Burkholtz property, carried unanimously. Mr./Mrs. Birkholtz will be able to appeal this decision to the County Board.

After a long discussion with Chad Converse regarding land use past, present, and future on one of his parcels of property the Staff Appraisers said they cannot as well as the Township board approve any changes due to a potential conflict of interest as C Converse is a Twp Supervisor. A motion by J Barg, seconded by K Lewis to make no changes to the assessed value of Chad Converse properties, carried unanimously. C Converse because of this conflict of potential interest would have to take his assessment value appeal directly to the County Board. Chad Converse appealed PID# 24-005-4101 with the board submitting NO CHANGE. The other 2 parcels he was not appealing he only sought information on ID# 24-132-4300 & 24-133-3200.

Ron Hines was present to ask questions regarding his property. No changes were made and no motion was needed.

Jaycee Christopherson stated she was contacted by Darryl Smith as he felt his assessment was too high as his building is not completely finished. When the assessor team had visited his property, he was not available to let them see what work has or had not been done. Jaycee Christopherson and Cullen Navratil were able to meet with him at his property. Based on this visit the assessors stated the value of his property should be decreased from \$371,000 to \$365,700. A motion by J Barg, seconded by K Lewis to approve the re-value of Darryl Smith property to \$365,700 per the assessor's recommendation, carried unanimously.

ADJOURNMENT: A motion by J Barg, seconded by K Lewis to adjourn the meeting at 1:11 p.m. carried unanimously.

Respectfully Submitted,

Jason Barg, Chairman

Bianca Wyffels, Clerk