



# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**WHITTIER CITY COUNCIL  
REGULAR MEETING  
TUESDAY, FEBRUARY 18, 2020  
AT 7:00 PM  
COUNCIL CHAMBERS  
3<sup>rd</sup> fl. PUBLIC SAFETY BUILDING**

Page #

**AGENDA**

**1. CALL TO ORDER**

**2. OPENING CEREMONY**

**3. ROLL CALL**

- A. Council Members Present
- B. Administration Present

**4. APPROVAL OF MINUTES**

- A. January 21, 2020 Regular Meeting Minutes

**5. APPROVAL OF REGULAR MEETING AGENDA**

**6. MAYOR'S REPORT**

- A. Mayor Report – Dave Dickason
- B. Vice Mayor Report – Peter Denmark

**7. MANAGER'S REPORT**

- A. City Manager and Director Reports

**8. COMMISSION/COMMITTEE REPORTS**

- A. Planning Commission
- B. Port & Harbor Commission
- C. Parks & Recreation Committee
- D. Whittier Community School
- E. Prince William Sound Aquaculture Corp.
- F. Regional Citizen's Advisory Council

**9. CITIZEN'S COMMENTS ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING**

**10. APPROVAL OF THE CONSENT AGENDA**

None

**11. PUBLIC HEARINGS (NON-ORDINANCE)**

**12. PRESENTATIONS**

None

### 13. ORDINANCE

#### (Public Hearing /2<sup>ND</sup> Reading)

- 38 A. Ord.#01-2020- An Ordinance of The City Council of The City of Whittier, Alaska Amending Whittier Municipal Code sections 2.54.020(B) to amend meeting frequency of the Port and Harbor Commission.

### 14. RESOLUTIONS

- 40 A. Res. #02-2020 – A Resolution of The City Council of The City of Whittier, Alaska, Authorizing the Disposal by Competitive Sealed Bid, of City-owned Condominium units #1507, #1509 and #1511 located within Begich Towers with the City accepting monthly payments over a period not to exceed 120 months at an interest rate of 5.00%, at prices no less than Fair Market Value as determined by a May 2019 Property Appraisal.
- 46 B. Res. #03-2020 – A Resolution of The City Council of The City of Whittier, Alaska, Authorizing the Competitive Fee-simple sale of the property described as Unit 104, Begich Towers Condominiums, as shown on the floor plans filed in the office of the recorder of the Anchorage Recording District, third Judicial District, State of Alaska, under Plat number W74-1, and as identified in the declaration recorded March 26, 1974, book 2, page 571, and in any Amendments Thereto, Tax Parcel ID NO. 110413, for the total amount of \$33,000.00 which is higher than Establishing Fair Market Value as Determined by a May 2019 Property Appraisal, to Vincent Lynn Shen in Accordance with Whittier Municipal Code 3.36.170.
- 50 C. Res. #04-2020 – A Resolution of The City Council of The City of Whittier, Alaska, Authorizing the Competitive Fee-simple sale of the property described as unit #109, Begich Towers Condominiums, as shown on the floor plans filed in the office of the recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat number W74-1 and as identified in the declaration recorded March 26, 1974, book 2, page 571, and in any Amendments Thereto , Tax Parcel Id NO. 110410, for the total amount of \$41,200.00, Which is higher than the Establishing Fair Market Value as Determined by a MAY 2019 Property Appraisal, to Wayne V. Shen in accordance with Whittier Municipal Code 3.36.170.
- 54 D. Res#05-2020- A Resolution of The City Council of The City of Whittier, Alaska, Authorizing The Competitive Fee-simple sale of The Property described unit #110, Begich Towers Condominium, as shown on the floor plans filed in the office of the recorder of the Anchorage Recording District, Third Judicial District, State of Alaska , Under Plat number W74-1, and as identified in the declaration recorded March 26, 1974, book 2, Page 571 and in any Amendments Thereto, Tax Parcel ID NO. 110412, for the total amount of \$43,200.00 which is higher than the established Fair Market Value as Determined by May 2019 Property Appraisal, to Wayne V. Shen in accordance with Whittier Municipal Code 3.36.170.
- 58 E. Res#06-2020 – A Resolution of The City Council of The City of Whittier, Alaska, Authorizing the Competitive Fee-simple sale of the property described as Unit. 301, Begich Towers Condominiums, as shown on the floor plans filed in the office of the recorder of the Anchorage Recording District, Third Judicial District , State of Alaska , under plat number W74-1, and as identified in the declaration recorded March 26, 1974, book 2, page 571, and in any Amendments Thereto, Tax Parcel ID NO. 110416, for the total amount of \$47,000.00 , which is higher than the established Fair Market Value as determined by a May 2019 Property Appraisal, to HAI Han Ye in accordance with Whittier Municipal Code 3.36.170
- 83 F. Res#07-2020 – A Resolution of The City Council of The City of Whittier, Alaska, Retroactively amending the 2019 budget to record expenditures of \$84,637.56 paid by the State of Alaska on behalf of the City towards The City's Public employees retirement system liability for the period January through December, 2019, and appropriating funds.
- 89 G. Res#08-2020 – A Resolution of The City Council of The City of Whittier , Alaska Consenting to the assignment of the lease agreement for Lot 7B , within The Whittier Harbor View Business Area from James and Mary Norris D/B/A MJ's Bread and Butter Charters to Whittier Lodging, LLC, and authorizing the City Manager to execute consent documents.

