

**CITY OF HAMTRAMCK BOARD OF REVIEW**  
**2022 March Organizational Meeting Minutes**

Meeting #1                      Session: **Morning**

- Date and Location: March 8, 2022, City of HAMTRAMCK  
3401 EVALINE HAMTRAMCK MI 48212 City Council Chambers
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- Called to Order at:            9:02am                                      Closed at: 10:03am
- Board of Review Members Present: Rezaul Chowdhury, Yeasmin Sultana

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- Board of Review Members Absent:
- Elmedina Gozic
- Assessor or Assessing Staff: Thomas Monchak, Assessor;    Recording Secretary;  
Konrad Maziarz.
- Public Comment Period Opened: at 9:03am
  - Assessor Monchak thanked Board of Review members for their participation, and thanked the Assessing department staff Konrad Maziarz and, Colleen Thomas, for their continued efforts in the Assessment Administration process.
- Public Comment Period Closed at: 9:06am.

**Assessor Monchak Reviewed the following topics with the Board of Review:**

- 1) Motion made to elect chair, delayed until Elmedina arrives.
- 2) Review of L-4018R & L-4018P, explained.
  - a. Indicating an approximate 22.43% increase in Residential property assessments.
  - b. Indicating an approximate 04.38% increase in Commercial property assessments.
  - c. Indicating an approximate 00.44% increase in Industrial property assessments.
- 3) Review of meeting dates, with a possibility of an additional date on March 21, 2022.
- 4) Discussed ECFs and how assessments are calculated.
- 5) Residential sales studies discussed, including coordination with Wayne County Equalization Department.
- 6) Use of the 2022 Consumer Price Index (CPI) of 3.3% was explained as outlined in bulletin 15 of 2021.

- 7) Poverty Guidelines and exemption changes discussed, including the change by the city to use 115% of the Federal poverty guidelines for the 2022 City Guidelines. The example of calculating the income for a single person household was presented.
- 8) Disabled Veterans exemption was discussed, along with the documentation required from the V.A. were discussed.
- 9) Motion to make Elmedina Gozic the chair made by Rezaul Chowdhury, seconded by Yeasmin Sultana, both voted in favor.
- 10) Motion made to make Yeasmin Sultana the alternate chair made by Rezaul Chowdhury, seconded by Yeasmin Sultana, both voted in favor.
- 11) Discussion of what steps to take if an appellant becomes "threatening".
- 12) Results of the A.M.A.R. "Perfect Score" were shared with the board and discussed.

**END**

Meeting Closed At: 10:03 am

Respectfully submitted by:

Initialed: 9cm Date: 5/13/24  
Konrad Maziarz Recording Secretary.

Initialed: T.D.M. Date: 05/13/2024  
Thomas D. Monchak City Assessor.

**CITY OF HAMTRAMCK BOARD OF REVIEW**  
**2022 MARCH BOARD Session Minutes**

Meeting #   2  

Session: Morning / **Afternoon and Evening**

- Date and Location: March 14, 2022, City of HAMTRAMCK  
3401 EVALINE HAMTRAMCK MI 48212. Conference Room.
- Called to Order at: 1:11PM Closed at: 9:02PM
- Board of Review Members Present: Rezaul Chowdhury, Yeasmin Sultana
- Board of Review Members Absent: Elmedina Gozic
- Assessor or Assessing Staff: Thomas Monchak, Assessor; Recording Secretary;  
Konrad Maziarz
- Public comment held:
  - Public Comment Period Opened: at 1:13pm
  - Public Comment Period Closed: at 1:14pm
- Meeting Break at:   5:00PM to 6:00PM

**APPEALS MADE:**

**Petitioner # M000**

**Name** Bassam Alqafry

**Parcel #** 41-005-02-0024-000 **Address:** 3416 Holbrook

**Appeal Reason** Assessed too high

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO DENY BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury

BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA

BOR Member Vote: **AYE**

**Petitioner # M032**

**Name** Mian Salam

**Parcel #** 41-006-01-0414-000 **Address:** 9527 Conant

**Appeal Reason** Assessed too high

**Support Documentation Provided?**  Yes  No

**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO DENY BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # M034**

**Name** Chikeita Johnson

**Parcel #** 41-004-06-0023-308 **Address:** 11477 Dyar

**Appeal Reason** Value high

**Support Documentation Provided?**  Yes  No

**Minute Notes:** PETITIONER PROVIDED SUFFICIENT DATA TO SUPPORT A VALUATION CHANGE.

MOTION BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

Meeting Adjourned at: 9:02pm

Respectfully submitted by:

Initialed: RCM Date: 5/13/24

Konrad Maziarz Recording Secretary.

Initialed: T.D.M. Date: 05-13-2024

Thomas D. Monchak City Assessor.

