

**From:** [Kenai Peninsula Borough](#)  
**To:** [Blankenship, Johni](#); [Turner, Michele](#)  
**Subject:** New submission from "Board of Equalization Membership Application"  
**Date:** Thursday, October 29, 2020 6:11:28 PM

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**Seat Choice**

Seat C – Term to Expire December 31, 2023

**Name**

Tyson R 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**

tysoncox@kpb.us

**Work Phone**

907-252-4814

**Home Phone**

**Mobile**

907-252-4814

**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 2020 - I have experience sitting on +100 appeal hearings over the last several years.

[[L]][[SEP]]\*Real Estate Investor 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.

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

[[L]][[SEP]]\*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.

[[L]][[SEP]]\*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

**UploadResume**

[5f9b76505f2d5-KPB Resume Oct20.pdf](#)

**Tyson R. Cox**  
237 W. Redoubt Ave.  
Soldotna, Alaska 99669  
(907) 252-4814  
tysoncox907@gmail.com

## **PUBLIC SERVICE**

**KPBSD CAREER & TECHNICAL ADVISORY COMMITTEE, MEMBER**  
(2012 - 2015)

**OUR LADY OF PERPETUAL HELP CATHOLIC CHURCH, FACILITY COUNCIL**  
(2014 - 2018)

**KENAI YOUNG PROFESSIONALS, MEMBER**  
(2015 - 2017)

**SOLDOTNA CITY COUNCIL, SEAT B**  
(2016 - 2019)

**BOARD OF EQUALIZATION, SEAT C**  
(2017 - Present)

**KENAI PENINSULA BOROUGH ASSEMBLY, DISTRICT 4**  
(2019 - Present)

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## **EXPERIENCE**

- ★ **REAL ESTATE INVESTOR/PROPERTY OWNER** — Soldotna, Alaska: Own and manage small multi-unit buildings and single family homes for the last 14 years. Current owner and manager of more than 50 units located in the Soldotna/Kenai area. (14 years with 11 years full time)
- ★ **COMMERCIAL/RESIDENTIAL PLUMBER** — *Peninsula Plumbing and Heating*, Soldotna, Alaska: Installed plumbing, waste, and hydronic heat piping and equipment, such as boilers, water heaters, pumps, and water treatment for residential and commercial applications. (7 years)
- ★ **MATH TEACHER**—*Nikiski Elementary*, Nikiski, Alaska: Specialized in teaching mathematics to 3<sup>rd</sup>, 4<sup>th</sup>, and 6<sup>th</sup> grade students. Also helped create a math assessment based on district performance indicators. (2 years)
- ★ **OILFIELD WORKER**—*Peak Oilfield Service Co.*, Kenai, Alaska: Assisted, measured, prepped, and fit pipe for welding and built maintenance and project scaffolding at, both, the nitrogen plant and oil refinery in Nikiski. (7 years)

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## **EDUCATION**

### **TRADE:**

*State of Alaska Journeyman Plumber*, 2007  
Five Year Plumbing Apprenticeship Program  
U.A, Local 367, Anchorage, Alaska

### **UNIVERSITY:**

*Bachelor of Education in Elementary Education (K-8)*, 2001  
Endorsement in Mathematics (K-8)  
University of Alaska Anchorage & KPC, Soldotna, Alaska

**From:** Kenai Peninsula Borough  
**To:** Blankenship, Johni; Turner, Michele  
**Subject:** New submission from "Board of Equalization Membership Application"  
**Date:** Sunday, November 8, 2020 2:10:39 PM

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**Seat Choice**

Seat D – Term to Expire December 31, 2023

**Name**

Barbara Belluomini

**Mailing Address**

534 Knoll Circle

**Mail\_City**

Soldotna

**Mail\_State**

AK

**Mail\_Zip**

99669

**Residence Address**

**Res\_City**

Soldotna

**Res\_State**

AK

**Res\_Zip**

99669

**Email**

lillincoln@gci.net

**Work Phone**

**Home Phone**

**Mobile**

9072525728

**Expertise**

Once again, I respectfully request your consideration of my application for the Board of Equalization. My resume is attached. Thank you.

