

Proposed by:	Administration
First Reading:	02/07/2013
Second Reading:	03/21/2013
Vote:	6 Aye 0 Nay 0 Absent

**MUNICIPALITY OF SKAGWAY, ALASKA
ORDINANCE NO. 13-06**

AN ORDINANCE OF THE MUNICIPALITY OF SKAGWAY, ALASKA AUTHORIZING THE MUNICIPALITY OF SKAGWAY TO LEASE WATERFRONT PROPERTY TO OCEAN RAFT ALASKA LLC.

WHEREAS, the Municipality received a request from Christian Racich, DBA Ocean Raft Alaska LLC, to lease 1,200 square-feet of waterfront property;

NOW, THEREFORE BE IT ORDAINED BY THE ASSEMBLY OF THE MUNICIPALITY OF SKAGWAY, ALASKA that the Municipality of Skagway shall lease to Christian Racich, dba Ocean Raft Alaska LLC, 1,200 square-feet of waterfront property described as Tax Lot 5F, a portion of ATS 4, in the appraisal report dated December 12, 2012, by Horan & Company LLC (Exhibit A), for the period of January 18, 2013, through January 18, 2018; and

BE IT FURTHER ORDAINED that the lease is subject to the terms and conditions set forth in SMC 16.02.160; and

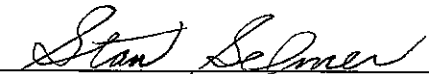
BE IT FURTHER ORDAINED that Ocean Raft Alaska shall be charged an annual rent of eight percent (8%) of the appraised value of \$13,200.00 according to Exhibit A, or \$1,056.00 annually plus applicable sales tax, prorated and paid in advance every calendar quarter; and

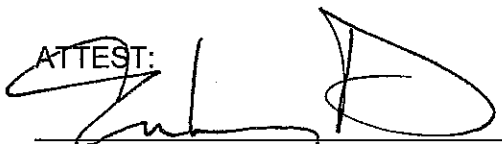
BE IT FURTHER ORDAINED that the Borough Manager is authorized to execute said lease with terms as defined above.

Section 1. Classification. This is a non-code ordinance.

Section 2. Effective Date. This ordinance shall become effective immediately upon adoption.

PASSED AND APPROVED by a duly constituted quorum of the Borough Assembly of the Municipality of Skagway this 21st day of March, 2013.


Stan Selmer, Mayor

ATTEST:

Emily Deach, Borough Clerk

(SEAL)



SUMMARY APPRAISAL REPORT

OF A HYPOTHETICAL PORTION OF A LEASE TRACT
WITHIN TAX LOT 5F, ATS 4
OCEAN RAFT ALASKA, LLC
SKAGWAY, ALASKA



032206_0804

PREPARED FOR: Michelle Gihl, Deputy Clerk
Municipality of Skagway
P O Box 415
Skagway, Alaska 99840

PREPARED BY: Charles E. Horan
Joshua C. Horan
HORAN & COMPANY, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

EFFECTIVE DATE: November 28, 2012

REPORT DATE: December 12, 2012

OUR FILE NO.: 12-143

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN, MAI / WILLIAM G. FERGUSON, JOSHUA C. HORAN,
JAMES A. CORAK, SARAH R. ADAY, KAREN J. FUSSELMAN, AND SLATER FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

PHONE NUMBER: (907)747-6666 FAX NUMBER (907)747-7417 commercial@horanappraisals.com

December 11, 2012

Michelle Gihl, Deputy Clerk
Municipality of Skagway
P O Box 415
Skagway, Alaska 99840

Re: Summary Appraisal Report of a Hypothetical Portion of a Lease Tract Within Tax Lot 5F,
ATS 4, Ocean Raft Alaska, LLC, Skagway, Alaska; Our File 12-143

Dear Ms. Gihl,

We have completed the attached appraisal report of the above-referenced property per your request. The report is provided in a brief summary narrative format with analysis of four comparables found within the report. The market value as of November 28, 2012 for this proposed lease tract is estimated at \$13,200, or \$11.00/SF.

Your attention is directed to the content of this report with further descriptions of the subject property as well as brief descriptions of comparables considered. We appreciate the opportunity to be of service to you. Should there be any further questions regarding this subject, please do not hesitate to contact us.

