



Dear Candidate for County Assessor,

Watchmen Ministry North Idaho, a Faith & Public Policy Ministry, has designed the following questionnaire to help us understand your position on a few of the issues that concern the electorate as a whole. *While it is uncertain whether you will face any or all of these issues in office*, it is possible that related issues will arise and your answers to these questions will permit voters to better understand your general views. You may answer these questions on a separate document and attach the document to this questionnaire. You can answer part or all of the questions. We encourage you to answer all of them because the voters will see unanswered questions.

If you would like an electronic version of this questionnaire, please email us at: WatchmenMinistryNID@yahoo.com

We thank you for your willingness to serve your community and for taking the time to answer this questionnaire. Please sign and return this questionnaire in the enclosed envelope or email to WatchmenMinistryNID@yahoo.com no later than **04/04/2022**. If possible, returning your responses by email would be preferred. Please make sure you send us a signed copy whether by email or mail.

Your responses will be compiled and posted at: www.WatchmenMinistryNorthIdaho.com In addition, they will be distributed at more than 100 churches throughout North Idaho and multiple online publications. We look forward to receiving your questionnaire.

1. What is your name, what office are you running for and why are you running for this position?

My name is Grant Dorman and I am running for Bonner County Assessor. I have been a land surveyor for 25 years and have had my own business for 20 years, where I have encouraged and advocated for land owners to preserve their property rights. After seeing the mismanagement of the Assessor's office with respect to fair assessments, trespass, and privacy concerns, I decided I could bring a fresh perspective from the private sector to help bring the office back to its rightful place in local government.

2. What is your opinion of eminent domain? Under what circumstances do you believe it should be used?

While I am a firm believer in private property rights, I also am a firm believer in the constitution. The constitution doesn't speak directly about the right of the government to take property for public use, but the 5th amendment states that private property shall not be taken for public use without just compensation. But what justifies the public to take from the individual? It would seem that it is in conflict with government protecting the rights of the individual, but let's consider the following example: After much debate between Thomas Jefferson and Alexander Hamilton, it was decided that the west would be not put into the hands of a few wealthy aristocrats as Hamilton desired, but instead, surveyed into 160 acre and smaller tracts so that the common man could own land, as Jefferson argued. The land needed to be sold to pay for war debt so they needed to find a way to monetize and populate the west. A parcel of land without access would be pretty worthless so there became a standard practice to create public rights of way along the perimeters of these tracts of land so folks could both have ingress and egress and also facilitate trade. Without that provision,

landowners couldn't fully enjoy the benefits of owning land. So, in one sense, the "burden" of providing a right of way, when done properly, actually yields greater enjoyment of one's property rights by allowing free and unfettered access, not only between owners and guests but also access to markets for whatever the owner produces on his or her property. So, I would say that eminent domain is most appropriate when it increases individuals rights, but even when it is used for the general welfare, it is a power that must be yielded with the utmost care and respect for the owners and of course provide just compensation as the 5th amendment speaks of. That being said, I would further say that private land should never be taken for the sake of transfer to another private individual as was done in the landmark case of *Kelo vs. New London, Connecticut* where the courts forced one private owner to sell to another to create an office park, parking lot, and a new park under the banner of public use, justifying it with increased tax revenue and the creation of jobs. In egregious cases like these which abuse the power as intended, I am 100% against using the doctrine of eminent domain.

3. Do you support or oppose forced annexation? Why or why not?

Generally speaking, I oppose forced annexation. I would support legislation that would allow a small majority of property owners (say 60%) to be able to disallow an annexation to move forward. Additionally, care ought to be taken to allow for hold outs that do not wish to participate in the services proposed to be provided with the annexation. An example would be if a water district wants to expand its services into a new area, but certain land owners already have water wells, those folks should be able to opt out or at a minimum, the fee structure of the annexation should be to assess the costs of the water district to those using the service, and not to those in the district who opt not to use the service. Finally, annexation boundaries should be considered with a fair amount of granularity so that smaller neighborhoods can decide for themselves whether or not to be subject to annexation, and not be done in a broad brush or large-scale manner.