### 15. EXECUTIVE SESSION

None

### 16. UNFINISHED BUSINESS

- A. Harbor Phase 3 Construction

B. Establishing Administrative Goals for 2020

**17. NEW BUSINESS**

A. Schedule Worksession to discuss use of P-12 disposal funds

**18. COUNCIL DISCUSSION**

**19. CITIZEN'S DISCUSSION**

**20. COUNCIL AND ADMINISTRATION'S RESPONSE TO CITIZEN'S COMMENTS**

**21. ADJOURNMENT**



# THE CITY OF WHITTIER

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P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**WHITTIER CITY COUNCIL  
REGULAR MEETING  
TUESDAY JANUARY 21, 2019  
7:00 PM  
COUNCIL CHAMBERS  
PUBLIC SAFETY BUILDING**

## MINUTES

### 1. CALL TO ORDER

Mayor Dave Dickason called the meeting to order at 7:00 p.m.

### 2. OPENING CEREMONY

Mayor Dave Dickason led the Pledge of Allegiance.

### 3. ROLL CALL

**A. Council members present and establishing a quorum:** Peter Denmark, Monty Irvin, Victor Shen, Debra Hicks, and Dave Dickason.

**MOTION:** Monty Irvin made a motion to excuse Peter from tonight's meeting.

**SECOND:** David Pinquoch

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

#### **B. Administration Present:**

Jim Hunt, City Manager

Annie Reeves, Assistant City Manager

Naelene Matsumiya, City Clerk

Kristin Erchinger, Finance Director

Scott Korbe, Director of Public Works

Amy Pantaleon, Office Assistant

**Others Present:** Greg Clifford, Cathy McCord, Tim Wieland, Mike Bender, Danielle Lessovitz, Mollye Asher, and Charlene Arneson

### 4. APPROVAL OF MINUTES

December 17, 2019, Regular Meeting Minutes

December 23, 2019, Special Meeting Minutes

**MOTION:** David Pinquoch made a motion to approve the minutes as they are.

**SECOND:** Victor Shen

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

## **5. APPROVAL OF THE REGULAR MEETING AGENDA**

**MOTION:** David Pinguoch

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously.

## **6. MAYOR'S REPORT**

### **A. Mayor Report**

Dave Dickason reported on the following items: Planning Commission meeting, setting goals, hiring a Harbormaster, city park design, City of Whittier updated website, and the Comprehensive Plan.

### **B. Vice Mayor Report**

None

## **7. MANAGER'S REPORT**

### **A. City Manager and Director Reports- Jim Hunt**

Jim reported on the following: RFP for harbor projects, Army Corps of Engineers contract, and AML attendance.

Kris spoke briefly about "Lease credits." Worksession to discuss funds from P-12 to be scheduled. Scott gave an update on the emergency at the harbor that occurred on January 1, 2020.