Respectfully submitted,



Charles E. Horan
HORAN & COMPANY, LLC



Joshua C. Horan
HORAN & COMPANY, LLC

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Lease Applications

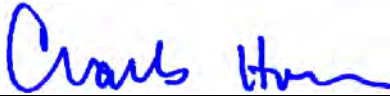
Qualifications of Joshua C. Horan

Qualifications of Charles E. Horan

CERTIFICATION OF APPRAISAL

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- We have not made a personal inspection of the property that is the subject of this report, but we are familiar with the site sufficiently to render a credible opinion of value.
- No one provided significant real property appraisal assistance to the person signing this certification.
- Our office has performed assessment services regarding the subject property within the prior three years, as contract appraisers for the Skagway Borough. We personally have performed no appraisal services with regard to the subject property in the previous three years.



Charles E. Horan, MAI, AA41

December 12, 2012

Report Date



Joshua C. Horan, AA617

November 28, 2012

Effective and Inspection Date

1 INTRODUCTION

1.1 LOCATION

The subject property is the proposed lease site within the Skagway City Storage Area. It is located near the ferry terminal directly off Broadway Street and Service Road in Skagway, Alaska. The subject property is proposed to be leased by Ocean Raft Alaska, LLC from the City of Skagway. It is legally identified as a hypothetical 1,200 SF portion of tidelands, within Tax Parcel 5F, a Portion of ATS 4.

1.2 PURPOSE OF APPRAISAL; INTENDED USE AND USER

The purpose of this appraisal is to estimate the fair market value to be used as a basis for annual lease rent calculation. The market value estimated is limited by the Assumptions and Limiting Conditions herein. The site is proposed to be leased to Ocean Raft Alaska, LLC for a storage and workshop area. The intended user is the Municipality of Skagway. The client is the Municipality of Skagway.

This appraisal report has been prepared for the exclusive use of the Municipality of Skagway and the prospective leasee, the intended user, to assist with the valuation of this parcel for a determination of the lease rate, which is the intended use.

This appraisal may not be used or relied upon by anyone other than the client for any purpose whatsoever without the express written consent of the appraiser. This is a summary report which meets the standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP).

1.3 PROPERTY RIGHTS APPRAISED

The subject property is appraised in its fee simple interest.

1.4 INSPECTION AND EFFECTIVE DATE

We viewed the property the last several years in conjunction with other work. The City staff confirmed the condition of the property in December, 2012. We did not inspect the property for this appraisal. The effective date is November 28, 2012.

1.5 THREE YEAR PROPERTY HISTORY AND OSTENSIBLE OWNER

The subject property is owned by the Municipality of Skagway and has been for some time. It has not sold in the last three years.

1.6 SCOPE OF APPRAISAL

This appraisal employs the Comparison Market Data Approach. We have also considered capitalized leases as value indications. Sales data was collected and developed through interviews with primary market sources such as buyers and sellers, as well as secondary sources including brokers, lenders, assessors, attorneys, and appraisers. We relied on our familiarity with the site and recent information provided by municipal officials to confirm the condition of the land. We did not make an inspection of the site for this appraisal.

1.7 ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

1. It is assumed that the data, maps and descriptive data furnished by the client or his/her representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of the highest and best use.
5. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. The value estimate is made subject to the purpose, date and definition of value.
10. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.
11. Any distribution of the valuation in the report between land, improvements, and personal property applies only under the existing program of utilization. The separate valuations for land, building, and chattel must not be used in conjunction with any other appraisal and is invalid if so used.
12. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

1.8 TERMINOLOGY

Market Value

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under undue duress.

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute Pg 122

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Page 78

Highest and Best Use

Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, page 93

2 AREA ANALYSIS

2.1 SKAGWAY AREA ANALYSIS

It is assumed the readers and reviewers of this report are familiar with the social and economic conditions and trends of the Skagway market. Skagway is situated at the northern most point of the inside passage in Southeast Alaska. It has historically been a transportation point connecting these protected waterways to the interior of Alaska and the Yukon Territory. Skagway is about 90 miles northwest of the state capital of Juneau.

