

CBJ Docks and Harbors Committee
Finance Meeting Minutes
For Tuesday, January 29th, 2013

I. Call to Order

Mr. Kueffner called the Finance Committee Meeting to order at 5:13 p.m. in CBJ Room 224. The meeting started late due to technical difficulties.

II. Roll Call

The following members were present: John Bush, Tom Donek, Kevin Jardell, Scott Spickler, Michael Williams, and Eric Kueffner.

Also in attendance were the following: Carl Uchytel – Port Director, and Charles Horan – Horan and Company.

III. Approval of Agenda

MOTION By MR. JARDELL: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Approval of the December 18th, 2012 Finance Committee Meeting Minutes.

Hearing no objection, the December 18th, 2012 Finance Committee Meeting Minutes were approved as presented.

VI. Items for Action.

1. Funds Transfer for Aurora Harbor Rebuild

Mr. Uchytel said back in 2007 Docks and Harbors applied for marine passenger fees of \$500,000 for cruise ship tug moorage rehab. The idea was this would be used on the Aurora Harbor project. Now that Docks and Harbors is moving forward with the Aurora Harbor rebuild, that \$500,000 needs to be transferred to an account that is usable. This transfer will require Assembly consent. CBJ Law has determined using the \$500,000 marine passenger fees for the cruise ship tug moorage in Aurora Harbor is appropriate use of these funds.

Committee Questions -

Mr. Kueffner asked if the tug moorage was part of Phase I.

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Mr. Uchytel said yes. This \$500,000 is part of the match for the \$2 million Municipal Harbor grant program. The other \$1.5 million is from the harbor fund balance.

Public Comment – None

Committee Discussion/Action

MOTION By MR. SPICKLER: TO APPROVE THE FUNDS TRANSFER FOR THE AURORA HARBOR REBUILD AND MOVE TO THE FULL BOARD FOR APPROVAL AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

2. Moorage Discount Promotion

Mr. Uchytel said Docks and Harbors sent two staff to the Seattle Boat show, and in the past we have offered discounts to people that came up to the booth. Last year's offer was if you stayed two days, you would get the third day free. There were three boaters that took advantage of last years special offer. The Harbormaster requested to offer a discount again this year. He is proposing to offer a 10% discount for the first night's stay for visiting boaters from the lower 48, be a non-resident of Alaska, and the vessel must be less than 60'. Mr. Uchytel said he is supporting the Harbormaster's request to offer a 10% discount, but he needs approval from the Board.

Committee Questions -

Mr. Spickler asked what the cost was for the staff to attend the Seattle Boat Show?

Mr. Uchytel said a rough estimate would be about \$3,000.00. The attendance for the Seattle Boat show is promoted from the AAHPA. This year there will be five Southeast ports attending the Seattle Boat Show representing Alaska. This keeps Alaska in the forefront with boaters in the Puget Sound area.

Mr. Kueffner said Docks and Harbors didn't send staff for a few years, but with all the other Southeast Harbor representatives attending, this is a good year to send staff to represent Juneau Harbors again.

Public Comment – None

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Committee Discussion/Action

MOTION By MR. BUSH: TO SUPPORT THE 10% DISCOUNT AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VII. Items for Information/Discussion.

1. Mt. Roberts Tram

Mr. Uchytel said at the last Finance Committee meeting the Committee requested to have Mr. Charles Horan, with Horan and Company, to attend this meeting to explain how appraisals are completed, explain how he appraised the Mt. Roberts Tram and determined a rent value.

Mr. Horan provided a power point presentation which he discussed in detail and is attached to these minutes.

Mr. Horan summarized his presentation by saying the Tram is an important part of the neighborhood and there would be a transition if it went away, but the ships are going to keep coming if the Tram is there or not. The space the Tram is on is very vibrant because of the location. Mr. Horan said he sees the economic outlook stable, and retail is improving.

Mr. Kueffner asked where the Board was with negotiations with Mt. Roberts Tram representatives?

Mr. Uchytel said the Board is still looking for common ground. There is not much movement on an agreement. The original appraisal from Reliant Advisor Services that states the site the Tram is on is an uneconomical parcel is still the appraisal that Goldbelt wants to use. The Board is still looking for a true comparison appraisal from Goldbelt. Goldbelt did hire Alaska Appraisal Associates for a comparison appraisal, but Docks and Harbors was only given a two page summary of the appraisal, and without the full appraisal it is unclear if this is a true comparison.