4. Our county is growing very rapidly, where do you see we need to improve infrastructure and what are your suggestions?

With growth comes impact on public facilities, usually facilities that have already been paid for. New development should pay a reasonable fee for the impact on those existing facilities that existing tax payers are already paying for and pay for upgrades that otherwise wouldn't be necessary if not for the growth. That being said, care must be taken when imposing impact fees in 3 ways: 1) Impact fees should be calculated very carefully to be used only in close proximity and only in response to growth in those particularly affected neighborhoods, 2) should be put to use in a short timeframe, not sitting on the books for more than a reasonable time, and returned to the developer if not spent on affected infrastructure within a reasonable timeframe and 3) should only be used responsibly in response to growth, not a tool to control or steer growth, lest we become like those coastal communities where impact fees grow into an out of control monster used for all sorts of purposes other than their initial intent.

5. Do you support or oppose Urban Renewal Districts? Why or why not? I am opposed to Urban Renewal Districts. The idea of urban renewal districts sounds good on the surface, especially in areas where there is significant blight and poverty, but when put into actual practice, the unintended consequences become apparent. All too often, the URD tries to address the symptom without addressing the cause. Often the cause of blight is lack of economic opportunity and pride of ownership of the property owners of a community. But when the URD addresses the aesthetic or increases public facilities, these areas often become unaffordable for the folks who were the intended beneficiaries and wind up moving out of the area. Generally speaking, URD's seem to address the symptom of the problem rather than seeking to truly address the underlying cause of the problem.

6. In your opinion, if elected, who do you see yourself accountable to and why?

As assessor, I am first accountable to God. Proverbs 11:1 says, "Dishonest scales are an abomination to the Lord, but a just weight is His delight" The assessor must uphold the duty of fair assessments in the light of public service. Second, I am accountable to the voters; if I don't do the job, they can and should replace me next election. Third, I am accountable to the State of Idaho. Each year, the State Tax Commission does an audit to make sure that the job is being done appropriately, and if it isn't done so, they can and will step in and do it themselves.

7. The county is rapidly growing as are housing prices. If elected, how will you assess property values in regards to keeping property taxes low?

It is important to understand that a community's property tax is primarily determined by the taxing districts (schools, libraries, highway districts, cities, etc.) Those elected officials determine their operating budget every year and decide how much of their budget will be funded with fees and how much with property taxes. The assessor's job is to provide to the clerk and the tax collector fair market values of each house, taking into account exemptions, so that those district's tax burdens are spread appropriately based on market values. The assessor has no role in keeping taxes low or for raising taxes for that matter. Their job is to simply provide valuations so that the overall tax burden, is distributed proportionately.

8. Do you support or oppose requirements for developers to pay for community infrastructure?

Yes, see question number 4.

9. Do you believe the ARPA funds come with Federal requirements that might conflict with Idaho values? Why or why not? How will you advocate for the funds to be used locally?

Absolutely, ARPA funds come with conditions that conflict with Idaho values. The contract terms are one sided and give the US treasury more control oversight of local funds than what is appropriate. The stated objectives of racial equity and equality of outcomes are not aligned with Idaho's traditional values of providing equal opportunity and rewarding individual effort and reinforcing individual accountability. The ARPA plan seeks to grow local government and increase dependency upon it. It also contributes to inflation, by providing government with funds that have the net effect of reducing citizen's purchasing power, effectively creating an invisible tax on savings and earnings. I have participated as a guest speaker at a local townhall on ARPA and am scheduled this week to give a similar presentation. I plan to continue to advocate for sending the money back, we don't need it or want it.

10. How would you utilize the budget that you manage while being fiscally responsible?

I will seek to find ways to increase employee efficiency and retention. The office currently has a turnover problem, which requires continual training of new staff, which wastes taxpayer funds. The key to managing the

budget is to promote profession growth amongst the staff to increase commitment to the department and job performance.