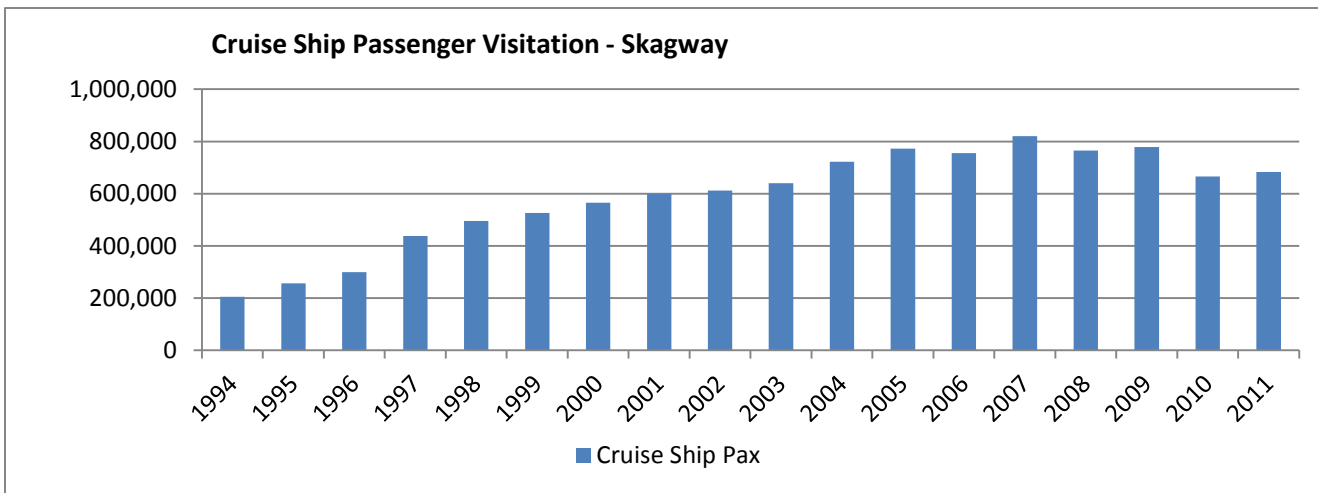


FIGURE 2

Population and Tourism

Skagway is an important tourism destination in Southeast Alaska. The National Park Service presence, preserved historic character, White Pass Railroad, and the historic location of the community all serve to draw a large number of tourists on an annual basis. Tour ship visitation increased over four fold from 1994 to 2007. This increase in demand for property and rental spaces has increased substantially through the years, especially after 2000. After the height of 2007, the market weakened as indicated by the lower visitation numbers in the subsequent years with significant drops in 2010 and 2011.

Real Estate Market Trends

The increased seasonal demand has caused significant appreciation in general real estate housing and commercial land. Statistics kept for assessment adjustments show that values have gone up about 150% since 1995 for real estate land in general and over 200% for land in the central Historic Business District. The

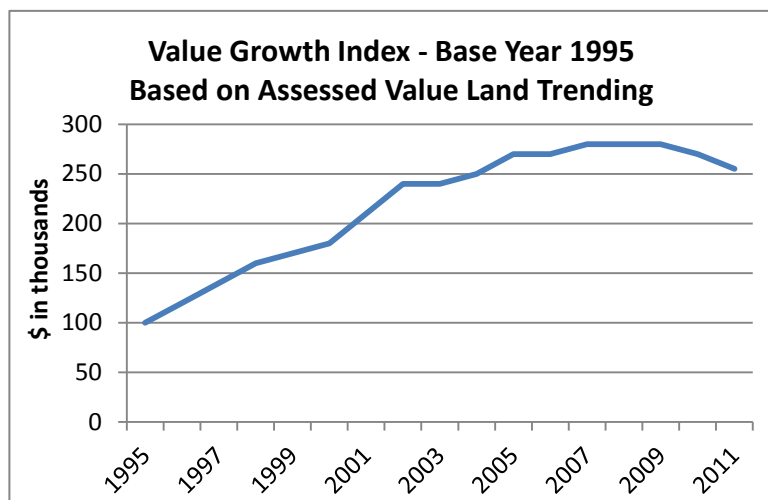


FIGURE 3

suburban Hillside District and Dyea area has not experience the same level of overall appreciation, with assessment values increasing just 110% in the same time period. There was a 10% decline in 2010 and a 15% decline in 2011 noted in the assessment values for Skagway's core town residential and industrial lands. Due to a lack of positive or negative indications in the commercial segment of the market, it can currently be characterized as stable.

2.2 NEIGHBORHOOD ANALYSIS

The subject neighborhood is generally located near the fringe of the downtown core and is felt to have the same economic, social and governmental influences as the entire community. The area is generally defined as that area zoned waterfront along the waterfront between the ferry terminal and the harbor master's office. The subject is a portion of the level storage/freight yard between the ferry terminal, a boat launch ramp and the harbor master building.

