



MUNICIPALITY OF SKAGWAY, ALASKA
BOARD OF EQUALIZATION
SPECIAL ASSEMBLY MEETING

May 24, 2022
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1. **Call to Order:**

Mayor Cremata called the meeting to order at 5:38 p.m.

Mayor Cremata formally acknowledged that the Assembly is gathered on the traditional land of the Tlingit people.

The pledge of allegiance was recited.

2. **Roll Call:**

Present: Mayor: Andrew Cremata **Assembly Members:** Jay Burnham (via telephone), Orion Hanson, Reba Hylton, Deb Potter, Dustin Stone

Absent: Sam Bass

3. **Proof of Notice:**

Mayor Cremata indicated that 'Proof of Notice' was posted and is available to review.

4. **Hear Citizens Present:**

5. **Board of Equalization:**

Motion/Second: Hanson/Stone To recess the Assembly and convene as the Board of Equalization.

Motion passed by roll call vote, 5 yes, 0 no, 1 absent.

Clerk Burnham indicated that appellant, Michelle de Kennedy was not present on the telephone and had sent in correspondence, which had been added to the packet, just prior to the meeting.

Appraiser James Canary presented a powerpoint presentation, explaining Kennedy property and its reasoning surround its subsequent appraisal. Mr. Canary indicated that he recommends reducing the value of the Kennedy property to \$296,000.

Mr. Canary indicated that he had been corresponding with Kennedy and had adjusted the appraisal based on new information provided by Kennedy.

Assemblymember Hanson indicated that the roof makes up a good portion of the upstairs as not all of the ceiling height is above 5 feet in height.

Mr. Canary indicated that Kennedy did not provide this information to him.

Assemblymember Hanson indicated that he would be surprised if the upstairs square footage was the same as what Canary is estimating because the gambrel style roof causes a loss in square footage.

Mr. Canary indicated that the upstairs of the house is larger than the downstairs. That the upstairs is wider with a 2-foot difference on each side, for a total of a 4 foot difference.

Assemblymember Hanson inquired what the value of an unfinished kitchen is valued at, as Ms. Kennedy's letter indicated that she does not have a stove.

Mr. Canary indicated that personal property is included as part of the valuation; items in the kitchen must be affixed to the structure to be included in the valuation.

Assemblymember Burnham inquired if the assessment roll could be adopted without the Kennedy property and add the Kennedy property at a later date.

Clerk Burnham indicated that the Assembly is to reach their conclusion based on facts presented by the appraiser and appellant during the hearing, and further indicated that considering whether or not an individual has previous experience inside the building could be considered speculative.

Assemblymember Hanson indicated that he is only concerned about the square footage of the second floor.

Mr. Canary indicated that if the Assembly would like, he could recalculate the property with a four foot or six foot loft upstairs, which would drop it down to 666 square feet upstairs and 731 downstairs. Assemblymember Hanson indicated that it would help.

Mr. Canary indicated that this recalculation would bring the value down to \$287,900.

Motion/Second: Hanson/Stone To accept the appraiser's assessment of 307 14th Avenue as discussed in the Board of Equalization meeting for the amount of \$287,900.

Motion passed by roll call vote, 5 yes, 0 no, 1 absent.

Motion/Second: Hanson/Stone To adjourn the Board of Equalization and reconvene the Assembly meeting.

Motion passed by roll call vote, 5 yes, 0 no, 1 absent.

6. **Certification and Adoption of 2022 Property Assessment Roll:**

Motion/Second: Hanson/Stone To certify and adopt the 2022 property assessment.

Motion passed by roll call vote, 5 yes, 0 no, 1 absent.

7. Mayor and Assembly Discussion Items:

12. Adjournment:

With no more business on the agenda, Mayor Cremata adjourned the Board of Equalization, Special Assembly meeting of May 24, 2022 at 6:15 p.m.

Andrew Cremata, Mayor

ATTEST:

Steve Burnham Jr., Borough Clerk

(SEAL)

Approved: