



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

(If the meeting goes too long on May 28th, that meeting will recess and then reconvene on May 29th at 5:30 to continue with the same agenda and packet as the May 28th Meeting. Both meetings will be held in the Council Chambers.)

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RP25-40–62	Blanche Kalstrom	Withdrawn by Appellant, Assessor's Recommendations Accepted by BOE	Various	Unanimous (Block Vote)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MOTION TO ACCEPT ALL REMAINING KALSTROM APPEALS AS WITHDRAWN AND APPROVE ASSESSOR RECOMMENDATIONS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