

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 2022-13

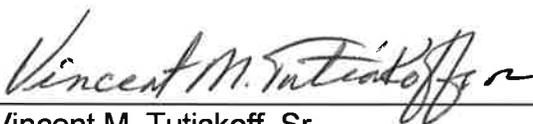
A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING THE RATE OF LEVY ON ASSESSED PROPERTY WITHIN THE CITY OF UNALASKA FOR FISCAL YEAR 2023

WHEREAS, Unalaska City Code § 6.28.010(B) states, "the Council shall annually by resolution establish the rate of levy on assessed property within the City"; and

WHEREAS, the Unalaska City Council reviewed options and information regarding the rate of levy.

NOW THEREFORE BE IT RESOLVED that the rate of levy on assessed property within the City of Unalaska, Alaska for Fiscal Year 2023 shall be set at 9 mills.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on May 12, 2022.



Vincent M. Tutiakoff, Sr.  
Mayor

ATTEST:



Marjie Veeder, CMC  
City Clerk



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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Marjie Veeder, City Clerk  
Through: Erin Reinders, City Manager  
Date: April 26, 2022  
Re: Resolution 2022-13 Establishing the rate of levy on assessed property within the City of Unalaska for Fiscal Year 2023

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**SUMMARY:** Unalaska City Code Section 6.28.010(B) provides that “the Council shall annually by resolution establish the rate of levy on assessed property within the city. The annual rate of levy shall be determined before June 15.” By adopting Resolution 2022-13, Council will set the rate of levy, also referred to as the millage or mill rate, for FY23.

**PREVIOUS COUNCIL ACTION:** Council establishes the rate of levy each year.

**DISCUSSION:** One component of the annual property tax cycle is setting the mill rate. This rate is applied to both real property and business personal property values. In FY92, the mill rate was reduced from 12.78 mills to 11.78 mills. It remained at 11.78 mills until FY09 when it was reduced to 10.5 mills. A mill rate of 10.5 mills equates to \$1,050 tax per \$100,000 in assessed valuation. The attached chart indicates the impact on property tax revenue with changes in the mill rate using this year’s assessed values.

**ALTERNATIVES:** Council may raise or lower the mill rate, or Council may choose to maintain the rate of levy at 10.5 mills.

**FINANCIAL IMPLICATIONS:** The attached spreadsheet shows increases or decreases in revenue based on a change in the mill rate, using current property tax values.

**LEGAL:** None.

**STAFF RECOMMENDATION:** Staff recommends adoption of Resolution 2022-13.

**PROPOSED MOTION:** I move to adopt Resolution 2022-13.

**CITY MANAGER COMMENTS:** I support Staff’s recommendation. A mill rate increase does not appear to be necessary at this time, but one may be warranted in the years to come in order to cover the cost of operations and maintain existing levels of service.

**ATTACHMENT:** Chart with mill rate levy options

**PROPERTY TAX MILLAGE RATE OPTIONS**

Rate of Levy		Assessed Value		Property Tax Revenue	
		FY23 Real Property Estimate	FY23 Business Personal Property Estimate	Tax Revenue	Increase/Decrease Compared to 10.5 mills
Mill Rate	Percent Rate	<b>572,096,600</b>	<b>262,121,944</b>		
5.00	0.500%	2,860,483	1,310,610	\$ 4,171,093	\$ (4,588,202)
5.50	0.550%	3,146,531	1,441,671	\$ 4,588,202	\$ (4,171,093)
6.00	0.600%	3,432,580	1,572,732	\$ 5,005,311	\$ (3,753,983)
6.50	0.650%	3,718,628	1,703,793	\$ 5,422,421	\$ (3,336,874)
7.00	0.700%	4,004,676	1,834,854	\$ 5,839,530	\$ (2,919,765)
7.50	0.750%	4,290,725	1,965,915	\$ 6,256,639	\$ (2,502,656)
8.00	0.800%	4,576,773	2,096,976	\$ 6,673,748	\$ (2,085,546)
8.50	0.850%	4,862,821	2,228,037	\$ 7,090,858	\$ (1,668,437)
9.00	0.900%	5,148,869	2,359,097	\$ 7,507,967	\$ (1,251,328)
9.50	0.950%	5,434,918	2,490,158	\$ 7,925,076	\$ (834,219)
10.00	1.000%	5,720,966	2,621,219	\$ 8,342,185	\$ (417,109)
<b>10.50</b>	<b>1.050%</b>	<b>6,007,014</b>	<b>2,752,280</b>	<b>\$ 8,759,295</b>	<b>\$ -</b>
11.00	1.100%	6,293,063	2,883,341	\$ 9,176,404	\$ 417,109
11.50	1.150%	6,579,111	3,014,402	\$ 9,593,513	\$ 834,219
11.78	1.178%	6,739,298	3,087,797	\$ 9,827,094	\$ 1,067,800
12.00	1.200%	6,865,159	3,145,463	\$ 10,010,623	\$ 1,251,328
12.50	1.250%	7,151,208	3,276,524	\$ 10,427,732	\$ 1,668,437
13.00	1.300%	7,437,256	3,407,585	\$ 10,844,841	\$ 2,085,546
13.50	1.350%	7,723,304	3,538,646	\$ 11,261,950	\$ 2,502,656
14.00	1.400%	8,009,352	3,669,707	\$ 11,679,060	\$ 2,919,765
14.50	1.450%	8,295,401	3,800,768	\$ 12,096,169	\$ 3,336,874
15.00	1.500%	8,581,449	3,931,829	\$ 12,513,278	\$ 3,753,983
15.50	1.550%	8,867,497	4,062,890	\$ 12,930,387	\$ 4,171,093
16.00	1.600%	9,153,546	4,193,951	\$ 13,347,497	\$ 4,588,202
16.50	1.650%	9,439,594	4,325,012	\$ 13,764,606	\$ 5,005,311
17.00	1.700%	9,725,642	4,456,073	\$ 14,181,715	\$ 5,422,421
17.50	1.750%	10,011,691	4,587,134	\$ 14,598,825	\$ 5,839,530
18.00	1.800%	10,297,739	4,718,195	\$ 15,015,934	\$ 6,256,639
18.50	1.850%	10,583,787	4,849,256	\$ 15,433,043	\$ 6,673,748
19.00	1.900%	10,869,835	4,980,317	\$ 15,850,152	\$ 7,090,858
19.50	1.950%	11,155,884	5,111,378	\$ 16,267,262	\$ 7,507,967
20.00	2.000%	11,441,932	5,242,439	\$ 16,684,371	\$ 7,925,076