## **8. COMMISSION/COMMITTEE REPORTS**

### **A. Planning Commission**

Charlene Arneson updated the Council on how the last Planning Commission meeting went. Stated Comprehensive Plan was approved by the Commission. Recommended that the document be reviewed twice a year. Council discussed briefly.

### **B. Port & Harbor Commission**

Greg Clifford commented on the Ordinance that will be introduced later in the meeting. Expressed thanks to Scott and Harbor staff for their work on New Years day. Stated that the Port and Harbor Commission extended gratitude as well.

### **C. Parks & Recreation Committee**

Victor Shen reported on the Parks and Recreation Committee meeting that was held tonight at 6 pm. Stated the Committee is looking to organize and establish consistent meeting dates.

### **D. Whittier Community School**

Tim Wieland gave an update on the following: Student Council's blanket donation, end of 2<sup>nd</sup> quarter, Paint Night, movie night (Mulan), Basketball night, new science and math standards, Archery, and Kid's Gym.

### **E. Prince William Sound Aquaculture Corp.**

Nothing new to report

### **F. Regional Citizen's Advisory Council**

Mike Bender announced the upcoming meeting will be held at the Embassy Suites on January 23.

**9. CITIZENS COMMENTS ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING**

**10. APPROVAL OF CONSENT CALENDAR**

None

**11. PUBLIC HEARINGS (NON-ORDINANCE)**

None

**12. PRESENTATIONS**

**13. ORDINANCES**

Introduction

A. Ord. #01-2020 – An Ordinance of the City Council of the City of Whittier, Alaska, Amending Whittier Municipal Code sections 2.54.020(B) to amend meeting frequency of the Port and Harbor Commission.

**MOTION:** Victor Shen made a motion to introduce Ordinance #01-2020 and schedule for a public hearing at the next regular meeting.

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

2<sup>nd</sup> Reading

A. Ord. #04-2019 – An ordinance of the City Council of the City of Whittier, Alaska, amending the Water and Wastewater Tariff providing for a 1.317% increase to all rates and changes effective January 1, 2020 plus a 5.0% increase effective October 1, 2020 and providing for automatic annual adjustment effective with the first billing cycle of each year thereafter, by an amount three previous full year's average increase in the CPI.

**MOTION:** Victor Shen made a motion to open the Public Hearing for Ordinance #04-2019 at 7:51 pm

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

Scott Korbe gave a soft reintroduction to the Ordinance. Kris Erchinger joined the conversation. Scott answered questions from Mike Bender, who was in the audience.

No further Public Testimony. (Clerk's note: Mike Bender signed the testimony sheet but did not record his stance.)

**MOTION:** Victor Shen made a motion to close the public testimony portion of the public hearing at 8:06 pm and open it up for Council Discussion.

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

Council discussed the financial sustainability and asked questions about the CPI increase  
Scott answered.

Council thanked Scott and Kris for their work.

**MOTION:** Victor Shen made a motion to adopt Ord. #04-2019 and close the Public Hearing at 8:07 pm.

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

#### **14. RESOLUTIONS**

A. Res. #01-2020 – A resolution of the City Council of the City of Whittier, Alaska, A Municipal Corporation, authorizing Administration and City Council Check Signers.

**MOTION:** David Pinquoch made a motion to adopt Res. #01-2020

**SECOND:** Debra Hicks

**DISCUSSION:** Naelene stated this resolution is routine. Kris updated the Council on the electronic signature procedure. She mentioned the transparency in Accounts Payable and stated she will release a check run to the Council every month so that they can see all the checks going out. She answered questions from the Dias.

**VOTE:** Motion passed unanimously

#### **15. EXECUTIVE SESSION**

None

#### **16. UNFINISHED BUSINESS**

##### **A. Harbor Phase 3 Construction**

Item was not discussed

#### **17. NEW BUSINESS**

##### **A. Approval of Comprehensive Plan**

Council discussed at length the process and efforts it took to get the plan done. Council commended the Community in their involvement and also Annie Reeves in her contributions and cooperation with Catalyst Consulting Services. Discussion about the frequency of updates ensued.