3 PROPERTY DESCRIPTION

3.1 SITE DESCRIPTION

The subject site is a hypothetical, un-subdivided lease tract, 1,200 SF within ATS 4. It is approximately located on the map within this report near the intersection of Service Road and Broadway close by the Alaska Marine Highway Ferry Terminal (See Drawing Figure 4). It is generally level and close in grade to the nearby roads and is approximately rectangular in shape. It has access from the municipal harbor storage yard at site grade. The storage yard is waterfront at the edge of the boat harbor, and is felt to have the same economic, social, and government influences as the entire community. Access, Topography & Utilities The subject is flat and at grade with the surrounding lands. There are no utilities extended directly into the site. Utilities are available in the vicinity of the harbor master building and the ferry terminal road. The subject parcel is accessed across city-owned and leased-filled tidelands adjacent to the subject parcel

Access, Topography & Utilities

The subject is flat and at grade with surrounding lands. There are no utilities extended directly into the site. Electric and phone utilities are reportedly available along the Service Road. The subject parcel is accessed across city-owned and leased-filled tidelands adjacent to the subject parcel.

3.2 ZONING

The subject site is zoned Waterfront (W). This zoning area is generally to protect the relatively limited developable waterfront property in Skagway. “W” zoning generally allows for public, private, and commercial moorage, warehousing and storage, marine fuel, water and sanitation facilities, research and educational facilities related to the water, port, and harbor facility, seafood processing plant, boat storage yard, fish and shell fish propagation, parks and open space, and water dependent or related visitors services, as well as sales related to maritime activity that requires or benefits from a shoreline location.

3.3 EASEMENTS AND ENCROACHMENTS

There are no known easements or encroachments on the subject parcel.

3.4 ASSESSED VALUATION AND TAXES

The subject site is owned by the Municipality of Skagway, and, as a hypothetical parcel, has not been available for taxation on a possessory interest basis.

3.5 FLOOD ZONE

The subject lies within Flood Zone B, which is an area of moderate flooding per the FEMA flood zone map. Most of downtown Skagway is in Flood Zone B.

4 VALUATION

4.1 HIGHEST AND BEST USE

The highest and best use of the property is a waterfront related commercial use.

4.2 LAND VALUATION

The subject land will be valued by the Sales Comparison Approach. This approach employs the principal of substitution, whereby willing buyers would typically pay no more for a property than what could be found as a substitute property within a reasonable period of time. This approach compares sales of vacant land relatively similar to the subject, or at least bracketing the subject, as superior or inferior, on a price per unit basis. Since there are no two properties alike, some adjustments or ranking of the comparable sales will be performed. Following is a summary of the comparable sales used in developing a market value estimate for the subject property.

Comparable Capitalized and Leases Table						
FM#	#	Location	Date	Price	SF	\$/SF
7207	1	Taiya Marine	04/11	\$33,000	3,000	\$11/SF
6094	2	Portion of ATS 5, Portion Tax Lot 5F, Hunz Lease	03/08	\$27,400	2,490	\$11/SF
5468	3	West Creek, Dyea	01/08	\$25,000	2,500	\$10/SF
7479	4	Portion ATS 4, Tax Lot 5A, Petro Lease	01/12	\$24,000	1,600	\$15/SF
Subject			11/12	Solve	1,200	Solve



COMP 1 [021612_0448](#)

Comparable 1 is a nearby lease from 2011. The fee simple value was estimated as of April of that year. This comp which is adjacent to the subject helps show the stability of the market value for commercial land in the harbor area. This lease has been capitalized to reflect the fee simple value. This comparable is ranked similar to the subject.



COMP 2 [052808_3768](#)

Comparable 2 is a nearby capitalized lease updated in 2008. The fee simple value was estimated as of January 2008. This lease is very near the subject with similar zoning and has been capitalized to reflect fee simple value. This comparable is ranked similar to the subject.



COMP 3 [013007_0294](#)

Comparable 3 is another small lease parcel considered due to its size. Its location further from town with limited commercial exposure is far inferior to the subject. However, its similar commercial use and small size are considered similar. This, too, was a capitalized annual rent based on a relatively recent update in a stable market area. This comparable is ranked inferior, overall.



COMP 4 [021612_0450](#)

Comparable 4 is a relatively recent lease in the subject neighborhood. While similar in zoning and topography, it is far superior in access and location near the tourist activity of Congress Way. This indicator is ranked superior.