EXAMPLE: Homeowner with assessed value of \$300,000 at the current rate of 10.5 mills

Mill Rate	Percent Equivalent	Assessed Value	Tax
10.5	1.050%	\$ 300,000	\$ 3,150

**PROPERTY TAX MILLAGE RATE OPTIONS**  
**Reflecting Post-Appeal Real Property Assessed Value**

Rate of Levy		Assessed Value		Property Tax Revenue	
		FY23 Real Property Estimate	FY23 Business Personal Property Estimate	Tax Revenue	Increase/Decrease Compared to 10.5 mills
Mill Rate	Percent Rate	<b>551,990,800</b>	<b>262,121,944</b>		
5.00	0.500%	2,759,954	1,310,610	\$ 4,070,564	\$ (4,477,620)
5.50	0.550%	3,035,949	1,441,671	\$ 4,477,620	\$ (4,070,564)
6.00	0.600%	3,311,945	1,572,732	\$ 4,884,676	\$ (3,663,507)
6.50	0.650%	3,587,940	1,703,793	\$ 5,291,733	\$ (3,256,451)
7.00	0.700%	3,863,936	1,834,854	\$ 5,698,789	\$ (2,849,395)
7.50	0.750%	4,139,931	1,965,915	\$ 6,105,846	\$ (2,442,338)
8.00	0.800%	4,415,926	2,096,976	\$ 6,512,902	\$ (2,035,282)
8.50	0.850%	4,691,922	2,228,037	\$ 6,919,958	\$ (1,628,225)
9.00	0.900%	4,967,917	2,359,097	\$ 7,327,015	\$ (1,221,169)
9.50	0.950%	5,243,913	2,490,158	\$ 7,734,071	\$ (814,113)
10.00	1.000%	5,519,908	2,621,219	\$ 8,141,127	\$ (407,056)
<b>10.50</b>	<b>1.050%</b>	<b>5,795,903</b>	<b>2,752,280</b>	<b>\$ 8,548,184</b>	<b>\$ -</b>
11.00	1.100%	6,071,899	2,883,341	\$ 8,955,240	\$ 407,056
11.50	1.150%	6,347,894	3,014,402	\$ 9,362,297	\$ 814,113
11.78	1.178%	6,502,452	3,087,797	\$ 9,590,248	\$ 1,042,064
12.00	1.200%	6,623,890	3,145,463	\$ 9,769,353	\$ 1,221,169
12.50	1.250%	6,899,885	3,276,524	\$ 10,176,409	\$ 1,628,225
13.00	1.300%	7,175,880	3,407,585	\$ 10,583,466	\$ 2,035,282
13.50	1.350%	7,451,876	3,538,646	\$ 10,990,522	\$ 2,442,338
14.00	1.400%	7,727,871	3,669,707	\$ 11,397,578	\$ 2,849,395
14.50	1.450%	8,003,867	3,800,768	\$ 11,804,635	\$ 3,256,451
15.00	1.500%	8,279,862	3,931,829	\$ 12,211,691	\$ 3,663,507
15.50	1.550%	8,555,857	4,062,890	\$ 12,618,748	\$ 4,070,564
16.00	1.600%	8,831,853	4,193,951	\$ 13,025,804	\$ 4,477,620
16.50	1.650%	9,107,848	4,325,012	\$ 13,432,860	\$ 4,884,676
17.00	1.700%	9,383,844	4,456,073	\$ 13,839,917	\$ 5,291,733
17.50	1.750%	9,659,839	4,587,134	\$ 14,246,973	\$ 5,698,789
18.00	1.800%	9,935,834	4,718,195	\$ 14,654,029	\$ 6,105,846
18.50	1.850%	10,211,830	4,849,256	\$ 15,061,086	\$ 6,512,902
19.00	1.900%	10,487,825	4,980,317	\$ 15,468,142	\$ 6,919,958
19.50	1.950%	10,763,821	5,111,378	\$ 15,875,199	\$ 7,327,015
20.00	2.000%	11,039,816	5,242,439	\$ 16,282,255	\$ 7,734,071

EXAMPLE: Homeowner with assessed value of \$300,000 at the current rate of 10.5 mills

Mill Rate	Percent Equivalent	Assessed Value	Tax
10.5	1.050%	\$ 300,000	\$ 3,150