



BOE MEETING / HEARING (IF UNFINISHED ON 05/28/2025, MEETING WILL CONTINUE ON MAY 29TH AT 5:30 P.M.)

Wednesday, May 28, 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

AMENDMENT III: 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, this meeting will recess and then reconvene on May 29th at 5:30 to continue with the same agenda as this May 28th Meeting. Both meetings will be held in the Council Chambers.)

Call to Order

Mayor Ruby called the meeting to order.

Roll Call

Present: Mayor Alice Ruby (Chair), Kaleb Westfall, Curt Armstrong, Steve Carriere

Absent: Michael Bennett

Approval of Minutes

Board of Equalization Meeting/Hearing - May 14, 2025

Motion to approve: Steve Carriere

Seconded by: Kaleb Westfall

Vote: Unanimous approval

Result: Motion carried

Approval of Agenda

Amendments:

- Move RP25-10 through RP25-15 and RP25-73 to the settled list
 - Add L-PP25-01 (Richard Murphy) and L-PP25-02 (Charli Most) to unsettled personal property appeals
- Motion to approve as amended: Seconded by Steve Carriere
- Vote: Unanimous approval
- Result:** Motion carried

Assessor's Comments

Assessor Arne stated most appeals were from non-responsive appellants. He confirmed outreach attempts and noted the need for annual boat surveys.

Late Appeals for Consideration

None

APPEALS FOR CONSIDERATION**Personal Property****Settled Personal Property Appeals**

PP25-01	David Jamieson	PP25-28	Andrey Z. Basargin
PP25-03	Chris Bourgeios	PP25-31	Minh Pham
PP25-08	Andrew Wassillie	PP25-34	Ivan Gumlickpuk
PP25-09	Frank Gloko	PP25-35	Sea Q Inc Property
PP25-10	Verner Wilson	PP25-37	Gudmundson Thor
PP25-11	David Jimmy Jr	PP25-38	Ivan A. Kalugin
PP25-12	Charles Mincher	PP25-39	Daniel I Basargin
PP25-13	Phil Gauthier	PP25-40	Herman Nelson Jr.
PP25-14	Richard Murphy Jr	PP25-41	Antonio V. Arena
PP25-15	Thomas Toyukak	PP25-43	Robert Heyano
PP25-16	Macaelin Flensburg	PP25-44	Ray Thorson
PP25-17	Levi Rollman	PP25-45	Robert Heyano
PP25-18	Justin Gumlickpuk	PP25-46	Bert Luckhurst
PP25-19	Allison O'Brien	PP25-47	Ray and Tom Thorson
PP25-20	Jonathan J. Larson	PP25-48	William and Lucille Johnson
PP25-21	Isaacs 100225	PP25-49	William and Lucille Johnson
PP25-22	Antler Aviation	PP25-51	Todd Palin (Blanche Kallstrom)
PP25-23	Leo Jennings	PP25-53	Norman J. Heyano
PP25-24	Alaska West Supply	PP25-54	Todd Palin (Blanche Kallstrom)
PP25-25	Kerry Stout	PP25-60	Max Martin
PP25-26	Auram Kalugin	PP25-61	Jon Broderick
PP25-27	Gregory Basargin	L-PP25-03	Hugh Schroeder

Unsettled Personal Property Appeals Hearings

Case No.	Appellant	Action	Result	Vote	Motion By	Reason
PP25-02	Aaron Cexton	Approved at \$25,000	Approved	Unanimous	Steve Carriere	Appraisal submitted, appellant absent
PP25-04	Terence Gamechuck	Approved	Approved	Unanimous	Steve Carriere	Vessel verified stored outside Dillingham
PP25-05	Megan Gervais	Denied	Denied	Unanimous	Steve Carriere	No new evidence; issue from prior tax year

PP25-06	William Bousley Jr.	Denied	Denied	Unanimous	Steve Carriere	No information provided by appellant
PP25-07	Jennifer Berlin	Approved	Approved	Unanimous	Steve Carriere	Vessel sold; confirmed via bill of sale
PP25-29	Frank Woods	Denied	Denied	Unanimous	Kaleb Westfall	Commercial vessel not eligible for waiver
PP25-30	Paradise Logistics LLC	Denied	Denied	Unanimous	Steve Carriere	Same reason as PP25-29
PP25-32	Frank Woods	Approved (set to \$0)	Approved	Unanimous	Kaleb Westfall	Vessel declared total loss by insurer
PP25-33	Edward Kapatoc	Approved	Approved	Unanimous	Steve Carriere	Vessel sold, verified

Personal Property Appeals Withdrawn or Outside BOE Scope

PP25-42 (City-owned), PP25-36 and PP25-50 (not appeals)

Real Property

Settled Real Property Appeals

RP25-02	Albert & Brandy Giordano	RP25-25	Bertram & Crystal Nixon-Luckurst
RP25-04	Judy Gonsalves, Layland	RP25-26	Bertram & Crystal Nixon-Luckurst
RP25-06	Teresa Seybert	RP25-27	Bertram & Crystal Nixon-Luckurst
RP25-10	Gorden & Susan Isaacs	RP25-28	Tyke and Laetitia Olson
RP25-11	Gorden & Susan Isaacs	RP25-30	Marie Tennyson
RP25-12	Gorden & Susan Isaacs	RP25-32	Katherine Carscallen
RP25-13	Gorden & Susan Isaacs	RP25-34	Richard Asher, Barbara Asher
RP25-14	Gorden & Susan Isaacs	RP25-35	William A. & Lucille Johnson
RP25-15	Gorden & Susan Isaacs	RP25-63	Lila B. Tibbs-Residence
RP25-16	Daniel P. Wiard	RP25-64	Lila B. Tibbs-Apartments
RP25-17	Daniel P. Wiard	RP25-65	Clifford Tubbs
RP25-18	Daniel P. Wiard	RP25-66	Sean N Carlos
RP25-19	William P. Bauer III	RP25-67	Covenant Concepts Ministry
RP25-20	Neal Bennett	RP25-68	Lena & August Flensburg
RP25-21	Cynthia R Valenty	RP25-69	Ryan & Amanda Luiten
RP25-23	Ethel J Nelson & Estate of George L. Nelson	RP25-73	Connor Downey & Tiffany Bennett
RP25-24	Bertram & Crystal Nixon-Luckurst		

