

**1. CALL TO ORDER**

The Board of Equalization Hearing was held on Thursday, May 5, 2020, via video conference in Dillingham, Alaska. Mayor Alice Ruby called the meeting to order at 5:30 p.m.

**2. ROLL CALL**

Mayor Alice Ruby was present.

Council Members present and establishing a quorum (a quorum being three):

Bill Rodawalt                                      Chris Napoli                                      Andy Anderson

Staff in attendance:

Lori Goodell, City Clerk                      Mike Renfro, Assessor                      Arne Erickson, Assessor

**3. APPROVE THE AGENDA**

MOTION: Chris Napoli moved and Andy Anderson seconded motion to approve the agenda.

VOTE: The motion to approve the agenda passed by unanimous roll call vote.

**4. ASSESSOR'S COMMENTS**

Mike Renfro, Appraisal Company of Alaska:

Due to the Coronavirus all appeals were conducted telephonically. Every appellant received a telephone call if contact information was provided. Information gathered from written appeals and conversations with the appellants to conduct all appeals. Almost all were resolved.

In regards to real property, I reviewed as many sales as possible and talked to other real estate appraisers. My research has found that the Dillingham real estate market as of January 1, 2020 has continued to rise slowly but steady. I would say that the market is strong and active. The sales ratio should be in the 90% range again this year.

We will inspect all appealed property during the fall 2020 assessment cycle to confirm our BOE resolutions. Like always a site visit is best.

**5. APPEALS FOR CONSIDERATION**

a. Personal Property

1) Settled Appeals

Alice Ruby referred to list of settled appeals. The assessor had reached a written agreement with the appellants on Appeal Numbers:

PP20-01	PP20-02	PP20-03	PP20-04	PP20-05
PP20-06	PP20-07	PP20-08	PP20-09	PP20-10
PP20-11	PP20-12	PP20-13	PP20-14	PP20-15
PP20-16	PP20-17	PP-20-18	PP20-19	

*Clerk Note: The City Attorney has advised all settled appeals may be approved in one motion as long as there are no objections or need to single out any certain appeal.*

MOTION: Chris Napoli moved and Andy Anderson seconded the motion to accept the settled appeals in block for personal property as listed.

VOTE: The motion passed unanimously by roll call vote.

b. Real Property

1) Settled Appeals

Alice Ruby referred to the list of settled appeals. The assessor had reached a written agreement with the appellants on Appeal Numbers:

RP20-01	RP20-02	RP20-03	RP20-04	RP20-05
RP20-09	RP20-11			

MOTION: Chris Napoli moved and Andy Anderson seconded the motion to accept the settled real property appeals as listed in block.

VOTE: The motion passed unanimously by roll call vote.

2) Appeals Not Settled

a) RP20-06, Plane View B L2, Joe Stalmaster

Assessor presentation:

The deficiencies listed in Mr. Stalmaster's written appeal were considered. The improvement valuation was reduced to \$0. This property is scheduled for a site visit in the fall to verify property conditions. There was no contact information provided by the appellant.

Appellant presentation:

There was no appellant presentation.

MOTION: Chris Napoli moved and Andy Anderson seconded the motion to deny appeal RP20-06, and concur with assessed valuation of \$45,000.

VOTE: The motion passed unanimously by roll call vote.

b) RP20-07, Ahklun View Estates N L9, Sean Carlos

c) RP20-08, Ahklun View Estates N #1 LTRC, Sean Carlos

Assessor presentation:

Mr. Carlos responded to assessor recommendations for appeal RP20-07 no change in valuation at \$407,800; and RP20-08 at \$580,000.

MOTION: Chris Napoli moved and Bill Rodawalt seconded the motion to accept assessor recommendation for RP20-07 at \$407,800 and RP20-08 at \$50,000.

VOTE: The motion passed unanimously by roll call vote.

d) RP20-10, Duncan Acres B L1, Warren & Mary Jane Kasayulie

Assessor presentation:

The appellant was contacted, the property conditions reviewed. Assessor recommends lowering value of improvements by 20%. Appellant has not responded to settlement offer.

Appellant presentation:

Appellant reports three rusted chimney, rotting wood in many places, a leaking roof, and foundation being exposed and deteriorating. The structure is 42 years old and most is still original. It was noted the bank valued this property at \$198,000 when it was purchased and no improvements have been made.

Assessor response:

After consideration of appellant list of deficiencies recommended valuation is \$35,000 for land, and \$165,000 for improvements, totaling \$200,000. This property will be inspected in the fall.

MOTION: Chris Napoli moved and Bill Rodawalt seconded the motion to accept assessor recommendation to adjust values to \$35,000 for land, \$165,000 for improvements, totaling \$200,000 on appeal RP20-10.

VOTE: The motion passed unanimously by roll call vote.

**6. CITIZEN DISCUSSION (Prior Notice or Agenda Items)**

There was no citizen discussion.

**7. COMMITTEE COMMENTS**

Chris Napoli:

- Stated he appreciates Mr. Renfro's and Mr. Erickson's work. Noting they were able to satisfy most of the taxpayers.
- Thanked City Clerk for her hard work.

Andy Anderson:

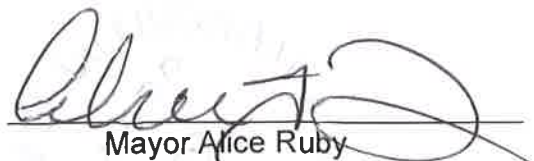
- Commented he liked the quick meeting.

Alice Ruby:


- Thanked all for their hard work, especially under trying times. Noting the difficulty to meet with everyone and get things settled.

**8. ADJOURNMENT**

Mayor Ruby adjourned the meeting at 6:04 p.m.

  
 Mayor Alice Ruby  
 [SEAL]

ATTEST:

  
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 Lori Goodell, City Clerk

Approval Date: May 8, 2020