**CITY OF HAMTRAMCK BOARD OF REVIEW**  
**2022 MARCH BOARD Session Minutes**

Meeting # 3 Session: **Morning and Afternoon** / ~~Evening~~

- Date and Location: March 17, 2022, City of HAMTRAMCK  
3401 EVALINE HAMTRAMCK MI 48212. Conference Room.
- Called to Order at: 9:05AM Closed at: 5:23PM
- Board of Review Members Present: Yeasmin Sultana, Rezaul Chowdhury
- Board of Review Members Absent: Elmedina Gozic
- Assessor or Assessing Staff: Thomas Monchak, Assessor; Recording Secretary; Konrad Maziarz.
- Public comment was held:
  - Public Comment Period Opened: at 9:08pm
  - Public Comment Period Closed: at 9:09pm
- Meeting Break at: NONE.

**APPEALS MADE:**

**Petitioner # M036**

**Name** Ionia Washington

**Parcel #** 41-004-06-0036-307 **Address:** 11435 Dequindre

**Appeal Reason** Assessed too high

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** Provided documentation to support change in value.

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury

BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA

BOR Member Vote: **AYE**

**Petitioner # M029**

**Name** Ausan Aziz

**Parcel #** 41-004-03-0238-300 **Address:** 12098 Nagel

**Appeal Reason** Assessed too high, taxes too high

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** GRANTED REDUCTION - ADJUSTED ASSESSMENT TO BETTER REFLECT MARKET.

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury

BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA

BOR Member Vote: **AYE**

**Petitioner # M018**

**Name** Sulaiman Nagi

**Parcel #** 41-008-01-0454-000 **Address:** 5180 Yemans

**Appeal Reason** Assessed too high

**Support Documentation Provided?** \_\_\_ Yes  No

**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # Multiple**

**Name** Various

**Parcel #** Multiple **Address:** Multiple

**Appeal Reason** Disabled Veteran Exemption

<b>Parcel Number</b>	<b>Address</b>	<b>Name</b>
#41-003-03-0055-000	2165 Belmont	Masters Fred
#41-004-06-0013-303	11450 Grand Haven	Smith Martin
#41-008-02-0020-301	3827 Doremus	Broyles James

**Support Documentation Provided?**  Yes \_\_\_ No

**Minute Notes:** Batch approval of Disabled Veteran Exemption applications (3).

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: REZAUL CHOWDHURY BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # Multiple**

**Name** Multiple

**Parcel #** Multiple Personal Property **Address:** Multiple & Various

**Appeal Reason:** Accept late filed personal property statement form#632 / L4175.

**Support Documentation Provided?** \_\_\_X\_ Yes \_\_\_ No

**Minute Notes:** Batch motion to approve.

<b>Parcel Number</b>	<b>Address</b>	<b>Name</b>
#41-999-00-0396-000	8579 Lumpkin	Metropolitan Baking Co.
#41-999-00-0452-015	3901 Christopher	Fowling Warehouse LLC
#41-999-00-0569-000	Holbrook	Sun Pipeline Co.
#41-999-00-0570-000	9500 Conant	Sun Pipe Line Company
#41-999-00-0819-003	11905 Jos Campau	Polish-American Federal
Credit Union		
\$41-999-22-1047-022	2766 Norwalk	New Par

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # Multiple**

**Name** Multiple

**Parcel #** Multiple Personal Property **Address:** Multiple & Various

**Appeal Reason:** Accept late filed personal property small business exemption affidavit form #5076.

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** Batch motion to approve.

<b>Parcel Number</b>	<b>Address</b>	<b>Name</b>
#41-999-00-0980-004	9711 Conant	Club Coyotes
#41-999-00-1362-022	10005 Jos Campau	Queen's Fashion Inc.
#41-999-00-1553-021	8838 Jos Campau	Alasalah LLC
#41-999-00-2060-022	2060 Norwalk	Lumpkin Station LLC
#41-999-00-9800-019	9800 Jos Campau	Crown Discount Store
#41-999-22-1042-022	2333 Burger	Scantron Corporation
#41-999-22-1046-022	Various	Waterlogic USA Inc.
#41-999-22-1048-022	Various	Purple Communications Inc.

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury      BOR Member Vote: **AYE**  
Name of BOR Member: YEASMIN SULTANA      BOR Member Vote: **AYE**

**Petitioner # M033**

**Name** Asmaa Alzokary

**Parcel #** 41-006-01-0149-000 **Address:** 3186 Belmont

**Appeal Reason** Assessed too high

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** PETITIONER PROVIDED SUFFICIENT DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO APPROVE BY: RC

SECOND BY: **YS**

Name of BOR Member: Rezaul Chowdhury      BOR Member Vote: **AYE**  
Name of BOR Member: YEASMIN SULTANA      BOR Member Vote: **AYE**

**Petitioner # M030**

**Name** Gjon Ulaj

**Parcel #** 41-006-03-0013-000 **Address:** 2934 Yemans

**Appeal Reason** Assessed too high

**Support Documentation Provided?**  **Yes**  **No**

**Minute Notes:** PETITIONER PROVIDED SUFFICIENT DATA TO SUPPORT A VALUATION CHANGE, LOWER ASSESSMENT TO \$136,000

MOTION TO APPROVE BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury      BOR Member Vote: **AYE**  
Name of BOR Member: YEASMIN SULTANA      BOR Member Vote: **AYE**