Comparable Sales Ranking Grid				
Comp	Date	Location	Price/SF	Rating
4	01/12	Tax Lot 5A, Petro	\$15/SF	Superior
Subject	03/12	Subject	Solve	Similar
1	04/11	Ptn Tax Lot 5F	\$11/SF	Similar
2	01/08	Ptn Tax Lot 5F	\$11/SF	Similar
3	01/08	Ptn USS 5110	\$10/SF	Inferior

The comparables indicate a relatively tight range of Price/SF. Most weight is given to Comps 1 and 2 which are in the same tax lot as the subject as proposed. The similar price/SF between Comps 1 and 2 are indicative of a relatively stable market. Comp 3 indicates a lower price/SF due to its less convenient location. Comp 4 is a very recent indicator, but is given less weight due to its superior location near Congress Way. It is considered a higher indicating outlier. Given the above analysis, the suggested price/SF is placed at \$11/SF. The value can be summarized as follows:

$$1,200 \text{ SF @ } \$11/\text{SF} = \$13,200$$

ADDENDA

RECEIVED

AUG 23 2012

**Municipality of Skagway
Property Lease or Sale Application**

MUNICIPALITY OF SKAGWAY

Submit this completed application, with all necessary attachments and a one hundred dollar (\$100.00) application fee to: Borough Manager, Municipality of Skagway, P.O. Box 415, Skagway, Alaska 99840

Applicant or business name: Ocean Raft Alaska LLC

Address: Box 966
Skagway AK. 99840
City State Zip Code

Contact Person: Christian Racich
Phone: (916) 712-8682

Applicant proposes to:

lease for a term of 5 years
 purchase

the following property owned by the City of Skagway:
(Provide legal description or attach site plan or plat adequate to determine approximate property location and dimension)
please see attachment # 1

Development Plan

Provide statements or plans describing the following:

- the purpose of the proposed lease,
- the use, value and nature of improvements to be constructed,
- the type of construction,
- dates construction is estimated to commence and be completed; and
- whether the intended use complies with the zoning ordinance and comprehensive plan.

Additional information

(Attach descriptions of any of the following additional requirements or conditions that may apply to the proposed land use. Provide location information if applicable.)

- Access easements, rights-of-way or encroachments beyond property boundaries.
- Utility easements, extensions or connections.
- Dredge or fill activity.
- Public use enhancements (Waterfront zone only).

August 22, 2012

Christian Racich

Ocean Raft Alaska LLC
P.O. Box 966
Skagway, AK 99840

Subject: Letter of intent for lease of municipal property in boat harbor dry storage area

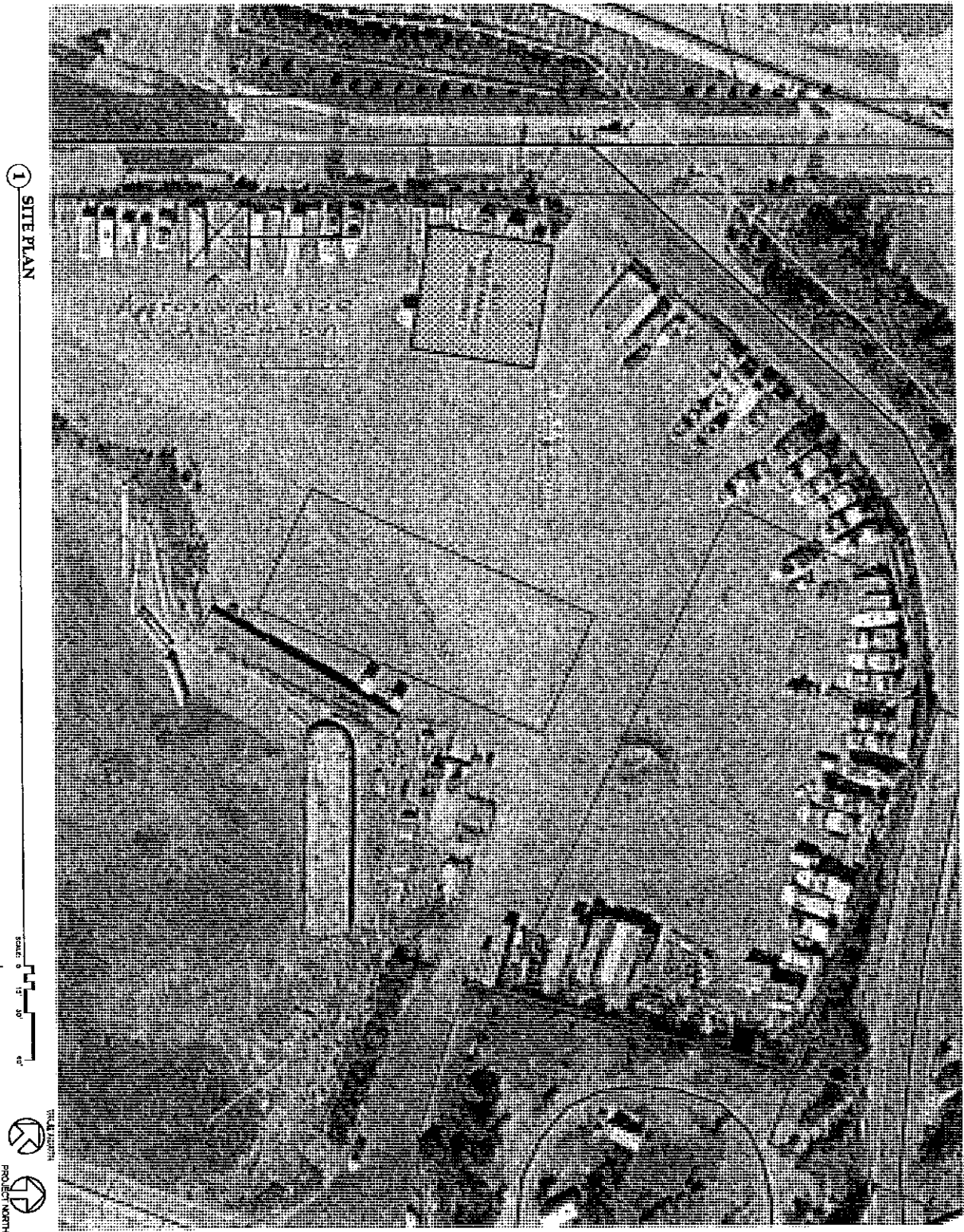
To: Borough Manager, Municipality of Skagway