Mr. Jardell said Mt. Roberts Tram representatives are working on something to present to the Board to try to move forward to reach an agreement.

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2. Auke Bay Round About Permanent Easement

Mr. Uchtyl said Alaska Department of Transportation (ADOT) was trying to expedite a property deal with Docks and Harbors to be able to facilitate a driveway for Dick Deem's property needed in the design of the round-about. Mr. Uchtyl said staff was going to use an appraisal that Horan and Company completed in 2009 for expedited purposes and valued the easement at \$83,000. This was approved in the Planning Committee and the Lands Committee. Mr. Uchtyl said when he was drafting his recommendation for the Assembly action, ADOT said they never agreed on a price and wanted to negotiate. They did not want this agenda item for the Assembly to move forward at the \$83,000 property value. Mr. Uchtyl said when Horan and Company did the appraisal in 2009 the land was appraised at \$400,000 and the house was appraised at \$250,000. There was a house on the property that Docks and Harbors had to remove for the Statter Harbor project. The entire cost for Docks and Harbors to buy this property was \$650,000. Mr. Uchtyl said his understanding going into the negotiation with ADOT was going to prorate the 2,300 sq/ft based on the \$650,000. Mr. Preston, who is the right of way lawyer for ADOT, said it should be based on the \$400,000. The price that ADOT is willing to pay would be \$50,000. Mr. Uchtyl said Mr. Preston was seeking action from CBJ Law to keep it on the agenda, but to have language for the Assembly to approve this at a fair market value that is yet to be determined. Mr. Uchtyl said that Mr. Preston did find other times that the Assembly has approved something like this without a firm fixed number, but it was decided by the manager's office that because of not having a current appraisal this would not move forward to the Assembly. Mr. Uchtyl said he was trying to move this forward quickly only because of the timing issue with ADOT. Mr. Uchtyl said, with this easement, Docks and Harbors would lose at least one parking space, green space, and would need to build a retaining wall.

Mr. Kueffner asked if Docks and Harbors would receive the funds for this land purchase.

Mr. Uchtyl said yes

Mr. Spickler asked if it was out of Docks and Harbors hands at this time.

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Mr. Uchytel said Mr. Horan called him and indicated that ADOT wanted to hire him to appraise the property. Mr. Horan wanted approval from Mr. Uchytel to appraise this because Docks and Harbors is Horan and Company's client. Mr. Uchytel gave Mr. Horan authorization. Mr. Uchytel said this will probably be appraised at \$400,000, but does not think that the property should be priced from that number. The real cost to Docks and Harbors is the \$650,000 and then the \$20,000 to have the house demolished. Mr. Uchytel said Docks and Harbors should get the real cost plus the inconveniences.

Mr. Jardell said if the time is not of the essence anymore, the appraisal should go to the Finance Committee. Staff will be able to provide all the details on the value of the needed retaining wall, and the loss of a parking space. The Committee can then make a judgment call on what they want to do and send back to the Board for approval.

VIII. Staff & Member Reports – None

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting February 26th, 2013 at 5:00 p.m. in CBJ room 224.

X. Adjournment

The Finance Committee adjourned at 6:47 p.m.



Mt Roberts Tramway Land Lease Valuation

Charles Horan, MAI
Horan & Company, LLC
CBJ Dock and Harbors
January 29, 2013

Introduction – Horan & Co.

- Largest Commercial Appraisal firm in Southeast Alaska
- Over 100 years of cumulative experience
- Specialize in complex appraisal issues
- Seminars, presentations, and trend studies
- Over 20 appraisals on South Franklin Street and over 200 appraisals in the Juneau area in the past 10 years.



Properties Appraised on S. Franklin St.

Objective

- Appraisal 101- Land Valuation
- South Franklin Street
- Review Horan Appraisal
- Specific Appraisal Issues
- Q/A



Summary of Appraisal Problem

- CBJ entered into a lease with Mt. Roberts Development Corporation in 1995
- The lease provides for a base rent adjustment every third anniversary of the permit date (January 1, 1996) based on 10% of appraised market value.
- Section 5(d)(3) states:
“The basis of appraisal shall be the fair market value of the unimproved land of the Leased premises including the Air Rights Easements, at its **highest and best use**. The appraisal shall not consider any buildings or structural improvements above or below ground, landscaping or paving. The appraisal shall consider the Leased Premises as unimproved land.”
- Other rent includes royalty payment (Section 6)
- Lessees have other obligations

Market Value

- **Market Value-**
 - The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 - • Buyer and seller are typically motivated;
 - • Both parties are well informed or well advised, and acting in what they consider their best interests;
 - • A reasonable time is allowed for exposure in the open market;
 - • Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
 - • The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
 - The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Pages 123

What is Market Value?