**MOTION:** Victor Shen made a motion to approve the Comprehensive Plan

**SECOND:** Debra Hicks

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

##### **B. Establishing Administrative Goals for 2020**

Council discussed potential goals such as, Tourism, Visitor's Center, allocation of sale of P-12, garbage, U.S. Army Corps of Engineers progress.

#### **18. COUNCIL DISCUSSION**

Council discussed the following: Commendation for Scott and Harbor staff and Shotgun Cove road.

**19. CITIZEN'S DISCUSSION**

None

**20. COUNCIL AND ADMINISTRATION'S RESPONSE TO CITIZEN'S COMMENTS**

None

**21. ADJOURNMENT**

Council adjourned the meeting at 8:47pm

**ATTEST:**

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**Naelene Matsumiya**  
**City Clerk**

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**Dave Dickason**  
**Mayor**



# City of Whittier

## Weekly Session Report

### **2020 Legislative Session**

*31<sup>st</sup> Legislature – 2<sup>nd</sup> Session*

*February 2,, 2020*

## **Legislature**

Announcements:

***Majority press releases & announcements:***

### **House Majority**

#### **[House Education co-chairs respond to governor's about-face on education funding](#)**

*'The administration bowed to public pressure and imminent defeat in the courts'*  
*JUNEAU – Following a successful lawsuit by the Alaska Legislature, the Dunleavy Administration on Friday afternoon announced the release of \$30 million in grant funding for K-12 public schools that the governor had previously refused to distribute.*

*The Alaska Superior Court found that the funding was properly allocated, as the Legislature included the item in the budget in 2018 and then-Gov. Bill Walker signed the funds into law. The intent of the State of Alaska at the time was to allow school districts to adjust their budgets for inflation in the coming year. Withholding the funds would have resulted in devastating cuts and the loss of hundreds of educators from our school system.*

*"This outcome is a success for Alaska's kids," said **Rep. Andi Story** (D-Juneau), co-chair of the House Education Committee. "Teachers and staff can now move forward with confidence that the resources are there to meet classroom needs. Every child will benefit this year."*

*"I am pleased that the administration bowed to public pressure and imminent defeat in the courts, but much of the damage has already been done," **House Education Committee Co-Chair Harriet Drummond** (D-Anchorage) said. "The uncertainty left school districts unable to craft their budgets and forced good teachers to seek work out of state at a time when we have a serious teacher shortage. If the governor wants to turn over a new leaf and win back the public trust, he has a long way to go."*

**Minority press releases & announcements:**

**Senate Minority**

***Alaska Reads Act to be Heard in Senate Education Committee Today***

JUNEAU – [Senate Bill 6](#), sponsored by [Senator Tom Begich](#) (D-Anchorage), will receive a comprehensive hearing in the Senate Education Committee this afternoon. On Tuesday, Sen. Begich introduced a new version of this legislation that incorporated the following proposals: voluntary universal pre-Kindergarten, reading intervention services, and research-based literacy programs to ensure our youngest Alaskans can read by 3<sup>rd</sup> grade.

*"Our youth must have the necessary educational foundations and the ability to read at a young age to reach their full educational potential," said [Sen. Tom Begich](#). "Some things are more important than political disagreements, and the future of Alaska and the ability to educate our children is one of those things. This approach will provide our youngest Alaskans with the opportunities they need to succeed."*

[http://aksenatedems.com/press/012320\\_press\\_release.htm](http://aksenatedems.com/press/012320_press_release.htm)