RP25-76 David McGill/Theresa Muhic
 RP25-77 Susan Flensburg
 RP25-78 Neal Bennett

Unsettled Real Property Appeals

RP25-01	Thomas Woods	RP25-09	Alvin D. Heyano and Karen L. Shelden
RP25-03	Elias and Brenda Akelkok	RP25-29	Jonathan Hobson
RP25-07	Keilyn Carlos	RP25-36	Alice Fox / Estate of
		RP25-37	Sharon Woods
RP25-38	Blanche Kallstrom	RP25-51	Blanche Kallstrom
RP25-39	Blanche Kallstrom	RP25-52	Blanche Kallstrom
RP25-40	Blanche Kallstrom	RP25-53	Blanche Kallstrom
RP25-41	Blanche Kallstrom	RP25-54	Blanche Kallstrom
RP25-42	Blanche Kallstrom	RP25-55	Blanche Kallstrom
RP25-43	Blanche Kallstrom	RP25-56	Blanche Kallstrom
RP25-44	Blanche Kallstrom	RP25-57	Blanche Kallstrom
RP25-45	Blanche Kallstrom	RP25-58	Blanche Kallstrom
RP25-46	Blanche Kallstrom	RP25-59	Blanche Kallstrom
RP25-47	Blanche Kallstrom	RP25-60	Blanche Kallstrom
RP25-48	Blanche Kallstrom	RP25-61	Blanche Kallstrom
RP25-49	Blanche Kallstrom	RP25-62	Blanche Kallstrom
RP25-50	Blanche Kallstrom		
RP25-70	Hugh I Schroeder	RP25-79	Matt VanDeventer
RP25-71	Nicholas and Erika Tweet		
RP25-72	Nick Christensen, Jr.		
RP25-74	Michael & Katheryn Bennett		
RP25-XX	HIS RENTALS Hugh I Schroeder (the numbering was off for this one)		

Outside of the Scope of the BOE:

RP25-05 Ekuk Village Council
 RP25-31 Ekuk Village Council

Late Appeals approved to be heard-

L-RP25-XX Vivian Braswell - still waiting for this appeal to be turned in
 L-RP25-01 Hugh I Schroeder

Unsettled Real Property Appeals

Case No.	Appellant	Action	Result	Vote	Final Value	Motion By	Reason
RP25-01	Thomas Woods	Approved	Approved	Unanimous	\$94,400	Steve Carriere	Condition of home justified lower building value

RP25-03	Elias & Brenda Akelkok	Approved	Approved	Unanimous	\$196,900	Steve Carriere	Condition-based adjustment recommended by assessor
RP25-07	Keilyn Carlos	Denied	Approved to Deny	Yes – Carriere, Armstrong; No – Westfall	\$409,300 (no change)	Steve Carriere	Recent purchase price supported current valuation
RP25-09	Alvin Heyano & Karen Shelden	Denied	Approved to Deny	Yes – Carriere, Armstrong; No- Westfall	\$259,100 (no change)	Steve Carriere	Comparable sales supported current valuation
RP25-29	Jonathan Hobson	Denied	Approved to Deny	Unanimous	\$190,300 (no change)	Kaleb Westfall	Recent purchase price consistent with assessment
RP25-36	Alice Fox Estate	Approved	Approved	Unanimous	\$104,700	Steve Carriere	Condition issues warranted reduced value
RP25-37	Sharon Woods	Approved	Approved	Unanimous	\$145,500	Steve Carriere	Adjustment to building value based on condition
RP25-70	Hugh Schroeder	Denied	Approved to Deny	Unanimous	\$47,900 (no change)	Steve Carriere	Misunderstanding of assessment vs. tax cap
RP25-71	Nicholas & Erika Tweet	Approved	Approved	Unanimous	\$499,900	Steve Carriere	Depreciation adjustment applied
RP25-72	Nick Christensen Jr.	Denied	Approved to Deny	Unanimous	Not applicable	Steve Carriere	Only one exemption allowed (senior or veteran)
RP25-74	Michael & Katheryn Bennett	Denied	Approved to Deny	Unanimous	Not adjusted	Steve Carriere	Purchase price exceeded assessed value
L-RP25-01	Hugh Schroeder	Denied	Approved to Deny	Unanimous	Not adjusted	Steve Carriere	Misunderstanding of increase vs. tax limitation

Other Board Actions

Note: Appeals from Ekuk Village Council (RP25-05, RP25-31) referred to City Attorney for determination on tribal tax status. Deeds Checked by Assessor, Not restricted status and they are Fee Simple

Board Motions

Motion to accept all settled appeals: By Steve Carriere, Seconded by Kaleb Westfall, Motion passed unanimously.

Next Meeting

Scheduled for Thursday, May 29, 2025 at 5:30 PM to continue hearing RP25-38 through RP25-62 (Kallstrom appeals).

Citizen Discussion

None.

Committee Comments

None.

Adjournment

Mayor Ruby adjourned the meeting at 8:50 PM.

Alice Ruby, Mayor

[SEAL]

ATTEST:

Abigail Flynn, Acting City Clerk