- What is a market -the meeting of the minds
- Predicting Human Behavior
- Market evidence for real estate value
- Sales – What people pay
- Income – What people pay for an income stream
 - Value ÷ Income = Rate
 - Income ÷ Rate = Value
 - Value x Rate = Income
- Rates are risk sensitive
- Commercial Rents dictate commercial land values, especially in the absence of data to the contrary

Methods for Land Valuation

From Table 16.1: Applicability and Limitations of Land Valuation Techniques, The Appraisal of Real Estate, 13th Edition, The Appraisal Institute, pg 363

- Sales Comparison
 - Sales of similar, vacant parcels
- Market Extraction
 - The depreciated cost of the improvements is deducted from the total sale price
- Allocation
 - A ratio of site value to property value is extracted from comparable sales

Methods for Land Valuation, Cont.

- Direct Capitalization – Land Residual Technique
 - Net operating income attributable to the land is capitalized;
 - Applicable in testing the feasibility of alternative uses or when land sales are not available
 - Limitations: The following conditions must be met:
 - Building value is known or can be accurately estimated
 - Net operating income to the property is known or can be estimated
 - Both building and land capitalization rates are available from the market
- Direct Capitalization: Ground Rent Capitalization
 - A market derived capitalization rate is applied to the ground rent

Look for Market Experience

- For unusual or unique properties
 - For markets with little data
 - Look at what is knowable
 - Two broad types of market evidence
 - Sales
 - Income
 - Best to bracket
-
- Lets look at some examples of how the market would look at this situation.....

Mount Roberts Tramway Historic & Projected Expense & Net Operating Income Exhibit