**Bills Introduced This Week:**

**SENATE**

Bill	Short Title	Prime Sponsor(s)	Current Status	Status Date
<a href="#"><u>SB 165</u></a>	PROSTITUTION/TRAFFICKING; VACATE CONVICT.	SENATE RULES BY REQUEST OF THE GOVERNOR	(S) STA	01/27/2020
<a href="#"><u>SB 166</u></a>	AUTHORITY OF PRETRIAL SERVICES OFFICERS	SENATE RULES BY REQUEST OF THE GOVERNOR	(S) STA	01/27/2020
<a href="#"><u>SB 167</u></a>	AGGRAVATING FACTOR: CORRECTIONS OFFICER	SENATE RULES BY REQUEST OF THE GOVERNOR	(S) STA	01/27/2020
<a href="#"><u>SB 168</u></a>	SEX OFFENDER REGISTRY; NOTICE TO VICTIMS	SENATE RULES BY REQUEST OF THE GOVERNOR	(S) STA	01/27/2020
<a href="#"><u>SB 169</u></a>	LICENSE PLATES: COUNCIL ON ARTS	SENATOR STEVENS	(S) EDC	01/29/2020
<a href="#"><u>SB 170</u></a>	NAMING VIETNAM HELI. PILOTS' MEM. BRIDGE	SENATOR REVAK	(S) STA	01/31/2020
<a href="#"><u>SB 171</u></a>	INDUSTRIAL HEMP PROGRAM; MANUFACTURING	SENATOR HUGHES	(S) RES	01/31/2020

**HOUSE**

Bill	Short Title	Prime Sponsor(s)	Current Status	Status Date
<a href="#"><u>HB 215</u></a>	EMPLOYER'S UNEMPLOYMENT INSUR RATE	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) L&C	01/27/2020
<a href="#"><u>HB 216</u></a>	LICENSING: TEMP., ELIG., BONDS, REPEALS	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) L&C	01/27/2020
<a href="#"><u>HB 217</u></a>	RESOURCE AGENCY FEES: INDIRECT COSTS	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) RES	01/27/2020
<a href="#"><u>HB 218</u></a>	SALT WATER FISHING:	HOUSE RULES BY	(H) FSH	01/27/2020

	OPERATORS/GUIDES	REQUEST OF THE GOVERNOR		
<a href="#"><u>HB 219</u></a>	FOREST LAND USE PLANS; TIMBER SALES	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) RES	01/27/2020
<a href="#"><u>HB 220</u></a>	GEOTHERMAL RESOURCES	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) RES	01/27/2020
<a href="#"><u>HB 221</u></a>	STATE RECOGNITION OF TRIBES	REPRESENTATIVE KOPP	(H) TRB	01/27/2020
<a href="#"><u>HB 222</u></a>	ID CARD/DRIVER LICENSE MILITARY REGIST.	REPRESENTATIVE TILTON	(H) MLV	01/27/2020
<a href="#"><u>HB 223</u></a>	NAMING VIETNAM HELI. PILOTS' MEM. BRIDGE	REPRESENTATIVE SHAW	(H) MLV	01/27/2020
<a href="#"><u>HB 224</u></a>	PEACE OFFICER/VPO: ELIG., STDRS., DEFIN.	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) TRB	01/27/2020
<a href="#"><u>HB 225</u></a>	PROSTITUTION/TRAFFICKING; VACATE CONVICT.	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) STA	01/27/2020
<a href="#"><u>HB 226</u></a>	AUTHORITY OF PRETRIAL SERVICES OFFICERS	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) STA	01/27/2020
<a href="#"><u>HB 227</u></a>	AGGRAVATING FACTOR: CORRECTIONS OFFICER	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) STA	01/27/2020
<a href="#"><u>HB 228</u></a>	SEX OFFENDER REGISTRY; NOTICE TO VICTIMS	HOUSE RULES BY REQUEST OF THE GOVERNOR	(H) STA	01/27/2020
<a href="#"><u>HB 229</u></a>	HEALTH INFORMATION/DATABASE/PUBLIC CORP.	REPRESENTATIVE SPOHNHOLZ	(H) L&C	01/27/2020
<a href="#"><u>HB 230</u></a>	INTENSIVE MGMT SURCHARGE/REPEAL TERM DATE	REPRESENTATIVE LINCOLN	(H) RES	01/29/2020

**Hearing Schedule Next Week:**

(S)FINANCE

Feb 03 Monday 9:00 AM

\*+ [SB 115](#)

SENATE FINANCE 532

**MOTOR FUEL TAX**

-- Public Testimony --

(H)ADMINISTRATION

Feb 04 Tuesday 8:00 AM

+

ADAMS ROOM 519

Presentations:

- **Real ID** by Jenna Wamsganz, Acting Director

- Public Communications

-- Testimony <Invitation Only> --

(S)EDUCATION

Feb 04 Tuesday 9:00 AM

+ = [SB 6](#)

