

BRISTOL BAY BOROUGH
SPECIAL ASSEMBLY MEETING
BOARD OF EQUALIZATION
April 27, 2006

I. Call to Order

The Special Assembly meeting was called to order at 7:33 pm. on April 27, 2006. The meeting was held in the Assembly Chambers of the Borough Building, Naknek, Alaska.

II. Roll Call

Present: Assemblymen Eddie Clark, Russell Phelps, Melvin Coghill, Jr.

Absent: Shelby Boothe, and Carvel Zimin, Jr. and Mayor Mike Swain, Sr.

Also Present: Manager Fred Pike, Secretary Kristi Bergeron filling in for Betty Bonin, Appraisers Arne Erickson and Mike Renfro. Also present in the audience was Tax Clerk Rosalie Johnson.

III. Assembly convenes as Board of Equalization

Presiding Officer Mel Coghill, Jr. stated at this time the Assembly will convene as Board of Equalization.

IV. Appeals-Real Property Assessments

Charles Aalps-14 parcels in South Naknek. Purchased in 1997 for \$55,000.00. The parcels were carried on the roll for quite a few years at \$242,800.00. From 1998 to present Mr. Aalps has tried to sell these lots; they vary in size from about one acre to five acres. A few lots do front on the river but there has been erosion. Several lots do not have physical access. Mr. Aalps appealed and asked that the price be reduced to the purchased price. Arne Erickson recommended a reduction of \$59,100.00

EDDIE CLARK MOTIONED TO ACCEPT ASSESSORS RECOMMENDATION TO LOWER THE ASSESSED VALUE FROM \$242,800.00 TO \$59,100 SINCE IT WAS FAIR, JUST EQUITABLE AND NON-DISCRIMINATORY. RUSSELL PHELPS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY

Brian Midboe-Appeal for his home, Property ID# 20-026-630.

Arne Erickson stated that Brian Midboe had an appraisal done a couple years ago, when the sales market was slow. At that time the Appraisal came in at \$142,000.00. Since

then things have approved but Brian stated the assessment should be lower. Arne Erickson looked at the property again, used normal depreciation; there have been no improvements. The home is 1,824sq ft home plus almost 400sq ft garage.

Russell Phelps stated that there is a definite trend of the housing and property values moving up.

Mike Renfro stated that next year is a re-assessment year for us, for a full re-evaluation of everything. It's nice to hear about additional sales for Arne to get the information for our re-evaluation this fall. We are seeing the trend. Property values are going up, we are seeing some new houses, and we are seeing additions. For a number of years we didn't see anything. Things were a little bleak. Now it looks like things are better, we are seeing additions on canneries, and a more positive attitude than there was a couple years ago.

EDDIE CLARK MADE A MOTION TO ACCEPT ASSESSOR'S RECOMMENDATION TO LOWER ASSESSED VALUE TO \$153,000.00 FROM \$155,000.00 SINCE IT WAS FAIR, JUST, EQUITABLE AND NON-DISCRIMINATORY. RUSSELL PHELPS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY

Lionel Maye-Fishing encampment at Lake Camp. Property ID#17-109-757

Arne Erickson stated we have that at \$110,700.00. That is \$60,000.00 for the land and \$50,700.00 on the four little cabins on the river plus the older building on the upper side of the road. He appealed that. I spoke with him back in early March and he thought his taxes were going up about \$3,000.00. His property is currently being actively advertised at \$174,500.00. He acknowledged that when I talked to him that day and he did not accept the decision to deny the appeal. He is asking better than \$60,000 more than we've got it assessed at, I don't think we're wrong. The cabins aren't in great shape, but there not bad either, they've got propane, paneling on the inside.

Mel Coghill stated that they are fairly new too; they are less than five years old.

EDDIE CLARK MOTIONED TO ACCEPT ASSESSORS RECOMMENDATION TO DENY THE APPEAL OF LIONEL MAY, SINCE THE ASSESSMENT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. RUSSELL PHELPS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$110,700.00.

Wood River Fish- Property ID #19-118-155

Arne Erickson said this is regarding the old Dagnet facility. Up the King Salmon lease lots, just below the DOT's shop, there is a 50X60 metal building that's had a significant slant towards the runway. I rolled under the fence last week when there was still enough ice and snow and I did go inside. There is a significant amount of standing water. It is unusable, it's really at a slant and the superstructure is good though. I don't see any buckling damaging of the main frame or most of the tin siding. Mr. Jay Cherrier said they purchased property land and improvements in June for \$15,000.00. You can't

purchase the land, it is part of the airport subdivision, and it is 29,000 square feet, which were valued at \$2.00 a foot. We then calculate possessory interest, their interest in the value of that property over the term of the lease. Right now that would be at \$14,400.00. It is difficult to determine the salvage value for the metal, but I think it's worth at least \$30,000.00. Russell would probably know better being in construction, but I recommended at least a salvage value of \$30,000.00 leaving the possessors interest at \$14,000.00 since you can't purchase the land. Reducing the assessment from \$66,000.00 to \$44,400.00. We faxed this write up and some other information to Mr. Cherrier and I did not get a response.