EXPENSES	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Ass'n	3 Yr.	2 Yr.	Appraisal
Ticketing	101,517	98,308	95,459	96,154	95,914	97,889	196,871	134,243	88,186	71,271	-3.00%	-13.17%	-27.11%	194,822
% of Revenue	2.0%	2.0%	1.9%	2.0%	2.0%	2.0%	2.7%	2.3%	1.8%	1.5%	2.1%	7.48%	5.6%	7.4%
Fuel	95,370	116,255	130,873	153,300	154,289	178,935	177,570	138,091	126,114	106,831	5.52%	3.87%	28.9%	162,764
% of Revenue	1.9%	2.3%	2.6%	3.0%	3.0%	3.2%	3.4%	2.4%	2.0%	1.7%	3.1%	3.3%	3.3%	3.7%
Beverages	11,826	11,677	11,240	12,628	12,711	16,467	24,624	25,528	26,109	28,978	1.02%	-5.17%	-9.4%	25,268
% of Revenue	0.2%	0.2%	0.2%	0.3%	0.3%	0.4%	0.7%	0.7%	0.7%	0.8%	0.2%	0.2%	0.2%	0.3%
Total	458,185	294,760	315,118	322,329	324,221	435,540	499,389	475,829	481,423	482,382	0.17%	0.99%	-4.4%	476,798
% of Revenue	9.2%	6.1%	6.4%	7.2%	6.4%	8.2%	8.2%	6.2%	6.2%	6.2%	14.6%	9.7%	9.7%	9.7%
Total Costs of Sale	675,785	572,987	533,183	468,831	446,345	763,883	768,389	773,893	756,144	753,795	1.37%	-0.29%	-1.7%	764,881
% of Revenue	13.4%	11.8%	10.8%	9.4%	8.9%	14.1%	14.1%	13.4%	13.4%	13.4%	14.6%	14.7%	14.4%	14.7%
Guest Services	129,261	148,175	169,635	194,813	193,827	227,728	239,440	239,739	239,875	239,141	6.36%	-1.46%	-4.4%	233,286
% of Revenue	2.6%	3.1%	3.4%	4.0%	4.0%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Food & Beverage	214,792	237,841	261,956	294,313	287,831	365,879	324,498	268,132	231,241	201,889	3.67%	-4.56%	-2.5%	232,489
% of Revenue	4.3%	4.7%	5.1%	5.8%	5.8%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%
Barrel	123,877	164,524	188,208	198,171	144,811	164,454	197,622	207,664	207,889	192,304	5.14%	-0.79%	-3.3%	199,711
% of Revenue	2.5%	3.4%	3.9%	4.4%	3.1%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
Traffic Operations	322,244	308,101	285,876	371,516	385,738	441,871	476,122	493,648	466,713	489,143	2.69%	-4.53%	-0.8%	452,047
% of Revenue	6.4%	6.2%	5.8%	8.2%	8.2%	9.2%	9.2%	9.2%	9.2%	9.2%	9.2%	9.2%	9.2%	9.2%
Total Operating Expenses	790,785	796,642	797,634	881,913	898,428	1,167,225	1,221,893	1,219,584	1,198,228	1,118,238	3.88%	-3.31%	-4.7%	1,158,494
% of Revenue	15.8%	16.1%	16.1%	19.4%	19.4%	20.9%	20.9%	20.9%	20.9%	20.9%	20.9%	20.9%	20.9%	20.9%
Administrative	440,823	522,348	471,258	488,442	481,767	488,771	481,739	419,735	406,265	422,761	-0.42%	1.79%	0.7%	516,940
% of Revenue	8.9%	10.8%	9.5%	10.2%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%
Real Estate Taxes	120,172	144,188	124,413	164,549	180,289	132,143	134,117	177,224	134,480	162,877	-3.97%	-0.34%	-13.8%	129,773
% of Revenue	2.4%	3.1%	2.5%	3.7%	4.2%	2.8%	2.8%	3.8%	2.8%	3.3%	3.7%	2.8%	2.8%	2.8%
Insurance	111,772	131,185	154,099	153,553	176,471	192,689	268,379	176,834	168,339	176,389	4.88%	-5.38%	-3.2%	175,689
% of Revenue	2.2%	2.8%	3.1%	3.5%	3.9%	4.3%	4.3%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
Ground Lease Payments	13,275	51,882	55,722	57,697	61,130	70,177	66,139	76,181	47,834	66,157	19.07%	-1.99%	-9.4%	63,160
A/R Exp. As Space	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	0.00%	0.00%	0.0%	8,080
Ch. Ground Lease Inst.	94,925	91,864	97,300	127,822	188,239	109,289	109,289	109,289	109,289	109,289	1.77%	0.00%	0.0%	Estimated
Professional Fees	7,265	19,884	26,244	27,241	51,775	63,130	63,130	63,130	63,130	63,130	0.00%	-20.30%	-40.0%	34,264
% of Revenue	0.1%	0.4%	0.5%	0.6%	1.0%	1.2%	1.2%	1.2%	1.2%	1.2%	0.0%	0.0%	0.0%	0.0%
Marketing / Public Relations	88,346	83,798	88,253	102,375	141,489	177,571	159,828	175,383	171,887	181,679	8.24%	5.29%	1.7%	180,229
% of Revenue	1.8%	1.7%	1.8%	2.2%	2.9%	3.8%	3.4%	3.8%	3.8%	4.0%	8.2%	5.3%	1.7%	1.7%
Building Maintenance	187,970	241,118	223,813	251,889	291,641	347,679	416,151	366,881	373,236	377,829	8.64%	-2.77%	1.7%	342,166
% of Revenue	3.7%	4.9%	4.5%	5.6%	6.5%	7.9%	8.0%	7.7%	7.7%	7.7%	8.6%	3.3%	3.3%	3.3%
Recurrent	1,184,999	1,296,812	1,253,999	1,249,344	1,267,974	1,567,883	1,529,660	1,517,397	1,441,511	1,452,534	3.27%	-1.71%	-2.2%	1,487,754
Total Indirect Expenses	1,184,999	1,296,812	1,253,999	1,249,344	1,267,974	1,567,883	1,529,660	1,517,397	1,441,511	1,452,534	3.27%	-1.71%	-2.2%	1,487,754
% of Revenue	23.7%	27.2%	24.9%	24.9%	25.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%	28.0%
Total Expenses	2,375,440	2,416,541	2,385,241	2,715,496	2,621,671	3,462,629	3,521,298	3,415,578	3,327,889	3,219,534	1.67%	-1.07%	-4.0%	3,447,538
% of Revenue	47.4%	51.4%	50.4%	56.4%	54.4%	64.4%	64.4%	64.4%	64.4%	64.4%	64.4%	64.4%	64.4%	64.4%
% Change	-	2.4%	-1.7%	4.7%	-2.8%	24.4%	-1.2%	-3.0%	-3.0%	-3.0%	0.7%	-0.8%	-0.8%	0.8%
GOING CONCERN NOI	1,111,742	1,644,349	1,678,218	1,718,666	1,293,646	899,814	1,379,833	1,397,643	1,678,566	1,311,741	11.88%	8.87%	23.63%	8,397,373
% of Revenue	22.4%	34.4%	34.4%	34.4%	23.7%	21.7%	21.7%	21.7%	21.7%	21.7%	11.9%	8.9%	23.6%	23.6%
% Change	-	4.9%	2.0%	2.3%	-13.1%	23.6%	-0.4%	4.8%	12.9%	-11.0%	2.0%	-1.0%	-1.0%	11.0%

