

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2025-22

A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING THE RATE OF LEVY ON ASSESSED PROPERTY WITHIN THE CITY OF UNALASKA FOR FISCAL YEAR 2026

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 2026 shall be set at 10.5 mills.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on May 13, 2025.


Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:


Estkarlen P. Magdaong, CMC
City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Estkarlen P. Magdaong, CMC
Through: William Homka, City Manager
Date: April 22, 2025
Re: Resolution 2025-22: Establishing the rate of levy on assessed property within the City of Unalaska for Fiscal Year 2026

SUMMARY: Unalaska City Code Section 6.28.010(B) provides that the City 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 2025-22, Council will set the rate of levy, also referred to as the millage or mill rate, for FY26.

PREVIOUS COUNCIL ACTION: Council establishes the property tax 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. For FY23 Council reduced the mill rate to 9 mills. In FY24, Council raised the mill rate back to 10.5. The attached chart indicates the impact on property tax revenue with changes in the mill rate using this year's assessed value estimates.

ALTERNATIVES: Council may increase or decrease the mill rate. Staff recommends that the mill rate remain at 10.5 mills and is preparing the FY26 budget with that in mind.

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 required.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2025-22.

PROPOSED MOTION: I move to adopt Resolution 2025-22.

CITY MANAGER COMMENTS: I recommend adoption of Resolution 2025-22.

ATTACHMENT: Chart with mill rate levy options

PROPERTY TAX MILLAGE RATE OPTIONS

Rate of Levy		Assessed Value		Property Tax Revenue	
		FY26 Estimated Real Property Value	FY26 Estimated Business Personal Property Value	Tax Revenue	Increase/Decrease Compared to 10.5 mills
Mill Rate	Percent Rate	600,006,207	267,878,082		
5.00	0.500%	3,000,031	1,339,390	\$ 4,339,421	\$ (4,773,364)
5.50	0.550%	3,300,034	1,473,329	\$ 4,773,364	\$ (4,339,421)
6.00	0.600%	3,600,037	1,607,268	\$ 5,207,306	\$ (3,905,479)
6.50	0.650%	3,900,040	1,741,208	\$ 5,641,248	\$ (3,471,537)
7.00	0.700%	4,200,043	1,875,147	\$ 6,075,190	\$ (3,037,595)
7.50	0.750%	4,500,047	2,009,086	\$ 6,509,132	\$ (2,603,653)
8.00	0.800%	4,800,050	2,143,025	\$ 6,943,074	\$ (2,169,711)
8.50	0.850%	5,100,053	2,276,964	\$ 7,377,016	\$ (1,735,769)
9.00	0.900%	5,400,056	2,410,903	\$ 7,810,959	\$ (1,301,826)
9.50	0.950%	5,700,059	2,544,842	\$ 8,244,901	\$ (867,884)
10.00	1.000%	6,000,062	2,678,781	\$ 8,678,843	\$ (433,942)
10.50	1.050%	6,300,065	2,812,720	\$ 9,112,785	\$ -
11.00	1.100%	6,600,068	2,946,659	\$ 9,546,727	\$ 433,942
11.50	1.150%	6,900,071	3,080,598	\$ 9,980,669	\$ 867,884
11.78	1.178%	7,068,073	3,155,604	\$ 10,223,677	\$ 1,110,892
12.00	1.200%	7,200,074	3,214,537	\$ 10,414,611	\$ 1,301,826
12.50	1.250%	7,500,078	3,348,476	\$ 10,848,554	\$ 1,735,769
13.00	1.300%	7,800,081	3,482,415	\$ 11,282,496	\$ 2,169,711
13.50	1.350%	8,100,084	3,616,354	\$ 11,716,438	\$ 2,603,653
14.00	1.400%	8,400,087	3,750,293	\$ 12,150,380	\$ 3,037,595
14.50	1.450%	8,700,090	3,884,232	\$ 12,584,322	\$ 3,471,537
15.00	1.500%	9,000,093	4,018,171	\$ 13,018,264	\$ 3,905,479
15.50	1.550%	9,300,096	4,152,110	\$ 13,452,206	\$ 4,339,421
16.00	1.600%	9,600,099	4,286,049	\$ 13,886,149	\$ 4,773,364
16.50	1.650%	9,900,102	4,419,988	\$ 14,320,091	\$ 5,207,306
17.00	1.700%	10,200,106	4,553,927	\$ 14,754,033	\$ 5,641,248
17.50	1.750%	10,500,109	4,687,866	\$ 15,187,975	\$ 6,075,190
18.00	1.800%	10,800,112	4,821,805	\$ 15,621,917	\$ 6,509,132
18.50	1.850%	11,100,115	4,955,745	\$ 16,055,859	\$ 6,943,074
19.00	1.900%	11,400,118	5,089,684	\$ 16,489,801	\$ 7,377,016
19.50	1.950%	11,700,121	5,223,623	\$ 16,923,744	\$ 7,810,959
20.00	2.000%	12,000,124	5,357,562	\$ 17,357,686	\$ 8,244,901

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