In my opinion, one of the best measures of success of the office is how many assessments are appealed. If folks aren't satisfied with their assessment, they can appeal it to the Board of Equalization (the County Commissioners). And then if they aren't satisfied, they can take it to the State Board of Tax Appeals (BTA). Over the last 3 years, the BTA heard 4 residential appeals from Kootenai County, 1 from Boundary County, but 28 were from Bonner County! In fact, in 2021, out of 44 counties in Idaho, Bonner County alone accounted for 11 of the 24 residential appeals to the state! Even Ada County, with over 7 times more property value than Bonner, only had 6 appeals. This represents a huge amount of money defending these assessments that is simply the result of the lack of leadership to get the job done right the first time.

11. Do you support or oppose the idea of a county manager? Why or why not?

I completely oppose the idea of a county manager. The Idaho constitution and statute define job of the commissioners, and we need THEM to do the job, not another intermediary between the people and government. In my opinion, any argument in favor of a county manager is simply an argument for why government should grow beyond its constitutional jurisdictional boundaries.

12. With the rapid growth of the County, do you think we need more commissioners?

No. We need the commissioners to do their job.

13. Do you believe the six Row Officers (assessor, sheriff, prosecuting attorney, treasurer, coroner, and clerk) should be appointed or stay elected? Why or why not?

They need to stay elected positions. This is how the people keep government in check. We don't need consolidation of power, we need division of power to provide healthy checks and balances. For more information, read Federalist #47 on the necessity of the division of powers.

14. In your opinion, does the office of Assessor provide any checks and balances amongst the other elected officials?

When done properly, assessments provide an appropriate distribution of taxes to all property owners. When a community votes for elected officials, they are entrusting to them the power to burden their property with taxes, and the assessor keeps that distribution proportionate.

Additionally, when the assessor maintains a certain healthy distance from the commissioner's office, the Board of Equalization appeal process can work properly, however, if the two departments coordinate their efforts too closely and don't maintain healthy boundaries, the appeal process can fall apart and we can see the results of higher appeals (see question #10 above.)

15. What is your background and why do you believe it qualifies you for this position?

I have been married to my wife Michelle for 28 years and we have 4 beautiful children and one new grandbaby! Our oldest daughter and her husband are seniors at Hillsdale College in Michigan. Our oldest son is serving in the US Navy in Florida and is married also. We also have a son who is working locally in the construction industry and a daughter who is wrapping up high school.

I grew up in a household where I assisted my father with residential construction and continued to do that after high school until I joined the US Navy where I served as an Air Traffic Controller. Afterwards, I continued to work in residential construction, while pursuing a bachelor's degree in Land Surveying. I have been a land surveyor for 25 years and had my own business for 20 of those, where early on, I focused on the residential and commercial real estate sectors.

After the 2008 real estate crash, I returned to school and earned my Masters in Business Administration, which gave me the skills necessary to grow the business into other market sectors, including public utilities, transportation, and infrastructure to become more resilient to the boom and bust cycle of real estate. We went through a merger with an engineering firm and also acquired another land surveying firm and have managed as many as 30 employees and 5 field crews in multiple office locations. In 2015, we expanded into the timber industry in North Idaho and Eastern Washington.

In 2020, I sold my surveying business and continued as a consultant until last year. Having completed that commitment, I am ready to bring to the office of Bonner County Assessor the entrepreneurial spirit that believes if you don't take care of your employees and customers, you don't have an much of an organization.

Thank you for your willingness to do public service and help inform and educate voters.

Thank you for your participation. Please mark your responses in the area provided or attach your answers to a separate piece of paper.

THIS QUESTIONNAIRE MUST BE COMPLETED AND SIGNED BY THE CANDIDATE.

Print Candidate Name

Candidate Signature Date

Please return by 04/04/2022 to:

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