From Reliant Appraisal, Page 70

Calculation of Building NOI Exhibit

Valuation Component	Franklin Street Junction Terminal (CBJ Parcel) Aerial Tramway
Gross Building Area	39,505
REPLACEMENT COST	
Escalated Original Cost	
Original Cost (Real & Personal Property)	\$17,500,000
MVS Current Cost Multiplier	1.70
Total Replacement Cost	\$29,674,834
Reconciled Replacement Cost Excluding Profit	\$29,674,834
Plus: Developers Margin	20.0% \$5,934,967
Replacement Cost Including Profit	\$35,609,800
Per Sq Ft	\$1206.91 /SF
LESS: DEPRECIATION	
Effective Age / Economic Life Method	
Year Built	1996
Actual Age	16 Yrs.
Effective Age / Actual Age Ratio	100.0%
Effective Age	16 Yrs.
Economic Life	40 Yrs.
Percent Depreciated (Eff. Age / Actual Age)	40.0%
MVS Depreciation Tables	-
Reconciled Physical & Functional Depreciation	40.0%
Property Specific Depreciation	0.0%
External Depreciation	0.0%
Total Percent Depreciation	40.0%
Total Depreciation	(\$14,243,920)
DEPRECIATED IMPROVED GOING CONCERN VALUE	\$21,365,880
IMPROVED GOING CONCERN OVERALL ANNUAL RATE	10.0%
IMPROVED GOING CONCERN NET OPERATING INCOME	\$2,136,588

Reliant Going Concern Implications

- If the going concern NOI is capitalized at building value rate, the going concern value is demonstrated:

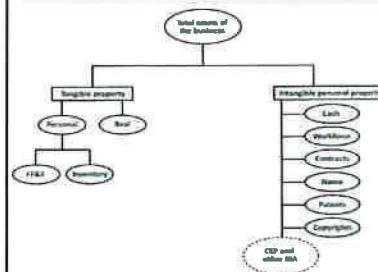
$$\$1,597,972 \div 10\% = \$16,000,000 \text{ (rounded)}$$

This is not a concluded value indicator but a demonstration.

- The real question would be: How much of the total value would be allocated to land?

- Conclusion: If a going concern value is indicated, something should be allocated to land.**

Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets; the Appraisal Institute



Ground Rent Capitalization

From Reliant Table, Page 70:

Ground Lease Payments					
AJT Lease	64,157	19.03%	-1.99%	-9.4%	63,189
AK DNR Air Space	8,000	0.00%	0.00%	0.0%	8,000
CBJ Ground Lease Rent	109,200	1.57%	0.00%	0.0%	Excluded

For instance, if land capitalization rate is 8%, this indicates values of:

AJT Lease $\$63,189/\text{Year} \div 8\% = \$789,863$; $\$790,000$ (rounded)

AK DNR Air Space $\$8,000/\text{year} \div 8\% = \$100,000$

These are not concluded value indicators, but presented for demonstration.

Conclusion: Land for tram use has value.

