



## **BOE MEETING / HEARING (CONTINUED FROM MAY 28TH IF UNFINISHED.)**

Thursday, May 29, 2025 at 5:30 PM

### **MINUTES**

*Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.*

#### **MEETING INFORMATION**

##### **BOARD OF EQUALIZATION MEETING**

CITY HALL COUNCIL CHAMBERS / 5:30 p.m.  
141 Main Street, Dillingham, AK 99576 (907) 842-5212

**CALL TO ORDER** Mayor Alice Ruby called the meeting to order at 5:32 PM.

#### **ROLL CALL by the Clerk**

##### **Present:**

Mayor Alice Ruby (Chair)  
Kaleb Westfall

Curt Armstrong  
Michael Bennett

##### **Absent:**

Steve Carriere (Excused)

#### **APPROVAL OF AGENDA**

Motion: To approve the agenda as presented

Motion by: Michael Bennett  
Seconded by: Kaleb Westfall

Vote: Unanimous  
Result: Motion carried

#### **ASSESSOR'S COMMENTS**

Assessor Arne reported no updates since the prior day. He reiterated plans for a full property review in 2025 and addressed specific appeal-related questions during the meeting. Notable discussion included the valuation of a burned structure (RP25-45) and the methodology used for salvage/improvement value.

#### **APPEALS FOR CONSIDERATION**

**Personal Property** (all Personal Property Appeals are settled)

##### **Real Property Appeals Hearings**

*Appeals Not Settled*

| Case No.   | Appellant        | Action   | Final Value                             | Vote                   |
|------------|------------------|--|---|------------------------|
| RP25-38    | Blanche Kalstrom | Approved   | \$11,100                                | Unanimous              |
| RP25-39    | Blanche Kalstrom | Approved   | \$11,000                                | Unanimous              |
| RP25-40–62 | Blanche Kalstrom | Withdrawn by Appellant, Assessor's Recommendations Accepted by BOE | Various                                 | Unanimous (Block Vote) |
| RP25-49    | Blanche Kalstrom | Clarification only – No vote                                       | \$753,200 (\$150,000 exemption applied) | N/A                    |

- **James Stanford** (representing Blanche Kalstrom): Participated in multiple appeals, agreed with assessor recommendations, and withdrew remaining appeals except RP25-49 (clarification). Complimented the board on the professional conduct of the meeting.
- **Kaleb Westfall**: Questioned RP25-45 assessment of burned structure

## MOTION TO ACCEPT ALL REMAINING KALSTROM APPEALS AS WITHDRAWN AND APPROVE ASSESSOR RECOMMENDATIONS

**Motion by:** Michael Bennett

**Seconded by:** Kaleb Westfall

**Vote:** Unanimous

**Result:** Motion carried

## OTHER BUSINESS & STAFF FOLLOW-UP

- Complete citywide property review planned by assessor
- Explore grants for intern assessors
- Continue vessel inventory efforts (noted need for photos and tax status verification)
- Clerk to prepare **certified tax roll** for Council by **June 15**

## CITIZEN DISCUSSION (Prior Notice or Agenda Items)

### COMMITTEE COMMENTS

- **Kaleb Westfall**: Recommended process improvements including use of maps in appeal packets.
- **Michael Bennett**: Expressed hope for fewer appeals in the future.
- **Curt Armstrong**: Thanked substitute members for filling in.
- **Mayor Alice Ruby**: Recommended future BOE orientation sessions and improvements to appeal documentation.
- **Assessor Arne**: Explained methodology and exemptions; noted need for intern assistance; thanked Clerk Abigail.

**ADJOURNMENT** Meeting adjourned by Chair Alice Ruby at **6:29 PM**.

\_\_\_\_\_  
Alice Ruby, Mayor

[SEAL]

**ATTEST:**

\_\_\_\_\_  
Abigail Flynn, Acting City Clerk

Date of Approval: \_\_\_\_\_