BUTROVICH 205

-- Teleconference <Listen Only> --

**PRE-K/ELEM ED PROGRAMS/FUNDING; READING**

-- Testimony <Invitation Only> --

Discussion to Focus on Policy Implications of the  
Grade-Level Reading Program

**\*\*Streamed live on AKL.tv\*\***

Bills Previously Heard/Scheduled

+

(H)TRANSPORTATION & PUBLIC  
FACILITIES

Feb 04 Tuesday 12:30 PM

+

BARNES 124

**Presentation: Highways & Aviation by Dept. of  
Transportation**

(S)LABOR & COMMERCE

Feb 04 Tuesday 1:30 PM

\*+ [SB 157](#)

BELTZ 105 (TSBldg)

-- Teleconference <Listen Only> --

**LICENSING: TEMP., ELIG., BONDS, REPEALS**

-- Testimony <Invitation Only> --

Bills Previously Heard/Scheduled

+

*(H)RESOURCES*

*Feb 05 Wednesday 1:00 PM*

\*+ [HB 197](#)

*BARNES 124*

**EXTEND SEISMIC HAZARDS SAFETY COMMISSION**

*-- Public Testimony --*

*(H)LABOR & COMMERCE*

*Feb 05 Wednesday 3:15 PM*

+

*BARNES 124*

**Presentation: Regulations Proposed by the Dept.  
of Labor & Workforce Development by Grey  
Mitchell, Director, Workers' Compensation Div.  
Other Invited Testimony**

*(H)LABOR & WORKFORCE DEVELOPMENT*

*Feb 05 Wednesday 5:15 PM*

+

*BARNES 124*

**Overview: Workers Compensation** by Grey Mitchell,  
Div. Director

*(H)FISHERIES*

*Feb 06 Thursday 11:00 AM*

+ = [HB 185](#)

\*+ [HB 218](#)

+

*GRUENBERG 120*

*-- Please Note Time Change --*

**REGISTRATION OF BOATS: EXEMPTION**

*-- Public Testimony <Time Limit 2 Minutes> --*

**SALT WATER FISHING: OPERATORS/GUIDES**

*-- Testimony <Invitation Only> --*

*Bills Previously Heard/Scheduled*

*(H)MISCELLANEOUS MEETING*

*Feb 06 Thursday 11:45 AM*

*CAPITOL 106*

*Lunch & Learn:*

**2017 Alaska Infrastructure Report Card by the  
American Society of Civil Engineers**

*Sponsored by the Alaska Professional Design  
Council & Speaker Edgmon*

*(H)TRANSPORTATION & PUBLIC  
FACILITIES*

*Feb 06 Thursday 12:30 PM*

*+*

*BARNES 124*

**Overview: AMHS Follow up by Dept. of  
Transportation**

**Hearing materials/ Documents of interest:**

**Savings Accounts, Budget Reserves**

[012720 Savings Accounts and Cash Flow presentation Senate Finance January 27 2020.pdf](#)

**Div. of Commercial Fisheries**

[DFG HFin Subcommittee Memo  
2020.01.20.pdf](#)

[0. DFG Subcommittee Binder  
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[3. Reserve Balances.pdf](#)

[4. DFG-Graph.pdf](#)

[5. DFG -  
MultiYearPositionSummary.pdf](#)

[7. DFG - TransComp.pdf](#)

[6. FY20-FY21 Key Issues -  
Department of Fish and  
Game.pdf](#)

[8. DFG FY21 Subcommittee  
Book.pdf](#)

## **Administration**

**Governor's Office:**  
**Governor's Press Releases ~**

***Governor Delivers Second State of the State Address to Alaskans, Lawmakers***  
*January 27, 2020*

*Tonight, Alaska Governor Mike Dunleavy delivered his second State of the State Address to Alaskans and lawmakers outlining his vision for Alaska with a focus on outcomes, an efficient use of Alaska's abundant resources, and putting individual Alaskans before bureaucracy.*

***Governor Mike Dunleavy delivers his 2020 State of the State address in a joint session of the Alaska Legislature in Juneau.***