Horan Appraisal South Franklin Street



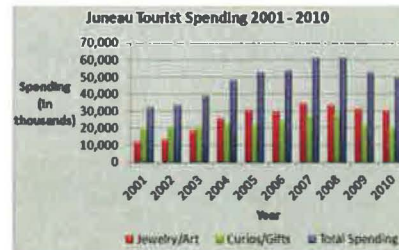
Horan Appraisal:

S. Franklin St Market

- Cruise Ship passenger volume peaks in 2008
- Passenger count improves in 2012



- Tram volumes steady in same time period



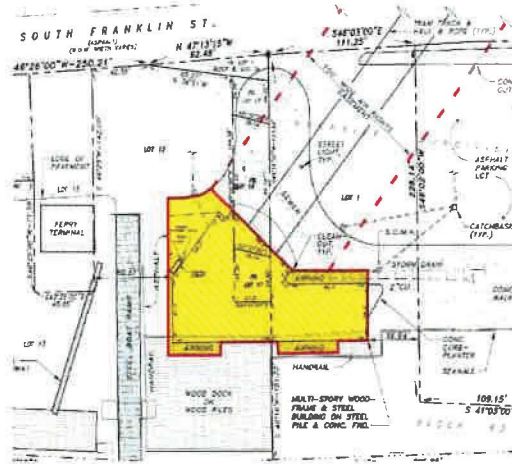
- Retail spending follows cruise ship trends

Highest & Best Use

- Neighborhood rents \$6-\$8 / SF
- Subject located in 400 Block S. Franklin
- Most profitable use: tourist oriented retail

Subject Site

- 10,000 SF lower tram site
- 21,815 SF air rights
- Mostly filled lands with decks on pilings
- Site is close to all municipal utilities



Land Value by Extraction Method

- Relies on actual competitive market sales

TABLE 1 - SALES LAND ALLOCATION SUMMARY

Comparable Property Sales	1 - #2587, 455 S Franklin St	2 - #2782, 431 S Franklin St	3 - #2793, 373 S Franklin St	4 - #4814, 439 S Franklin St	5 - #4161, 489 S Franklin St
Date	01/2004	02/2004	02/2005	01/2006	12/2007
Price	\$1,360,000	\$1,000,000	\$1,000,000	\$1,900,000	\$6,400,000
Building Area	5,876 SF	1,987 SF	5,416 SF	2,245 SF	16,930 SF
SF Bldg Price	\$85.09/SF	\$151/SF	\$50.78/SF	\$150/SF	\$150/SF
Building Price	<u>\$500,000</u>	<u>\$300,000</u>	<u>\$275,000</u>	<u>\$336,750</u>	<u>\$2,539,500</u>
Land Price	\$860,000	\$700,000	\$725,000	\$1,563,250	\$3,860,500
SF Land	2,633 SF	\$1,610 SF	3,000 SF	3,625 SF	15,420 SF
Land Price/SF	\$327/SF	\$435/SF	\$241/SF	\$431.25/SF	\$250.36/SF

Qualitative Adjustment to Comparables



Comp 1

- Small superior size -1
- Steep rear, inferior +1



Comp 2

- Small superior size -2

Qualitative Adjustment to Comparables



Comp 3

- Location inferior +1
- Steep rear, inferior +1
- Superior size, -1



Comp 4

- Small superior size -1

Qualitative Adjustment to Comparables



Comp 5

- Large size, inferior +1
- Steep rear, inferior +2

Qualitative Adjustment Grid

TABLE 2 - QUALITATIVE ADJUSTMENT GRID											
Characteristic	Subject - 490 S. Franklin	Comp # 1 - 455 S. Franklin		Comp # 2 - 431 S. Franklin		Comp # 3 - 373 S. Franklin		Comp # 4 - 439 S. Franklin		Comp # 5 - 489 S. Franklin	
Price/SF	Solve	\$337/SF		\$435/SF		\$241/SF		\$431/SF		\$250/SF	
Market Conditions (Time of Sale)	Appraisal Date: 07/2011	01/04	0	02/04	0	02/05	0	01/06	0	12/07	0
Location	Tram	Similar	0	Similar	0	Inferior	+1	Similar	0	Similar	0
Size (SF)	10,000 SF	2,633	-1	1,610	-2	3,000	-1	3,625	-1	15,420	+1
Site Characteristics	100% usable	Inferior	+1	Similar	0	Inferior	+1	Similar	0	Inferior	+2
Overall Net Rating	Subject = 0	Similar	0	Superior	-2	Inferior	+1	Superior	-1	Inferior	+3

If comparable is Superior, minus rating of -1, -2, or -3 depending on severity.
If comparable is Inferior, plus rating of +1, +2, or +3 depending on severity.

