

## Revenue & Tax Committee

January 28, 2025 | 3:00 pm – 4:00 pm  
Room 130

### MEETING AGENDA

---

- 3:00 pm** Call to Order | *Chair Josh Dison*
- *Welcome and Introductions*
    - Introduced Himself and Vice Chairs
  - *Discussion and Approval of Revenue & Tax Committee Policy Platform*
    - Josh started by introducing the new committee. Asked committee members for comments and opinions regarding the draft of the policy platform sent out earlier.
    - Members looked through policy platform page 3 fiscal impact purposed additive language that we would review in an ongoing fashion statutory fines and fees and if they adequately provide services.
    - Page 5 IAC Fees section was suspect of possible court fees.
    - The committee wants to make sure we do not support a subsidy.
    - Bannock County assessor: Page 4 property tax statement question compared to local option - which one is it. Maybe remove in lieu of. Discussed tourism tax as an example of why the local option may be important.
    - Rick seconded the concern of broad based authority and list of language of taxes we don't do. Maybe remove the list and just a general statement stating support of a general revenue source as appropriate.
    - Zach Brooks, Canyon County commissioner, pushed for the need of this language in local option as it is needed to combat legislative pressure to remove traditional local revenue revenue sourcing funds. Seeks middle ground support local option language while not stretching that desire beyond its reasonable bounds.
    - Asked if we are aligned but maybe "in lieu of the list of taxes" may want to be shifted to fees.
    - Mike Lewis County County Commissioner; is in support of sentiment just needs word smithing to alleviate some of the fear of county overreach of their current authority.

- o John David Davidson; How long has this been in the IGA policy platform and has there been any pushback; Has been reviewed every two years but it is our opportunity to start fresh and review the status quo.
- o We will send out a new draft of this policy with suggestions and plan on adopting a revised platform tentatively planned for September at the annual conference.

**3:30 pm** Operating Property Update | Paul Woods, Idaho Tax Commission

- o Began with discussing the 4-R judgment on a high level stating it was an interesting case that the uniformity claims to be treated the same as railroads; the power company won and this framework will be with us going forward.
- o As we do ratio studies to the degree that it is less than the assessment done locally then the operating property owners get an adjustment downwards.
- o This judgment and framework is a teachable moment for all of us and how we deal with this.
- o Mentioned the treasurers have presented an improved communications process going forward to better address similar situations to the judgment
- o Convert rate regulated utilities to a kilowatt per hour tax is being discussed with IAC at the forefront;
- o Shooting for a no harm target and pointing out how property taxes may be lower year over end but apportionment of taxes for each county appears to be the most fair currently
- o There are fears about if power companies build a facility after how that will be apportioned to the county where the property is located.
- o The bill would additionally include a provision to exclude the 4R adjustments from state property and only exclude the federal entities (rail roads)
- o Non-utility generators should also be included in a local option approach
- o Cap-rate conference is held annually and is the key component to determine the assessed values. Encourage assessors to come and offer testimony at these in the spring to allow for voices to be heard regarding the assessed value.
- o Dan Anderson: what would use to determine the cap rate?
- o Woods: we would use debt and equity; equity being assessed from a national assessment perspective on equity rates for utilities.
- o Woods: We are seeking just a comment and ITC will have ultimate say.
- o Dan: Appreciates that ITC took the power companies to court and fought on this issue. His county had to give back \$525,000. Asked if this overpayment will result in a rate cut? Next time they ask for a rate increase ask what they did with the amount refunded.
- o Dan then asked again about how they never got the full value of property taxes of the plants in their county (line miles). Is the proposed formula for the kilowatt/hour is that the same percentage? Woods, yes. It is a percentage. Woods states to offer testimony that the rate will be low they should adjust
- o The question is how do they come up with the rates? Woods: We based the rate off of the amount paid off of property taxes paid and then looked at how many kilowatts are available for the tax.

**3:45 pm** Open Discussion

- Opened up to presenters and topics suggested by members.
- Ted Lindlsey Idaho county: on the revenue side wants to look at a higher rate for inmates in jails. More from the state.
- Rick: We are exploring the cap reimbursements and sending them to the state. Asked if Ada is choosing to keep and remit to the state. We are bearing all the admin cost remitting to the state. Is there another approach that could cut it down, maybe an MOU. PA's office initial stance is that the State could still be entitled to the funds.
- Dison: said we will deal with similar issues with the dmv we provide the service and get to retain a small amount of the fee that doesn't cover the service provided.
- Dixon: Hospital tax exemption: it would be an excellent opportunity to look at all exemptions- what opportunities do we have to review these exemptions. Example of kindergarten and churches stretching the limit of where an exempt entity starts and where a business ends.
- Amber: someone to explain urban renewal and how it explains raising taxes.
- Dison: we should invite city officials as well
- Dison: points out the make up of the committee and how offices of the committee are often the subject of the public's concern about the taxes. I would like to recognize each unique role in the process and we are all part of the problem and solution.
- Alan Dornhest: will have an urban renewal occurring this Spring; it is a really fun class (2 day workshop) in Chubbuck late April. Check with Jeff Middleton as well.
- Josh thanked ITC for their wealth of information;
- John David Davidson: concern about the kilowatt tax; if utilities come off of tax roll homeowners will have to make that up; What's the conversation about mitigating the pass through.
- Woods: there wouldn't be any reduction in the amount of taxes received with the current approach to kilowatt tax.
- Are we getting the one for one back? Answer is yes ITC this should be a direct replacement the number will be set by the legislature – the idea is the tax will be equivalent.

**4:00 pm** Adjournment.

## Revenue & Taxation Committee

### MEMBERSHIP

---

#### REVENUE & TAXATION CHAIR

Josh Dison  
*Elmore Assessor*

Elizabeth Mahn  
*Ada Treasurer*

Ernie Moser  
*Bannock Commissioner*

Jannelle Jensen  
*Bear Lake Assessor*

John David Davidson  
*Blaine Treasurer*

Lindsey Mollineaux  
*Blaine Commissioner*

Jim Williams  
*Blaine Assessor*

Dennis Engelhardt  
*Bonner Assessor*

Olivia Drake  
*Boundary Assessor*

Ben Robertson  
*Boundary Commissioner*

Brian Stender  
*Canyon Assessor*

Rick Hogaboam  
*Canyon Clerk*

Zach Brooks  
*Canyon Commissioner*

Jill Stoor  
*Caribou Clerk*

Gordon Vaden  
*Custer Commissioner*

#### VICE CHAIRS

Kristine Lund  
*Jefferson Treasurer*

Amber Sloan  
*Elmore Treasurer*

Abbie Mace  
*Fremont Clerk*

Carol Blanchard  
*Fremont Assessor*

Hollie Ann Strang  
*Gem Assessor*

Megan Keene  
*Gem Treasurer*

Justin Baldwin  
*Gooding Assessor*

Ted Lindsley  
*Idaho Commissioner*

Jessica Roach  
*Jefferson Assessor*

Roger Clark  
*Jefferson Commissioner*

Julie Fry  
*Latah Clerk*

Mike Tornatore  
*Lewis Commissioner*

Tim Ridinger  
*Lincoln Commissioner*

Jared Orton  
*Minidoka Commissioner*

Dan Anderson  
*Nez Perce Assessor*

Tine Wines  
*Gooding Treasurer*

Annette Dygert  
*Owyhee Treasurer*

Kim Keeley  
*Teton Commissioner*

Ron James  
*Teton Commissioner*

Bradford Wills  
*Twin Falls Assessor*

Douglas Miller  
*Valley Clerk*

Donna White  
*Washington Clerk*