



# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

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**THE BOARD OF EQUALIZATION HEARING  
TUESDAY, MAY 15, 2018  
6:00 P.M.  
COUNCIL CHAMBERS  
PUBLIC SAFETY BUILDING**

**MINUTES**

**1. CALL TO ORDER**

City Clerk Naelene Matsumiya called the meeting to order at 6:05 PM

**2. ROLL CALL**

- A. Council Members Present:** Debra Hicks, Dave Dickason, Monty Irvin, Victor Shen and Peter Denmark (Clerk's note: Peter Denmark joined the meeting at 6:13, after his testimony)
- B. Council Members Absent:** Dan Blair, Dave Pinquoch
- C. Administration Present:** Naelene Matsumiya, City Clerk, Johnny Janik, Finance Officer and Dyanna Pratt, Executive Assistant

**Others Present:** Arnie Erickson, Assessor from Appraisal Company of Alaska and Council Member, Peter Denmark

**3. TURN MEETING OVER TO ASSESSORS – Arnie Erickson**

Naelene Matsumiya turned the meeting over to Arnie Erickson.

Arnie Erickson announced that he had three appeals this year and it was from Peter Denmark of Alaska Sea Kayakers, RC Collins of The Outpost and, John and Peter Beard.

**A. Peter Denmark, Alaska Sea Kayakers**

Arnie Erickson read Peter Denmark's appeal first. He reminded the Council that Mr. Denmark's appeal was addressed the last several years and said that this year, a few adjustments were made; to the land and structure. He directed Council to the photographs in their packet and pointed out the erosion had worsened since last year. He stated that he made a 60%, minus deduction. He made a recommendation to accept the lowering of the land on the two lots and the structure.

Monty Irvin asked if the taxes are too high on the property. Peter Denmark replied that that is the statement he is making. He commented that he has general issues with the lot lines and how they cannot be established on both of the lots. He said that the ongoing erosion is accelerating and is exposing live utility wires behind the building. He clarified that the issue is the lot diminishing in size and his inability to develop the lot to what he had hoped to when it was purchased. He explained that he had hoped to expand the lot and to incorporate operations in one location.

Dave Dickason said that the erosion issue is on the City's radar with CRW to repair the erosion.

**MOTION:** Dave Dickason made a motion to accept the assessor's recommendation of the new dollar amount to the assessment of the Alaska Sea Kayakers of the Harborview.

**SECONDED:** Monty Irvin

**VOTE:** Passed unanimously

**B. R.C. Collins, The Outpost**

Arnie Erickson stated that the Outpost was burned down in 2011. He said that Mr. Collins sent in an appeal letter and photographs of the property. Arnie said that had spoken to Mr. Collins on the phone the previous day and spent today walking the land and discussing it. Arne said that Mr. Collins had told him that there were several physical deficiencies to the land that would negate any type of meaningful development. Arnie explained to Mr. Collin's that he is not a surveyor, nor was he an engineer, he was just an accessor. Arnie asked Mr. Collins if he'd want to have the land surveyed or have an engineer contest for the land, but he cannot recommend that the value be zero for the \$20,000 he stated in his appeal. He said he did lower the land value from \$96,400 to \$66,400.

Council agreed with the accessor.

**MOTION:** Dave Dickason made a motion to accept the recommendation of the accessor for R.C. Collins' The Outpost in the Triangle.

**SECONDED:** Monty Irvin

**VOTE:** Passed unanimously

**C. John and Peter Beard**

Arnie Erikson presented the appeal from John and Peter Beard of unit 1109 of Begich Towers Inc. He stated that he agreed on their opinion value on this. He said the unit is completely the way it was constructed in the beginning and he said a reduction is in order as it is outdated. He said that he could not contact the Beards, but he said that he agrees with their opinion value and that the hearing was essentially a way to give blessing and say, 'Yes, we concur' on their behalf.

**MOTION:** Dave Dickason made a motion to accept the assessor's recommendation for John and Peter Beard of Unit 1109 of Begich Towers Inc.

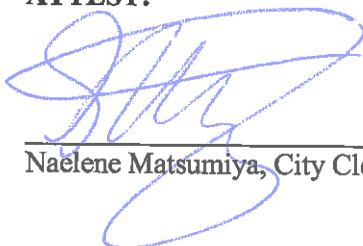
**SECONDED:** Monty Irvin

**VOTE:** Passed unanimously

**4. ADJOURNMENT**

All agreed to adjourn at 6:21 pm.

**ATTEST:**



Naelene Matsumiya, City Clerk

  
Daniel Blair, Mayor