

RESOLUTION 2016-1

**BUILDING OWNERS & MANAGERS ASSOCIATION (BOMA) ANCHORAGE
In the matter of
BOMA Anchorage Support of Tax Cap Ballot Initiative**

WHEREAS, the Building Owners & Managers Association of Anchorage (BOMA Anchorage) is an organization of commercial property owners, managers, leasing agents and allied professionals with an interest in promoting the professional, educational and legislative interests of the commercial property industry in the State of Alaska.

WHEREAS, locally, BOMA Anchorage represents over 34 million square feet of commercial property in the Municipality of Anchorage (Municipality).

WHEREAS, on October 27, 2015, by a 7-4 vote, the Municipality of Anchorage Assembly (Assembly) adopted Ordinance No. 2015-15 (AO 2015-15), which ordinance amended the Municipality's tax cap Charter provision.

WHEREAS, the Municipality's tax cap limits the annual increase of city property taxes based on inflation, population growth, new construction and taxes collected the prior year.

WHEREAS, AO 2015-15 increases property taxes in the Municipality by allowing the Assembly to calculate the tax cap for a given year based upon the amount of taxes that could have been collected by the Municipality in the previous year if the Municipality's budget was set to the maximum tax cap rather than based upon the amount of taxes that the Municipality actually collected.

WHEREAS, in addition to allowing the Municipality to tax and collect over \$1,000,000 more in property taxes in 2016, AO 2015-15 compounds the tax increase by artificially setting the tax cap higher each year.

WHEREAS, on April 5, 2016, voters will have the opportunity to restore the tax cap to its traditional calculation through a ballot initiative that will require that the calculation be based upon the amount of taxes actually collected in a given year rather than on the amount of taxes that could have been collected in such year.

WHEREAS, BOMA Anchorage has an interest in this issue because the commercial properties that it represents will be impacted by AO 2015-15 and the outcome of the ballot initiative, and therefore, it desires to set forth its official position on this issue.

NOW, THEREFORE, BE IT RESOLVED, that the board of directors of BOMA Anchorage supports a "YES" vote on the ballot initiative as the ballot initiative will restore the tax cap to its intended, limiting purpose and negate the compounding impact on property taxes created by AO 2015-15, thereby saving commercial property owners significant, increased tax costs.

RESOLVED FURTHER, that BOMA Anchorage urges its members to support the "YES" vote to the tax cap ballot initiative.

PASSED AND APPROVED by the Building Owners & Managers Association of Anchorage this 24th day of February, 2016.



Ken Bauer
President – BOMA Anchorage