**UploadResume**

[5fa87aeda8713-Resume \(Nov-20\).docx](#)

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

**Business & Employment Experience:**

February 2017 – Current: Real Estate Appraiser  
Reliant LLC, Anchorage, AK

- Perform 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.

1996 - 1997: Instructor  
American Institute of Banking

- Taught *Consumer Lending* course to bank personnel.

**Education:**

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

**Board Experience:**

Kenai Peninsula Borough, Board of Equalization, 2007 - Current

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

City of Soldotna, Employee Relations Board, 2015 - Current

**References:**

Available upon request

**From:** [Kenai Peninsula Borough](#)  
**To:** [Blankenship, Johni](#); [Turner, Michele](#)  
**Subject:** New submission from "Board of Equalization Membership Application"  
**Date:** Monday, November 2, 2020 11:35:19 AM

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## Seat Choice

Alternate Seat B - Term to Expire December 31, 2023

### Name

Wenda J. Kennedy

### Mailing Address

PO Box 8545

### Mail\_City

Nikiski

### Mail\_State

CA

### Mail\_Zip

99635

My Residence Address is DIFFERENT from my Mailing Address

### Residence Address

50927 Diomadad Drive

### Res\_City

Nikiski

### Res\_State

AK

### Res\_Zip

99635

### Email

wkennedyjd@aol.com

### Work Phone

907 776-7655

**Home Phone**

907 776-6563

**Mobile**

905.252-2720

**Expertise**

Juris Doctor, 44 years in the real estate business, Certified General RE appraiser, broker for 30 years, professional RE investor, Licensed well operator for a Community Water System, good wife to Matt Michels & great cook.

**UploadResume**

## Blankenship, Johni

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**From:** Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>  
**Sent:** Thursday, October 29, 2020 5:05 PM  
**To:** Blankenship, Johni; Turner, Michele  
**Subject:** New submission from 'Board of Equalization Membership Application'

### Seat Choice

Alternate Seat C - Term to Expire December 31, 2023

### 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**

9076903536

**Home Phone**

**Mobile**

**Expertise**

Attached resume. Current BOE board member.

**UploadResume**

[5f9b66d2c7f37-Brett DeMeter - Resume - Appraiser.docx](#)

# **Brett DeMeter**

PO Box 933

Soldotna, AK 99669

Mobile: (907) 690-3536 ■ E-mail: brettdemeter@hotmail.com

## **EDUCATION**

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**University of Alaska Anchorage**  
Major: Accounting

Anchorage, Alaska

**Montana State University**  
Major: History  
Minor: Political Science

Bozeman, Montana

### **Appraisal Education**

Basic Appraisal Principles, Basic Appraisal Procedures, National Uniform Standards of Professional Appraisal Practice (USPAP), Real Estate Finance, Statistics, and Valuation Modeling, Residential Market Analysis and Highest & Best Use, Residential Site Valuation and Cost Approach, Residential Sales Comparison and Income Approaches, Residential Report Writing and Case Studies, Advanced Residential Applications and Case Studies, FHA Appraising, Solving Land Valuation Puzzles,

## **WORK EXPERIENCE**

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**Owner/Appraiser – Alpenglow Appraisals**

Alpenglow Appraisals  
December 2017 – Present

- Lead field inspections to analyze, measure, and photograph residential properties.
- Analyze comparable properties to determine market value.
- Determine the quality and condition of properties.
- Create detailed spreadsheets of property values.
- Responsible for the preparation of residential appraisal reports using computer software.

**Residential Appraiser**

Whitmore Appraisal Services  
December 2015 – December 2017

- Lead field inspections to analyze, measure, and photograph residential properties.
- Analyze comparable properties to determine market value.
- Determine the quality and condition of properties.
- Create detailed spreadsheets of property values.
- Responsible for the preparation of residential appraisal reports using computer software.

**Commercial Appraiser**

Derry & Associates  
January 2015 – December 2015

- Lead field inspections to determine characteristics of both commercial properties and land.
- Create detailed spreadsheets of property values.
- Utilize the cost approach to determine the cost to rebuild properties.
- Responsible for the preparation of land and commercial appraisal reports.