RUSSELL PHELPS MOVED TO ACCEPT THE ASSESSORS RECOMMENDATION TO LOWER THE ASSESSED VALUE TO \$44,400 FROM PREVIOUS VALUE OF \$66,000.00 SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

V. Appeals-Personal Property Assessments

Peter Curatolo-F/V K.C. ANN

Arne Erickson stated 1980 Modutech that we assessed at \$20,200.00. He recommended denial of the appeal. There was no assertions that the vessel had serious deficiencies or lacked seaworthiness. I did find in research as of last November on sales of two 1980 Modutech's. One sold at \$49,000.00 although it had been remodeled in 1994. And another that sold at \$25,000.00 and both were 1980's. I feel that this value is fair.

EDDIE CLARK MADE A MOTION TO ACCEPT THE ACCESSOR'S RECOMMENDATION AND DENY THE APPEAL OF PETER CURATOLO SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. RUSSELL PHELPS SECONDED THE MOTION AND PASSED UNANIMOUSLY. The value remains at \$20,200.00.

Clayton Franklin-F/V EZRA

Arne Erickson stated F/V Ezra, which we had valued at \$25,500.00. Actually the Ezra is a 30-foot open herring skiff with one gasoline engine. I did not contact him since I did not have a contact number for him. Arne stated it is two vessels, there is a 1995 All American, he only appealed on the F/V Ezra.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ACCESSOR'S RECOMMENDATION AND LOWER THE ASSESSED VALUE TO \$112,700.00 SINCE IT IS FAIR, JUST, EQUITABLE, AND NON-DESCRIMINATORY EDDIE CLARK SECONDED MOTION PASSED UNANIMOUSLY

Jim Gavin-Property ID# 1971 Chevy P/U and 1988 Ford P/U.

Arne Erickson stated the '71 is a 4x4 regular cab and last year at the Board of Equalization the Assembly increased the base value for operable vehicles to \$1,000 up from \$500. He makes no assertion that the vehicle is inoperable. The other vehicle is an '88 Ford extended cab 4x4 and that was valued by Rosie by using the standard blue book

values. Assertion is to deficiencies, I did try to contact Mr. Gavin and he has not returned any of my calls. I recommend no change. It is consistent with the values that have been challenged.

RUSSEL PHELPS MADE A MOTION TO ACCEPT THE ACCESSOR'S RECOMMENDATION AND DENY THE APPEAL OF JIM GAVIN SINCE IT IS FAIR, JUST, EQUITABLE, AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$4,825.00

Arne Erickson-I did not reduce vessel values this year. I felt that there was enough evidence checking with the three vessel brokers over the last year since the last fishing season. Plus sales that I could document that if anything most values are increasing somewhat. This is the least amount of vessel appeals I have had compared to the ones over in Dillingham.

Mike Renfro stated it shows the change in trend that we talked about earlier in the real property. A lot of that is carrying over or the fisheries are making the real property change I think. But it's really interesting, this is the first year the guy's watch them really close to see if their vessels depreciate or whatever every year and like what Arne said we didn't change any of the schedules this year because of the information we found, and it is the one year that we had the least appeals that we've had. It show's a real trend.

Bruce Whitting-F/V Kitty Louise and Miscellaneous

Arne stated the value of the vessel in parenthesis is \$94,700.00. But the total valuation is \$100,200.00 and the difference there is the nets. He is only appealing the value of the vessel, which is a '95 All Points and I recommended denial of this appeal, again there is no assertion as to deficiencies. I do have a documented sale from November of a '97 All Points at \$185,000.00. Even if you divided that in half, because this vessel is two years older, you are still coming up with the value.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION AND DENY THE APPEAL FOR THE F/V KITTY LOUISE SINCE IT IS FAIR, JUST, EQUITABLE, AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$100,200.00.

Rick Koetje - F/V NELLENE

I recommended that this one be zeroed out. It's a 1963 Rawson, it has been completely stripped out, it is deteriorating up in Ralph's boat yard. He said he's taking it to the dump this summer and I believe him.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION AND LOWER THE VALUE TO ZERO SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Jorn Kvinge - 1975 GMC P/U

Total value including his fishing boat and pickup is \$78,900.00. Recommended no change, this was valued with the minimum that you established last year at the Board of Equalization.

EDDIE CLARK MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION AND DENY THE APPEAL OF JORN KVINGE, SINCE IT 'S FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. RUSSELL PHELPS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$78,900.00.