TABLE 3 - SUMMARY RANKING GRID			
Comparable	Rating	Rank	SF Price
Comparable 2	Superior	-2	\$435
Comparable 4	Superior	-1	\$431
Comparable 1	Similar	0	\$337
Subject	Similar	0	Solve
Comparable 3	Inferior	+1	\$241
Comparable 5	Inferior	+3	\$250

Tram value conclusion, as of January 2011:
 10,000 SF @ \$300/SF = \$3,000,000

Check for Reasonableness

How much would an investor pay?

Estimated Income 9,000 SF @ \$6.50/SF/Mo x 12	\$ 702,000
Less Allowance for Vacancy Credit Loss, Tax, Insurance, Maintenance, and Management 25%	<u>\$ 175,500</u>
Indicated Net Operating Income	\$ 526,500
Capitalized at 9%	<u>÷ 9%</u>
Indicated Value of Development	\$5,850,000
Less 10% Entrepreneurial Profits	\$ 585,000
Less Building Costs 9,000 SF @ \$250	<u>\$2,250,000</u>
Land Budget	\$3,015,000

Value by comparison approach appears reasonable: \$3,000,000

Total Land Value

Air Rights Easement estimated at 5% of fee value
21,815 SF @ \$15/SF = \$330,000 Rounded

Total Land Value

Lower Tram Site Terminal 10,000 SF	\$3,000,000
Air Rights Easement 21,815 SF	<u>\$ 330,000</u>
Total Indicated Value	\$3,330,000

Other Issues

Assessed Value vs Appraisal Value

Assessed Value

- Mass appraisal techniques used
- Equalize values for taxation purposes
- Market value is their goal but tends to be less precise

Appraisal Value

- Specific study of one property
- Usually done by a certified appraiser
- Based on specific market data

Subject Assessed Value

Fee Simple Land Value History

2005	\$130/SF
2006	\$130/SF
2007	\$500/SF
2008	\$500/SF
2009	\$500/SF
2010	\$350/SF
2011	\$350/SF
2011 <i>appealed</i>	\$300/SF

Possessory Interest Table

CBJ 2011		MT ROBERTS DVLPMT CORP				
		TRAM PROPERTY LOWER TERMINAL				1C100K830011
		10%				
10% Annual Table	Years	Land Value	Adjustment	Adj Land Value	Improvement	Adj Total Value
					\$ -	\$ -
	1 2029	\$ 3,000,000	\$ (2,727,273)	\$ 272,700	\$ -	\$ 272,700
	2 2028	\$ 3,000,000	\$ (2,479,339)	\$ 520,700	\$ -	\$ 520,700
	3 2027	\$ 3,000,000	\$ (2,253,944)	\$ 746,100	\$ -	\$ 746,100
	4 2026	\$ 3,000,000	\$ (2,049,040)	\$ 951,000	\$ -	\$ 951,000
	5 2025	\$ 3,000,000	\$ (1,862,764)	\$ 1,137,200	\$ -	\$ 1,137,200
	6 2024	\$ 3,000,000	\$ (1,693,422)	\$ 1,306,600	\$ -	\$ 1,306,600
	7 2023	\$ 3,000,000	\$ (1,539,474)	\$ 1,460,500	\$ -	\$ 1,460,500
	8 2022	\$ 3,000,000	\$ (1,399,522)	\$ 1,600,500	\$ -	\$ 1,600,500
	9 2021	\$ 3,000,000	\$ (1,272,293)	\$ 1,727,700	\$ -	\$ 1,727,700
	10 2020	\$ 3,000,000	\$ (1,156,630)	\$ 1,843,400	\$ -	\$ 1,843,400
	11 2019	\$ 3,000,000	\$ (1,051,482)	\$ 1,948,500	\$ -	\$ 1,948,500
	12 2018	\$ 3,000,000	\$ (955,892)	\$ 2,044,100	\$ -	\$ 2,044,100
	13 2017	\$ 3,000,000	\$ (868,993)	\$ 2,131,000	\$ -	\$ 2,131,000
	14 2016	\$ 3,000,000	\$ (789,994)	\$ 2,210,000	\$ -	\$ 2,210,000
	15 2015	\$ 3,000,000	\$ (718,176)	\$ 2,281,800	\$ -	\$ 2,281,800
	16 2014	\$ 3,000,000	\$ (652,887)	\$ 2,347,100	\$ -	\$ 2,347,100
	17 2013	\$ 3,000,000	\$ (593,534)	\$ 2,406,500	\$ -	\$ 2,406,500
	18 2012	\$ 3,000,000	\$ (539,575)	\$ 2,460,400	\$ -	\$ 2,460,400
	19 2011	\$ 3,000,000	\$ (490,524)	\$ 2,509,500	\$ -	\$ 2,509,500
	20 2010	\$ 3,000,000	\$ (445,931)	\$ 2,554,100	\$ -	\$ 2,554,100

