



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

THE BOARD OF EQUALIZATION HEARING

TUESDAY, MAY 17, 2016

6:15 P.M.

THE COUNCIL CHAMBERS

P-12 BUILDING

MINUTES

1. CALL TO ORDER

Mayor Daniel Blair called the meeting to order at 6:06 pm

2. ROLL CALL

A. Council Members Present: Victor Shen, Debra Hicks, Ata Ma'ae, Monty Irvin and Dan Blair

B. Council Members Absent: David Pinquoch

C. Administration Present; Jennifer Rogers, Interim City Clerk; Dyanna Pratt, Tax Administrator and Mark Lynch, City Manager

Others Present included: Arnie Erickson, Assessor from Appraisal Company of Alaska and Peter Denmark.

3. TURN MEETING OVER TO ASSESSORS – Arnie Erickson

A. Assessor will read appeal or Appellant to state appeal.

B. Assessor will present a recommendation

C. Board to ask questions

D. Board to make a motion

E. Board to vote

F. Repeat the process for each appeal

Mayor Dan Blair turned the meeting over to Mr. Arnie Erickson, Assessor from the Appraisal Company of Alaska.

Arnie Erickson reported to council that he received 21 appeals this year, 19 in the marina and 2 in the lease area. Of the 19 in the marina, 14 were resolved. The five presented to the council have not been resolved despite numerous attempts to contact the appellants. Mr. Erickson asked the council concur with his recommendations. Of the five appeals not resolves, two are from Steve Lloyd, one from Steven Kulin, one from Tom Loret and Bob Hunt and one from Noel Therrien.

Arnie Erickson stated that this is the fourth year that Peter Denmark has appealed the assessment to Lots 11 and 13 of the harbor view. Both leased lots have severe erosion. Photos of the erosion were included in the packet. Mr. Erickson stated that he takes pictures of the erosion annually. He added that the erosion is creeping under the building.

Peter Denmark mentioned in his letter that there has been survey work done which identifies the percentage of loss. Mr. Erickson recommended that the land value not be changed as he feels he adequately addressed it at this time. He recommended that the building value be lowered on the kayak operation located at the triangle, which isn't under appeal. No changes in land value, but a change in the structure value.

Dan Blair asked Peter Denmark if he agreed with the land value change for Lot 11. Peter Denmark stated this has been an ongoing problem since he bought the property in 2004. He said, "I have a file of letters, six inches thick, to the City addressing these issues to which no official response has ever been generated. With the lot approaching half of what it's supposed to be platted for, we had hoped to bring our operation onto the two lots and get out of the lease lot at the triangle." Peter described the difficulties he has faced in maintaining the property; he can't expand his business or improve the building because the infrastructure is disappearing.

Peter would like the responsible party to recognize the problem, whether it be the city or the railroad. There was discussion about the possible ways and costs involved to remedy the problem.

There was some brief discussion regarding the parcels being appealed.

Mark Lynch asked Scott Korbe what are the chances of restoring the property to its original state. Scott Korbe replied that the probability is good. A new Corps permit might not be required if it falls under emergency restoration.

Peter Denmark reported that he'd like to sell the business or the lots in the future but he feels that he won't be able to get what he paid for them.

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Peter Denmark, Lot 11 of the Harborview, Alaska Sea Kayakers.

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes, Dan Blair: Yes

Motion passed 5-0

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Peter Denmark, Lot 13 of the Harborview, Alaska Sea Kayakers.

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes, Dan Blair: Yes

Motion passed 5-0

Mayor Dan Blair excused himself from the hearing and asked Peter Denmark to chair the meeting at 7:01 pm.

MOTION: Ata Ma'ae made a motion to uphold the assessor's value as stated in his document for Noel Therrien, Whittier Marina Condo- J-05.

SECONDED: Monty Irvin seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes

Motion passed 4-0

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Steve Lloyd, Whittier Marina Condo, L-04.

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes

Motion passed 4-0

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Steve Lloyd, Whittier Marina Condo, L-09.

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes

Motion passed 4-0

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Tom Laret, Whittier Marina Condo, J-24.

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes

Motion passed 4-0

MOTION: Victor Shen made a motion to uphold the assessor's value as stated in his document for Stephen Kulin, Whittier Marina Condo, L-03

SECONDED: Debra Hicks seconded the motion.

VOTE: Ata Ma'ae: Yes, Debra Hicks: Yes, Victor Shen: Yes, Monty Irvin: Yes

Motion passed 4-0

4. ADJOURNMENT

Victor Shen made a motion was made to adjourn at 7:08 pm

Seconded by Debra Hicks

Motion passed unanimously.

ATTEST:



Jennifer Rogers
Interim City Clerk



Daniel Blair
Mayor