


Kenai Peninsula Borough  
Office of the Borough Mayor

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**MEMORANDUM**

**TO:** Ryan Tunseth, Assembly President  
Members of the Borough Assembly

**FROM:** Peter A. Micciche, Borough Mayor 

**DATE:** January 6, 2026

**RE:** Appointments to the Board of Equalization

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In accordance with KPB 5.12.052, appointments from the Borough to the Board of Equalization are appointed by the Mayor and confirmed by the Assembly. The following appointments are forwarded to the Assembly for consideration and confirmation:

Board of Equalization – Seat B

- Preston Penrod – Term Expires 12/31/2028

Board of Equalization – Seat E


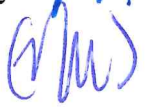

- Jonathan Wheeler – Term Expires 12/31/2028

Thank you for your consideration.

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Peter A. Micciche, Borough Mayor   
**THRU:** Michele Turner, Borough Clerk   
**FROM:** Sue Ellen Essert, Deputy Borough Clerk   
**DATE:** December 19, 2025  
**RE:** Appointment to the Board of Equalization

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The annual Notice of Vacancy for the Board of Equalization was advertised on November 18, 2025, that included Seats B, E and Alternate Seat D. The filing period for all seats closed on December 18, 2025, with none received for the Alternate Seat D. This seat will remain open until filled.

KPB 5.12.052 states in part, "Members shall be appointed by the Mayor and confirmed by the Assembly on the basis of their expertise in real and personal property appraisal, the real estate market, the personal property market, and other fields related to their functions as board members. Additionally, each member shall be a resident of the Kenai Peninsula Borough. Assembly members may serve as members of the board of equalization, subject to appointment by the Assembly."

The following applicants have applied for appointment to the Board of Equalization:

<u><b>Applicant</b></u>	<u><b>Seat</b></u>	<u><b>Term Expires</b></u>
Preston Penrod	Seat B	Term to Expire 12/31/2028
Jonathan Wheeler	Seat E	Term to Expire 12/31/2028

Your consideration is appreciated.

Thank you.

# Kenai Peninsula Borough

Board of Equalization Application Submitted 2025-12-15 16:07:21

<b>Name</b> Preston	<b>Select One</b> Seat B - Term to Expire 12/31/2028
<b>Email</b> prestonpenrodhh@hotmail.com	<b>Home Phone</b>
<b>Work Phone</b>	<b>Mobile Phone</b> 907-953-9798
<b>Residence Address</b> ,	<b>Mailing Address</b> 134 Briar Cliff Street Soldotna, Alaska 99669
<b>Expertise</b> Preston Penrod  Hello, I believe I'd be a great candidate for Seat B on the Board of Equalization for the following reasons, I bring comprehensive experience in real and personal property, grounded in nearly five years as a licensed REALTOR® and active property manager serving the Central Kenai Peninsula. My professional background includes listing, selling, and managing single-family residences, multi-family properties, riverfront homes, cabins, and land, with a strong working knowledge of both owner-occupied and investment properties.  I possess a deep understanding of the local real estate market, including pricing trends, property valuation, market absorption, and buyer behavior specific to Alaska's unique housing and land use conditions. My experience with personal property extends to transactions involving furnishings, equipment, and ancillary assets commonly associated with residential and rural properties.  In addition to brokerage and property management, I have hands-on experience in the home-building process from start to finish, including site preparation, foundations, framing, plumbing, mechanical systems, interior finishes, and final construction oversight. This background provides me with practical insight into construction quality, material valuation, deferred maintenance, and functional obsolescence—key considerations in property evaluation and appraisal-related decision making.  I currently serve on the Kenai Peninsula Association of REALTORS® (KPAR) Board of Directors, where I contribute to governance, policy discussions, and professional standards within the local real estate community. My combined experience in brokerage, property management, construction, and association leadership allows me to approach board matters with a well-rounded, informed, and practical perspective.	

# Kenai Peninsula Borough

Board of Equalization Application Submitted 2025-11-21 13:40:42

<b>Name</b> Jonathan Wheeler	<b>Select One</b> Seat E - Term to Expire 12/31/2028
<b>Email</b> jonathan@wheelerhomesak.com	<b>Home Phone</b>
<b>Work Phone</b> 9079534219	<b>Mobile Phone</b> 9079534219
<b>Residence Address</b> 45931 Inlet Breeze St Kenai , AK 99611	<b>Mailing Address</b> PO Box 2260 Kenai, AK 99611
<b>Expertise</b> I was an alternate seat for 2025 and participated in all three days of BOE hearings. I also work in real estate sales full time.	