Miner's Hall Tideland Lease Rental Appraisal Comparison

Alaska Appraisal Associates

- Effective Date 10/2005
- Proposed 2,989.03 SF
- Base Land Value without sea walk access \$125/SF
- Base Land Value with sea walk access \$225/SF

Horan & Company

- Effective Date 5/2011
- Actual 1,954.7 SF
- Base Land Value \$99.03/SF



Taku Smokeries

- Sale: \$10,000,000
- March 2008
- 123,535 SF
- Allocation
 - Uplands \$101.50/SF
 - Tidelands \$25.18/SF
 - Leasehold \$11.82/SF
- Alternate Allocation
 - \$7,000,000 Plant & Land
 - \$3,000,000 Excess Lot
 - 54,296 SF = \$55.25/SF



Board Chair Questions

- 1. Is the Tram itself a Draw? Without would the neighborhood would suffer?
- Tram is an important neighborhood feature- adds to synergy
- Stable ridership 190,000 to 210,000 annually
- Tram is a land mark- notable meeting place
- More important –
 - Ships unload right there
 - Bus drop off/pick up for other tours bring traffic
 - Open public space promotes congregation
- **Conclusion-**
- **Neighborhood**
- **would do well.**
- **Consider**
- **Ketchikan &**
- **Skagway.**



- 2. Unimproved land would not have frontage on S Franklin St. Would that make it less valuable?

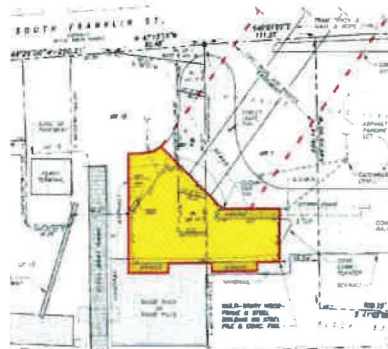
- No
 - People's Warf building
 - reconstructed to
 - oriented to parking lot.
 - Kiosk selling tours
 - boat traffic
 - bus traffic unloading
 - All in front of the site
 - make it very desirable.



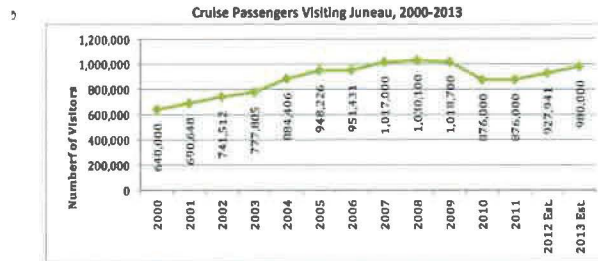
- 3. What about extending the utilities and the condition of the site prior to tram development?

- Highest and best use would be for light wood structure. It would not require the extraordinary earth work required to anchor the tram.

- Extension of utilities
- 100 feet or so would not be
- and extraordinary
- development requirement
- consideration the
- City infrastructure in place



4. Should the value be discounted because of the port economic outlook? (See following figure from JEDC Trends)



Sources: Cruise Line Agencies of Alaska and McDowell Group.

- * Cruise visitation likely to improve – so may retail sales
- * Market mature – marginal businesses have moved
- * Rents appear to be stabilizing
- * Anecdotal comments from retailers saw increases in 2011 & 2012.

Questions...



Mt Roberts Tramway Land Lease Valuation

Charles Horan, MAI
 Horan & Company, LLC
 CBJ Dock and Harbors
 January 29, 2013

Visitor Expenditures, Per Person, Southeast Communities, 2011



Source: Alaska Visitor Statistics Program VI, Summer 2011, Conducted by the McDowell Group for ADCC&ED
 Note: Excludes transportation to/from Alaska.



**Tram itself draws and influences values/Does not have frontage
on Street**

Aerial Photo of Tram, Cruise ships and Waterfront