Ocean Raft Alaska, a Skagway based marine tourism company, proposes to lease approximately 1200 square feet (40' by 30') in the Skagway boat harbor uplands boat storage area, for a period of 5 years. The purpose of the lease is to provide storage, drying, staging, and workshop facilities for our tour company, which is based out of the boat harbor. Through discussion with Harbormaster Matthew O'Boyle, we've ascertained that the most suitable location would be along the rear portion of the property, as viewed from the entrance gate, and to the west side of the lot. Please see attachment I for further description. We propose to place two 40' storage containers, with 14' of space between them, along the property line, in keeping with the orientation of other containers situated on the property. One container shall be used as a workshop and storage space for spare parts, consumables, and tools. The other container is to be used as a storage space and drying area for outerwear worn by guests during our tour. Both containers will require access to electrical utilities. The area between the two containers will be used for storage of our shuttle bus and as a maintenance area for our boat. The value of the containers is estimated to be \$4,000 each, and improvements to them \$1,000 each. The placement of the containers and connection to electrical utilities shall commence on or near May 1, 2013, prior to the commencement of the 2013 summer season. The varied uses proposed fall within both permitted uses and conditional uses of municipal lands zoned Waterfront under Title 19.06.080, section A, parts 1 and 2. To our knowledge there are no easements or encroachments upon the proposed property, and no fill, grading, or other modifications to the site will be necessary. Utility connection should be straightforward, as there is a power line and multiple poles directly behind the property. We feel our proposed use of the property as described falls within the guidelines established for use of land within the waterfront zone, and would not hinder or encumber existing users of the harbor facilities.

Please feel free to contact me with any questions you may have regarding this application.

Regards,

Christian Racich
Owner, Ocean Raft Alaska



DATE: 10/19/09
 PROJECT: A101

CONCEPTUAL
 DEVELOPMENT
 SHEET TITLE
 SITE PLAN

MUNICIPALITY OF SKAGWAY
 BOAT MAINTENANCE
 BUILDING - SHELL
 Skagway, Alaska



323 West 10th Street
 Juneau, Alaska 99801
 Phone 907-586-1370
 Fax 907-586-9399
 www.myskagway.com

Jensen
 Yorba
 Loft
 Inc.

