

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING 3.15.225 BOARD OF EQUALIZATION; HEARING, RELATED TO LIMITING THE BOARD'S AUTHORITY TO RAISE ASSESSMENTS AND MAKING FINDINGS.

AGENDA OF: February 17, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	2 / 3 / 2 0 2 6 X N S f o r A s s y m S u m n e r , B o w ... Signed by: Nicholas Spiropoulos
Finance Director	 Recoverable Signature X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	2 / 3 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	2 / 3 / 2 0 2 6 X M i c h a e l B r o w n Signed by: Mike Brown
Borough Clerk	 Recoverable Signature X L o n n i e M c K e c h n i e Signed by: Lonnie McKechnie

ATTACHMENT (S): Ordinance Serial No. 26-024 (7 pp)

SUMMARY STATEMENT: This Ordinance is sponsored by Assemblymembers Sumner, Bowles, and Gamble to update the code related to the Borough Board of Equalization ("BOE") and bring Borough Code into compliance with the updated State law.

In the past, AS 29.45.210 provided that after a hearing "If valuation is found to be too low, the board of equalization may raise the assessment." However, that language was repealed by §17 ch 28 SLA 2024 passed by the Alaska Legislature. The updated language reads "The board of equalization may not raise the assessment in the current year unless requested to do so by the appellant. If the appellant provides a long form fee appraisal to support the appellant's valuation and the board of equalization does not find in favor of the appellant, the board shall make specific findings on the record to support its decision."

This ordinance likewise repeals the prior language from Borough code and replaces it with the current language of AS 29.45.201.

RECOMMENDATION OF ADMINISTRATION: Introduce and set for public hearing.