Salvatore J. Papetti - F/V OLGA LYNN

Arne stated it is a 1980 fiberglass, at Garlic Gulch, with a white hull and parked parallel to the road. I went out and did an exterior inspection on it. The hull and everything about it looks to be good. It doesn't look like there is any obvious damage that would keep it out of the water. It does not have controls and I took off 30 percent for that. Other than that, he was saying that he was trying to sell it for \$3,000.00. I have not seen any evidence over the past few years of a for sale sign or anything. I am giving him 30 percent off at this time to see if he is going to repair it. It is certainly worth more than \$3,000.00. It is a force file.

RUSSELL PHELPS MADE A MOTION TO ACCEPT ASSESSOR'S RECOMMENDATION AND LOWER THE ASSESSED VALUE TO \$20,300.00 SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Don Pemberton-F/V CORNFISH

This was reduced on appeal last year to \$27,500 because of damage. It's a 1990 converted Herring skiff, diesel powered, 31 feet in length. I am recommending that it go back to the value established during the appeal last year for \$27,500.00 and with the nets, \$30,000.00.

RUSSELL PHELPS MOTIONED TO ACCEPT THE ASSESSORS RECOMMENDATION AND LOWER THE ASSESSED VALUE TO \$30,000.00 SINCE ITS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Carl and June Thiele

Arne said it is on a set net skiff and kicker; these were assessed using our standard rates for set net skiffs. They did not provide any information that it was not water worthy or that the engine was not seriously deficient. I recommend denying the appeal. Actually the \$4,600.00 also includes a 1984-quarter ton pick up, which was \$1,000.00.

Mel Coghill asked what it is listed as?

Arne stated it is a 1979 18 foot aluminum skiff; engine is an 18 HP Honda 2000. With the two together we have \$3,600.00.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION AND DENY THE APPEAL OF CARL AND JUNE THIELE SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. MEL COGHILL, JR. SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$4,600.00.

Denny Thompson- F/V CHARLES A

Arne stated it is a 1979 Shree bow picker. It was assessed as a stern picker, as a Marco and he submitted a nice photograph of it. Eddie stated he did see a sign for \$25,000.00 for it.

Arne stated that if you went by our standard scale, the vessel would be considerably less than \$25,000.00 that he feels it's worth. But he has done quite a bit of update to it, and accepting his value was fair. He felt it was worth that. The extra \$1,000.00 is an old truck. Russell asked if Arne had talked to him? Arne stated that the number he was given was not working.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION AND LOWER THE ASSESSED VALUE TO \$26,000.00 SINCE IT IS JUST, FAIR, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Jack Vantrease-Set Net Cabin and Evinrude O/B

Arne Erickson said they lost two cabins, one outboard, and sold one last October. They did not provide a contact number.

Mike Renfro stated that the recommendation is to lower the total assessment from \$67,725.00 to \$59,205.00.

Eddie stated he would feel better if it was a little lower than that due to the fact of how much damage was done and how much they lost.

Mike Renfro stated the number that they have here is a list of what they had left after they sent a filing. The filing was sent after the involuntary was sent out. It is based on what they said they still have. Mel Coghill stated it was an involuntary filing to begin with.

RUSSELL PHELPS MOVED TO ACCEPT THE ASSESSOR'S RECOMMENDATION TO LOWER THE ASSESSED VALUE TO \$59,205.00 SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

Mark and Mary Emery-Wet Wader's - Appeal on Vehicles and Outboard Engine

Arne stated it is for two vehicles, an '84 GMC Car, '79 Ford truck and also a 2004 Evinrude 75 Hp long shaft electric start which was valued at \$4,800.00. It came from the most recent copy of the blue book. I recommend that the appeal be denied, I did fax them a copy of the write up. The values are consistent.

Mel Coghill stated it is a Blue GMC Suburban not a car. Eddie stated it is worth more than \$1,000.00.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION TO DENY WET WADER'S APPEAL, SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. The value remains at \$6,800.00

Keith Whittern - F/V VITUS

This was reduced on appeal last year to \$20,000.00. It was valued at \$37,500.00 this year. Arne Erickson recommended the total assessment to be \$26,000.00; his vessel At \$20000, '75 Ford Pickup 2x2 assessed at \$1000 and fishing nets assessed at \$5000.

RUSSELL PHELPS MADE A MOTION TO ACCEPT THE ASSESSOR'S RECOMMENDATION TO LOWER THE ASSESSED VALUE TO \$26,000.00 SINCE IT IS FAIR, JUST, EQUITABLE AND NON-DESCRIMINATORY. EDDIE CLARK SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

VI. Adjournment: Having heard all the appeals, the meeting was adjourned at 8:28p.m.

Michael S. Swain, Sr., Mayor

ATTEST:

Betty J. Bonin, Borough Clerk