[Read Governor Dunleavy's full 2020 State of the State Address here.](#)

***Governor Dunleavy Announces Town Hall Series***  
*January 31, 2020*

*Today, Alaska Governor Mike Dunleavy announced his Conversations with Alaskans town hall series, to further engage with the public on their vision of Alaska's future, beginning Monday, February 3<sup>rd</sup>. Governor Dunleavy will be holding meetings with community leaders, business groups, non-profits, school districts, tribes, and the general public in communities across Alaska.*

*"I am looking forward to engaging with Alaskans from every corner of our state in the crucial decisions for Alaska's future," said Governor Mike Dunleavy.*

***"I will be asking all Alaskans the same questions:***

***"What are your thoughts on revenues, budget reductions, spending caps, and the future of the PFD?***



*"What programs and services do you value?*

*"Should state spending be measured by inputs or outcomes?*

*"What natural resource opportunities do you support and see in your area and across the state?*

*"What are some ideas you may have that I, or the Legislature, have not thought of?"*

<https://gov.alaska.gov/newsroom/2020/01/31/governor-dunleavy-announces-town-hall-series/>

### ***Governor Dunleavy Introduces Legislation Promoting Safe Communities***

*January 28, 2020*

*This week Alaska Governor Mike Dunleavy took another step to protect Alaskans by submitting two new pieces of legislation to promote safe communities and support law enforcement. The bills will ensure all law enforcement officers meet the highest standards, and crack down on sex traffickers by establishing longer prison sentences while protecting victims.*

*"Public safety is my number one priority as governor, these bills reflect my administration's determination to protect Alaskans, support all of Alaska's law enforcement, and promote safe communities," **said Governor Dunleavy.** "Current laws do not provide sufficient protections for victims of sex trafficking, and it is time to implement a comprehensive approach to combatting this crime."*

<https://gov.alaska.gov/newsroom/2020/01/28/governor-dunleavy-introduces-legislation-promoting-safe-communities/>

## Major News Articles / Political Items of Interest

### Fishing

#### **Salmon forecasts out for popular Copper River, Cook Inlet fisheries**

Copper River fishermen may be facing a lean year for sockeye but a boom year for kings, while Upper... [Read More](#)

#### **Hatchery-Wild field work extended for another year**

**Guest Commentary** - January 28, 2020

December 2019 brought news that the Alaska Hatchery Research Program Science Panel decided to extend the Hatchery-Wild field project for another year.

#### **With Alaska fish board meeting as a backdrop, state projects low returns of salmon to Upper Cook Inlet**

The Alaska Department of Fish and Game says Kenai River king, sockeye production will be below average in 2020.

#### **Seafood industry facing challenges beyond harvest cuts**

Amid ongoing declines of salmon returns, restrictions on harvest and collapsing groundfish stocks, Alaska seafood industry experts are concerned about something else too: the workforce.

<https://www.alaskajournal.com/2020-01-29/seafood-industry-facing-challenges-beyond-harvest-cuts>

#### **Board of Fish should put fish and Alaskans first**

Few things bring Alaskans together more than sportfishing. When we stand next to each other in hip boots, casting lines into beautiful, glacier-fed water, day-to-day controversial topics dissolve. Politics, race and creed are irrelevant. We are simply Alaskans who love to fish in this exquisite playground provided by our Creator. The world sees Alaska as a model for management and open public process regarding decisions that affect the rivers and streams with which we are blessed.

<https://www.adn.com/opinions/2020/01/31/board-of-fish-should-put-fish-and-alaskans-first/>

## Business/Economy

### **Budget cuts and retail losses cost Anchorage hundreds of jobs in 2019 despite hopes for gains**

The Anchorage economy shed jobs last year largely because of state budget cuts and store closures, but the outlook is brighter this year, the Anchorage Economic Development Corp. reported [in its 2020 economic forecast](https://www.adn.com/business-economy/2020/01/30/budget-cuts-and-retail-losses-cost-anchorage-hundreds-of-jobs-in-2019-despite-hopes-for-gains/) Wednesday.

