



MUNICIPALITY OF SKAGWAY, ALASKA
BOARD OF EQUALIZATION
SPECIAL ASSEMBLY MEETING

May 25, 2023
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1. **Call to Order:**

Mayor Cremata called the meeting to order at 5:30 p.m.

2. **Roll Call:**

Present: Mayor: Andrew Cremata **Assembly Members:** Jay Burnham, Sam Bass, Orion Hanson, Alex Weddell, Deb Potter

Absent: Dan Henry

3. **Proof of Notice:**

The Borough Clerk indicated that 'Proof of Notice' was posted and is printed on the back of tonight's agenda.

4. **Hear Citizens Present:**

5. **Board of Equalization:**

Motion/Second: Hanson/Potter to recess the Assembly and convene as the Board of Equalization.

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

Appellant Debbie Ackerman, was present and indicated that she noticed several inaccuracies on the assessment, some of which have now been corrected. However, the biggest inaccuracy is the square footage of her home which the current assessment lists as 1,922 square feet, but the manufacturer's floorplan says that it is 1,792 square feet. The appellant indicated that when the modular home was brought from Canada the road restrictions caused them to remove one foot off of each of the 4 sections of the home, so in reality it is 1,736 square feet. She also inquired as to why the house across the street that sold last year was not used in the comparable properties.

Appraiser James Canary was present via telephone and indicated his powerpoint is in the packet. His recommendation would be no change to the assessment because he physically measured the home. The previous assessor's measurements were 1,793 and Canary has not measured it since the appeal because he was not aware the square footage was in question. Canary indicated he could recalculate the assessment using the previous assessor's measurement.

Assemblymember Potter indicated that she would like Mr. Canary to do the recalculation.

Mr. Canary indicated that it would lower the assessment of the building from \$312,900 to \$295,900, with the land remaining at \$148,200 for a total of \$444,100.

Assemblymember Weddell requested that Assessor Canary speak to why the property across the street was not used as a comparable.

Mr. Canary indicated that the home across the street had a variety of issues requiring a portion of the home to be demolished, it does not have finished flooring, and is not a similar size as the Ackerman home so it cannot be used as a comparable.

Assemblymember Burnham indicated that there is still a discrepancy in the square footage, with the appellant indicating that the house was modified during delivery and is only 1,736 square feet.

Appellant Ackerman indicated that she would agree to using the 1,793 square foot measurement since that is what is on the manufacturer's floorplan.

Motion/Second: Hanson/Bass to accept the assessor's updated calculations based on a correction in square footage for the property located at lot 5A, block 33, plat 2015-1 in the amount of \$444,100.

Mayor Cremata indicated that he would like it noted for the record which finding of fact is being used to determine the change.

Mr. Canary indicated that it would be "improper".

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

Mayor Cremata indicated that the Assembly should move on to consider the next appeal.

Appellant Lizzie Carlson was not present and had no other representatives to address her appeal.

Assessor James Canary indicated that there were many attempts via telephone and email to contact the appellant with no success. He did perform a market grid as shown in the powerpoint provided in the packet, and that shows an average of \$335,250. This property was assessed at \$324,800.

Motion/Second: Bass/Potter to accept the current assessment for the property located at the West one-half of Lot 2 & 3, Block 10.

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

Motion/Second: Potter/Hanson 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: Bass/Potter to certify and adopt the 2023 property assessment roll.

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

7. Mayor and Assembly Discussion Items:

Assemblymember Bass indicated that he has some concerns about the 35-year agreement with the Yukon government now that the Minto mine has closed down. He would like to have more discussions at the table and request that staff return the agreement for Assembly consideration before signing it.

Mayor Cremata indicated that it would be good to add that discussion to the next Assembly meeting. He has received some outreach regarding using the port to make a last shipment of ore from the Minto mine, but that would disrupt cruise ship arrivals and possibly delay construction of the new dock. He will request the manager provide an update on the agreement with the Yukon government.

Assemblymember Burnham indicated he would like to thank the tax clerk for her hard work preparing the property tax roll.

12. Adjournment:

With no more business on the agenda, Mayor Cremata adjourned the Board of Equalization, Special Assembly meeting of May 25, 2023 at 6:00 p.m.

Andrew Cremata, Mayor

ATTEST:

Steve Burnham Jr., Borough Clerk

(SEAL)