**Petitioner # M027**

**Name** Salsabil Developments LLC

**Parcel #** 41-007-15-0109-000 **Address:** 2649 Caniff

**Appeal Reason** Assessed and taxes too high

**Support Documentation Provided?** \_\_\_ Yes, X No

**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO DENY BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # M035**

**Name** Yahya Anwer Kassim

**Parcel #** 41-005-06-0053-300 **Address:** 3029 Lehman

**Appeal Reason** Assessed too high

**Support Documentation Provided?** \_\_\_ Yes X No

**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO DENY BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # Various**

**Name** Multiple

**Parcel #** Multiple **Address:** Multiple

**Appeal Reason** Poverty Exemption Applications

**Support Documentation Provided?** X Yes \_\_\_ No

**Minute Notes:** Batch approval of poverty exemption applications.

Parcel Number	Address	Name	% Exemption
#41-003-04-0273-000	2617 Edwin	Tackett James A	50% Exemption
#41-007-14-0109-000	12062 Sobieski	Alom Mahbub	100% Exemption
#41-007-14-0232-000	12051 Sobieski	Bari Abdul	25% Exemption

MOTION BY: RC

SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**

Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**





**CITY OF HAMTRAMCK BOARD OF REVIEW**  
**2022 MARCH BOARD Session Minutes**

Meeting #   4   Session: **Morning** / ~~Afternoon~~ / ~~Evening~~

- Date and Location: March 21, 2022, City of HAMTRAMCK 3401 EVALINE HAMTRAMCK MI 48212. Conference Room.
- Called to Order at: 10:12AM Closed at: 10:56
- Board of Review Members Present: Yeasmin Sultana, Rezaul Chowdhury
- Board of Review Members Absent: Elmedina Gozic
- Assessor or Assessing Staff: Thomas Monchak, Assessor; Recording Secretary; Konrad Maziarz.
- Public comment was held:
  - Public Comment Period Opened: at 9:08pm
  - Public Comment Period Closed: at 9:09pm
- Meeting Break at: NONE.

**APPEALS MADE:**

**Petitioner # M024**

**Name** Capital Source LLC

**Parcel #** 41-003-04-0166-000 **Address:** 2600 Yemans

**Appeal Reason** Assessed Value – Letter Appeal

**Support Documentation Provided?**    X **Yes**    \_\_\_ **No**

**Minute Notes:** GRANT REDUCTION FOR BUILDING TO 75% COMPLETE FOR 2022. PETITIONER

PROVIDED SUFFICIENT DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO APPROVE BY:    RC

SECOND BY:    YS

Name of BOR Member: Rezaul Chowdhury

BOR Member Vote:    **AYE**

Name of BOR Member: YEASMIN SULTANA

BOR Member Vote:    **AYE**

**Petitioner # M021**

**Name** Ali Abdela

**Parcel #** 41-002-04-0345-000 **Address:** 2460 Danforth

**Appeal Reason** Assessed Value – Letter Appeal

**Support Documentation Provided?**    X **Yes**    \_\_\_ **No**

**Minute Notes:** HOUSE REMOVED FROM 2022 VALUES - PETITIONER PROVIDED SUFFICIENT

DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO APPROVE BY:    RC

SECOND BY:    YS

Name of BOR Member: Rezaul Chowdhury

BOR Member Vote:    **AYE**

Name of BOR Member: YEASMIN SULTANA

BOR Member Vote:    **AYE**

**Petitioner # M001**

**Name** Brenda Smith  
**Parcel #** 41-004-06-0013-303 **Address:** 11450 Grand Haven  
**Appeal Reason** Assessed Value – Letter Appeal  
**Support Documentation Provided?** \_\_\_ Yes \_\_\_ No  
**Minute Notes:** Letter appeal - VALUE APPEAL DENIED.

MOTION TO DENY BY: RC SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**  
Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

**Petitioner # M002**

**Name** Yuna Perel & Konstantin Perel  
**Parcel #** 41-005-04-0045-000 **Address:** 3107 Jacob  
**Appeal Reason** Assessed Value – Letter Appeal  
**Support Documentation Provided?** \_\_\_ Yes X No  
**Minute Notes:** PETITIONER DID NOT PROVIDE (SUFFICIENT) DATA TO SUPPORT A VALUATION CHANGE.

MOTION TO DENY BY: RC SECOND BY: YS

Name of BOR Member: Rezaul Chowdhury BOR Member Vote: **AYE**  
Name of BOR Member: YEASMIN SULTANA BOR Member Vote: **AYE**

Meeting Adjourned at: 10:56AM

Respectfully submitted by:

Initialed: RCM Date: 5/13/24

Konrad Maziarz Recording Secretary.

Initialed: T.D.M. Date: 05-13-2024

Thomas D. Monchak City Assessor.

Recorded by: [Signature]  
Konrad Maziarz Recording Secretary

Date: 5/13/24

Respectfully Submitted: [Signature]  
Thomas D. Monchak City Assessor / Secretary

Date: 05/13/2024