QUALIFICATIONS OF JOSHUA C. HORAN

- Education:** Graduated from Sitka High School, Sitka, Alaska
Graduated from Georgetown University, Washington, DC
BS in Foreign Service
- Employment:** Nov 2006 to Present - Real Estate Appraiser Trainee - Horan & Company, LLC
- Assist in the preparation in analysis of real estate appraisal reports
 - Maintain residential comparable sales data
- Dec 2003 to Jul 2004 - Intern for Shee Atika Incorporated, Sitka, Alaska
- Assist in updating shareholder database
 - Research education cost inflation for scholarship program
 - General/basic building maintenance
 - General clerical duties
- Summers, 1997 to 2002 - Park Ranger, National Park Service, Sitka, Alaska
- Gave interpretive tours of parks natural and historical resources
 - Provided general information to park visitors
 - Performed park patrols
- Certification & Approvals:** Residential Real Estate Appraiser, State of Alaska License #617
- Appraisal Education:** Appraisal Principles; Appraisal Institute, Long Beach, CA, October 2004
Appraisal Procedures, Appraisal Institute, Long Beach CA, October 2004
Residential Case Study, Tacoma, WA, March 2006
15-Hour USPAP, Anchorage, AK, June 2006
REO Appraisal: Appraisal of Residential Property Foreclosure, 7 Hr, Tigard, OR
March 2009
Introduction to FHA Appraising, 7 Hr, Tigard, OR March 2009
Uniform Standards of Professional Appraisal Practice - 2009 Update 7 Hr,
Juneau, AK June 2009
Home Valuation Code of Conduct & 1004 Market Conditions Form Seminar,
June 2009, Juneau, AK
Uniform Standards of Professional Appraisal Practice - 2011 Update, Juneau,
AK; June 2011
Current Issues & Regulatory Updates Affecting Appraisers #10066; William
King & Associates, Inc.; Juneau, AK; June 2011
Loss Prevention Program for Real Estate Appraisers; LIA Administrators &
Insurance Services; Juneau, AK; June 2011

Types of Property Assessed for Taxation:

City of Craig real property assessment roll; single-family, multi-family and mobile homes.
City of Skagway real property assessment roll, single-family, multi-family and mobile homes.

Types of Property Appraised:

Residential - Single-family, multi-family, vacant lands, mobile homes and island property.
Commercial - Warehouses and vacant lands.

Boards & Committees

Shee Atika Benefits Trust Scholarship Committee board member July 2005 to July 2008

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation

MAI, Member Appraisal Institute, No. 6534

State Certification

State of Alaska General Appraiser Certification, No. AA41

Bachelor of Science Degree

University of San Francisco, B.S., 1973, Major: Business Administration

Employment History

August 2004 Owner, HORAN & COMPANY, LLC
03/87-07/04 Partner, HORAN, CORAK AND COMPANY
1980-02/87 Partner, The PD Appraisal Group, managing partner since November 1984
(formerly POMTIER, DUVERNAY & HORAN)
1976-80 Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975-76 Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973-75 Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations

1998, "Easement Valuation Seminar," Alaska Chapter Appraisal Institute, Anchorage, AK
1998, "Easement Valuation Seminar," Seal Trust, Juneau, Alaska
1997, "Sitka Housing Market," Sitka Chamber of Commerce
1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
1994, developed and taught seminar "Introduction to Real Estate Appraising," University of Alaska/S.E., Sitka Campus
1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
Day 1: Introduction of Appraising, Cost and Market Data Approaches
Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
1983, "The State of Southeast Alaska's Real Estate Market"
1982, "What is an Appraisal?"

Types of Property Appraised

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial and office building absorption studies. Contract review appraiser for private individuals, municipalities and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony

2009 Expert at mediation - Talbot's Inc vs State of Alaska, et al. IKE-07-168CI

2008 Albright vs Albright, IKE-07-265CI, settled

2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled

2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled

2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled

2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau

2000 Alaska Pulp Corporation vs National Surety - Deposition

U.S. Senate, Natural Resources Committee

U.S. House of Representatives, Resource Committee

Superior Court, State of Alaska, Trial Court and Bankruptcy Courts

Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska

Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients

Federal Agencies

Bureau of Indian Affairs
Bureau of Land Mngmnt
Coast Guard
Dept. Of Agriculture
Dept. Of Interior
Dept. Of Transportation
Federal Deposit Ins Corp
Federal Highway Admin.
Fish & Wildlife Service
Forest Service
General Service Agency
National Park Service
USDA Rural Develop.
Veterans Administration

Lending Institutions

Alaska Growth Capital
Alaska Pacific Bank
Alaska Ind. Dev. Auth.
ALPS FCU
First Bank
First National Bank AK
Key Bank
Met Life Captial Corp.
National Bank of AK
Rainier National Bank
SeaFirst Bank
True North Credit Union
Wells Fargo
Wells Fargo RETECHS

ANCSA Corporations

Cape Fox, Inc.
Doyon Corporation
Eyak Corporation
Goldbelt
Haida Corporation
Huna Totem
Kake Tribal Corporation
Klawock-Heenya Corp.
Klukwan, Inc.
Kootznoowoo, Inc.
Sealaska Corporation
Shaan Seet, Inc.
Shee Atika Corporation
TDX Corporation
The Tatitlek Corporation
Yak-Tat Kwan

