

Kenai Peninsula Borough
Office of the Borough Mayor

MEMORANDUM

TO: Brent Johnson, Assembly President
Members of the Borough Assembly

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

DATE: December 26, 2023

RE: Appointments to the Board of Equalization

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

Tyson Cox	Seat C	Term to Expire 12/31/2026
Barbara Belluomini	Seat D	Term to Expire 12/31/2026
Wenda Kennedy	Alternate Seat B	Term to Expire 12/31/2026
Brett Demeter	Alternate Seat C	Term to Expire 12/31/2026

Thank you for your consideration.

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor
FROM: Michele Turner, Borough Clerk (MT)
DATE: December 26, 2023
RE: Appointments to the Board of Equalization

The annual notice of vacancy for the Board of Equalization was advertised on December 1, 2023. The filing period closed on December 22, 2023.

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 have applied for reappointment to the Board of Equalization:

Tyson Cox	Seat C	Term to Expire 12/31/2026
Barbara Belluomini	Seat D	Term to Expire 12/31/2026
Wenda Kennedy	Alternate Seat B	Term to Expire 12/31/2026
Brett Demeter	Alternate Seat C	Term to Expire 12/31/2026

All applications are attached for your consideration.

Thank you.

Turner, Michele

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Thursday, December 21, 2023 12:12 PM
To: Turner, Michele
Subject: New submission from 'Board of Equalization Membership Application'

Seat Choice

Seat C – Term to Expire 12/31/2026

Name

Tyson Cox

Mailing Address

237 W Redoubt Ave

Mail_City

Soldotna

Mail_State

AK

Mail_Zip

99669

Residence Address

Res_City

Res_State

Res_Zip

Email

tysoncox907@gmail.com

Work Phone

{Work:value}

Home Phone

9072524814

Mobile


9072524814


Expertise

To Whom It May Concern:


I, Tyson Cox, am applying for BOE Seat-C. My expertise and/or experience relating to the function of a BOE member include:

-- BOE Member from 2017 to 2023 - I have experience sitting on over 100 appeal hearings over the last several years.

-- Real Estate Professional Since 2006 - I have a very realistic idea of property values in the area as I have purchased and sold many properties on the Kenai Peninsula.

-- Bachelor of Education, Minor Mathematics (UAA 2001) - I have a clear understanding of mathematical terms and formulas and upper level problem solving skills.

-- City of Soldotna Council Member from 2016 to 2019 - I have experience working with the public on sensitive topics such as sales tax, annexation, and legalized marijuana.

-- Kenai Peninsula Borough Assembly Member since 2019 - I have experience working with the a group/board that may have differing opinions of how to move forward while still finding solutions to the issue at hand.

I found spending time hearing appeals over the last several year to be an excellent way for me to give to our community. Being a BOE Member is not a popular position, but I strongly believe it is a very necessary one. Please consider my application for Seat-C.

Thank you,

Tyson Cox
December 21, 2023

UploadResume

{UploadResume:value}

Turner, Michele

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Tuesday, December 5, 2023 12:06 PM
To: Turner, Michele
Subject: New submission from 'Board of Equalization Membership Application'

Seat Choice

Seat D – Term to Expire 12/31/2026

Name

Barbara Belluomini

Mailing Address

534 Knoll Circle

Mail_City

Soldotna

Mail_State

AK

Mail_Zip

99669

Residence Address

Res_City

Res_State

Res_Zip

Email

lillincoln@gci.net

Work Phone

{Work:value}

Home Phone

907-262-4014

Mobile

907-252-5728

Expertise

I look forward to the opportunity to continue to serve the public as a member of the Board of Equalization.

Per the application instructions, my resume is being emailed to the clerk's office.

Thank you for your consideration.

UploadResume

{UploadResume:value}

Barbara J. Belluomini
534 Knoll Circle
Soldotna, AK 99669
(907) 252-5728
billincoln@gci.net

Business & Employment Experience:

January 2021 - Current: Retired

February 2017 - December 2020: Real Estate Appraiser
Reliant LLC, Anchorage, AK

- Performed commercial and land appraisals as a State of Alaska Certified General Real Estate Appraiser.

March 2005 - December 2016: Real Estate Appraiser
Derry & Associates, Inc., Soldotna, AK

- Performed commercial and land appraisals as a State of Alaska Certified General Real Estate Appraiser.

January 1990 - February 1998: Most Recent Position - Branch Mortgage Lending Officer
First National Bank Alaska, Interior City Branch, Fairbanks, AK

- Solicited mortgage loan applications and made recommendations regarding the suitability of the various loan programs available.
- Supervised a staff of three, including a Loan Originator, Loan Processor and an Administrative Assistant.

Education:

Bachelor of Science in Psychology, December 2003
University of Alaska Anchorage, Anchorage, AK

Board Experience:

Kenai Peninsula Borough, Board of Equalization, 2007 - 2009, 2011 - Current

Kenai Peninsula Borough, Board of Adjustment, 2008 - 2017 (board dissolved in September)

City of Soldotna, Employee Relations Board, 2015 - Current

AK Child & Family, Board of Directors, 2021 - Current

References:

Available upon request

Turner, Michele

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Thursday, December 21, 2023 4:31 PM
To: Turner, Michele
Subject: New submission from 'Board of Equalization Membership Application'

Seat Choice

Alternate Seat B – Term to Expire 12/31/2026

Name

Wenda Kennedy

Mailing Address

po box 8545

Mail_City

Nikiski

Mail_State

AK

Mail_Zip

99635

Residence Address

Res_City

Res_State

Res_Zip

Email

wkennedyjd@aol.com

Work Phone

{Work:value}

Home Phone

9077767655

Mobile

9077767655

Expertise

I have 47 years of experience in real estate. I'm Certified General Appraiser, retired expert witness in real estate matters, retired broker, and currently an investor. I have a Juris Doctorate from law school. I'm wife, a mom, and a grandma.

UploadResume

{UploadResume:value}

Turner, Michele

Subject: FW: New submission from 'Board of Equalization Membership Application'

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Thursday, December 7, 2023 3:57 PM
To: Turner, Michele <MicheleTurner@kpb.us>
Subject: New submission from 'Board of Equalization Membership Application'

Seat Choice

Alternate Seat C – Term to Expire 12/31/2026

Name

Brett Demeter

Mailing Address

PO Box 933

Mail_City

Soldotna

Mail_State

AK

Mail_Zip

99669

My Residence Address is DIFFERENT from my Mailing Address

Residence Address

36935 Hakala Dr

Res_City

Soldotna

Res_State

AK

Res_Zip

99669

Email

brettdemeter@hotmail.com

Work Phone

{Work:value}

Home Phone

907-690-3536

Mobile

Expertise

Currently a member of the BOE. Local real estate professional and appraiser.

UploadResume

{UploadResume:value}