

**CITY OF STEVENS POINT
BOARD OF REVIEW**

**May 6, 2026 at 9:03 AM
City Conference Room
1515 Strongs Avenue
Stevens Point, WI 54481**

MINUTES

Board of Review Items

1. Call Board of Review to Order.

Board of Review called to order at 9:03 a.m.

2. Roll Call.

Present

Garry Curless, Tom Schrader, Fred Steffen, William Yudchitz, Ryan Kernosky.

Excused

Larry Sipiorski.

3. Confirmation of appropriate Board of Review and open meeting notices.

The City Clerk published notice on April 9, 2025.

The agenda was published on April 21, 2025.

4. Election of Chairperson.

Clerk Pagel called for nominations for the Chairperson of the Board of Review.

Member Schrader nominated Member Curless.

Member Kernosky moved, Member Schrader seconded, to close nominations and cast a unanimous ballot for Member Curless.

Call for the vote: ayes, all; nays, none; motion carried.

5. Election of Vice-Chairperson.

Chairperson Curless called for nominations for the Vice-Chairperson of the Board of Review.

Member Schrader nominated Member Steffen.

Member Steffen nominated Member Schrader.

Voice vote was taken, Member Schrader was selected as the nomination.

Member Steffen moved, Member Kernosky seconded, for Member Schrader to be elected as Vice-Chair.

Call for the vote: ayes, all; nays, none; motion carried.

6. Verify that at least one member has met the mandatory training requirements.

Clerk Pagel gave training completion dates.

Member Curless completed training on March 30, 2026.

Member Schrader completed training on April 6, 2026.

Member Steffen completed training on April 27, 2026.

7. Receive and review the 2026 Assessment Roll and signed affidavit by the City Assessor.

Assessor Shepro said the roll is available to view on the laptop or the City website, and that the Clerk and assessor have signed the affidavit.

8. 2026 Assessor's Report.

Assessor Shepro gave a brief overview.

9. Hear and consider requests for waiver of the required 48-hour notice of intent to file objection when there is good cause.

There were none.

10. Hear and consider requests for waiver of the Board of Review hearing allowing the property owner an appeal directly to the Circuit Court.

There were none.

11. Hear and consider requests to testify by telephone or submit a sworn written statement.

There were none.

12. Receive objection forms not previously filed (first two hours only unless waived).

There were none.

13. Hear objections to property assessments and take action as necessary.

Clerk Pagel announced case number one of property owner name, TGG Real Estate

Holdings LLC, at the property address at 3300 Business Park Drive, commercial property with parcel number 281-2308-02400015.

Clerk Pagel administered the oaths to both Assessor Shepro and Mr. Shebesta.

Agent for AIG Todd Shebesta, 11223 North Point Washington Road, Suite 200, Mequon, WI 53092, gave a brief overview of the office building with the present assessment at \$16,631,700.. Mr. Shebesta submitted a broker's opinion of value with an estimated value of 6,300,080 and spoke about his approach of an income analysis and sales comparisons and estimated the value at \$10,700,000.

Assessor Shepro, gave his overview of the property, the use of the building, equity between properties, the condition of the building, the use of an income approach, as well as the adjustment in assessed value in 2025.

Member Kernosky moved, Member Steffen seconded, to stay with the assessors value.

Call for the Vote: Ayes: Curless, Schrader, Steffen, Yudchitz, Kernosky.
Nays: None. Motion adopted.

Board of review recessed at 10:07 a.m.
Board of review reconvened at 11:05 a.m.

14. Consider/act on scheduling additional Board of Review dates.

No additional dates needed.

**15. Adjourn to next meeting if necessary.
(If the Board of Review has concluded all its cases, it will adjourn sine die.)**

Adjourned at 11:06 a.m.