Companies

AK Electric Light & Power
AK Lumber & Pulp Co.
AK Power & Telephone
Allen Marine
Arrowhead Transfer
AT&T Alscm
Coeur Alaska
Delta Western
Gulf Oil of Canada
Hames Corporation
HDR Alaska, Inc.
Holland America
Home Depot
Kennecott Greens Creek
Kennedy & Associates
Madsen Construction, Inc.
Service Transfer
Standard Oil of CA
The Conservation Fund
Union Oil
Ward Cove Paking
White Pass & Yukon RR
Yutana Barge Lines

Municipalities

City & Borough of Haines
City & Borough of Juneau
City & Borough of Sitka
City of Akutan
City of Coffman Cove
City of Craig
City of Hoonah
City of Ketchikan
City of Klawock
City of Pelican
City of Petersburg
City of Thorne Bay
City of Wrangell
Ketchikan Gateway Borg.
Municipality of Skagway

Other Organizations

Baranof Island Housing
Authority (BIHA)
Central Council for Tlingit
& Haida Indian Tribes
of Alaska (CCTHITA)
Diocese of Juneau
Elks Lodge
Hoonah Indian Assoc.
LDS Church
Moose Lodge
SE AK Land Trust (SEAL)
SE AK Reg Health
Consortium (SEARHC)
Sitka Tribe of Alaska
The Nature Conservancy

State of Alaska Agencies

Alaska State Building
Authority (formerly
ASHA)
Attorney General
Dept. of Fish & Game
Dept. of Natural Service,
Div. of Lands
Dept. of Public Safety
Dept. of Transportation &
Public Facilities
(DOT&PF)
Mental Health Land Trust
Superior Court
University of Alaska

Education

Uniform Standards of Professional Appraisal Practice - 2011 Update, Juneau, AK; June 2011
Current Issues & Regulatory Updates Affecting Appraisers #10066; William King & Associates, Inc., Juneau, AK; June 2011
Loss Prevention Program for Real Estate Appraisers; LIA Administrators & Insurance Services; Juneau, AK; June 2011
Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010
Business Practices and Ethics, Seattle, WA, Apr 2010
Fall Real Estate Conference, Seattle, WA, Dec 2009
7-hour National USPAP Update Course, Seattle, WA, May 2009
Fall Real Estate Conference, Seattle, WA, Nov 2008
Attacking and Defending an Appraisal in Litigation, Kent, WA, Sep 2008
Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008
Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007
Business Practices and Ethics, Seattle, WA, Jun 2007
7-hour National USPAP Update Course, Seattle, WA, Jun 2007
Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007
Basic Appraisal Procedures, Seattle, WA, Feb 2007
USPAP Update Course, Anchorage, AK, Feb 2005
Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005
Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005
Scope of Work - Expanding Your Range of Services, Anchorage, AK, May 2003
Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002
UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002
USPAP, Part A, Burr Ridge, IL, Jun 2001
Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
Partial Interest Valuation - Divided, Anchorage, AK, May 2001
Easement Valuation, San Diego, CA, Dec 1997
USPAP, Seattle, WA, Apr 1997
The Appraiser as Expert Witness, Anchorage, AK, May 1995

Appraisal Practices for Litigation, Anchorage, AK, May 1995
Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
USPAP, Anchorage, AK, Apr 1991
General State Certification Review Seminar, Anchorage, AK, Apr 1991
State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
Real Estate Appraisal Reform, Gregory Hoefler, MAI, OTS, Juneau, AK, Jul 1990
Standards of Professional Practice, Anchorage, AK, Oct 1987
Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987
Market Analysis, Boulder, CO, Jun 1986
Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985
Litigation Valuation, Chapel Hill, North CA, Aug 1984
Standards of Professional Practices, Bloomington, IN, Jan 1982
Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980
Course 6, Introduction to Real Estate Investment Analysis, Aug 1980
Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976
Course 2A, Case Studies in Real Estate Valuation, Aug 1976
Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974

Emily Deach

From: Matt O'boyle
Sent: Thursday, September 20, 2012 8:53 AM
To: Tom Smith
Cc: Michelle Gihl; Emily Deach
Subject: Ocean Raft Alaska lease

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tom,

At the harbor meeting on Thursday the committee made a motion to grant Ocean Raft a site in the staging area for there operation. This gives you the ability to start the process for them to get an apprasel for said property and sign a contract.

Sincerely,

Matt O'Boyle
Harbormaster
Municipality of Skagway
P.O. Box 415
Skagway, AK 99840
Phone: (907) 983-2628
Fax: (907) 983-3087
Email: m.oboyle@skagway.org