<https://www.adn.com/business-economy/2020/01/30/budget-cuts-and-retail-losses-cost-anchorage-hundreds-of-jobs-in-2019-despite-hopes-for-gains/>

### **Understanding Anchorage's economy: Fewer people, flat job scene, the Hilcorp effect**

Anchorage has shed 6,000 jobs since 2015, with 300 of those disappearing last year. At the same time, the city's unemployment rate for 2019 was 5.1%, the lowest in nearly 20 years. Those contradictory numbers make sense when one realizes that the labor force has been moving out of Anchorage, in search of better opportunity in the Lower 48, where the economy is roaring. And the unemployment rate only accounts for those who are actively looking for work. Since 2015, the Anchorage workforce has declined by about 10,000 people (6.3%) to settle at 149,000, close to where it was in 2004.

<https://mustreadalaska.com/understanding-anchorages-economy-fewer-people-flat-job-scene-the-hilcorp-effect/>

### **Alaska's local governments work to address remote sales tax**

Many Alaskans are aware of the changes in the past year with regards to the collection of taxes on remote sales. Numerous media reports have commented on the Supreme Court decision that paved the way for states across the U.S. to set up processes that have allowed them to start collecting sales tax from online and other remote retailers. The justification that has allowed this to occur is based on the scale, really, of internet sales. It's an entirely different landscape than it was just a few decades ago.

<https://www.adn.com/opinions/2020/01/29/alaskas-local-governments-work-to-address-remote-sales-tax/>

### **Dunleavy promotes resource development in speech to Alaska business leaders**

Gov. Mike Dunleavy linked his hopes for building Alaska's economy to the state's political future in a speech on Thursday to the Alaska Chamber and Greater Juneau Chamber of Commerce. Dunleavy mentioned states where elected officials don't want to develop natural resources. But he made it clear that Alaska's elected officials and their political ideas will shape the state's economy.

<https://www.alaskapublic.org/2020/01/30/dunleavy-promotes-resource-development-in-speech-to-alaska-business-leaders/>

**Alaska's last operating mainline ferry has broken down, turning a three-day trip into three weeks for passengers stranded aboard**

JUNEAU — On the 10th day of a three-day ferry trip, Nootka the dog was restless. He tugged on his lead, barked, and eagerly licked the hands of a stranger.

<https://www.adn.com/alaska-news/2020/02/01/alaskas-last-operating-mainline-ferry-has-broken-down-turning-a-three-day-trip-into-three-weeks-for-passengers-stranded-aboard/>

State Budget

**Dunleavy, facing recall threat, seeks action on fiscal plan**

Dunleavy said in his second State of the State speech that a focus on cuts last year “took all of the oxygen out of the room.” He said he shied away from deep cuts in his spending proposal for the upcoming budget year to allow more room for discussion of a long-term plan, including the future of the checks paid to residents from the state’s oil-wealth fund, the Alaska Permanent Fund. He has insisted on paying a dividend check in line with a longstanding formula last followed in 2015 and that many lawmakers say is unsustainable.

<https://apnews.com/58da1133b63aad2eef80be766822e336>

**Opinion: Spread the load, save the state's budget**

Ever since the price of oil crashed in 2014, we have been grappling with how to pay for all of the things we want. We don’t want budget cuts. We don’t want taxes. And we want our full Permanent Fund Dividend. That’s a tall order.

<https://www.juneauempire.com/opinion/opinion-spread-the-load-save-the-states-budget/>

**Dunleavy admin says state must rework formula programs like K-12, Medicaid and even the PFD**

The administration just isn’t offering any recommendations on how to make what would be incredibly unpopular cuts.

**Alaska legislators expect ‘colossal’ supplemental spending**

Last summer’s wildfires and higher-than-planned health care spending will account for most of the additions, Gov. Dunleavy says.

### **Gov. Dunleavy is right that Alaska is running out of time and money. But where is his leadership?**

The governor's spending plan is more than \$1.5 billion in the red and he hasn't offered a single big-dollar-specific proposal to substantially close the gap for this year's budget deliberations.

<https://www.adn.com/opinions/2020/01/31/gov-dunleavy-is-right-that-alaska-is-running-out-of-time-and-money-but-where-is-his-leadership/>

### **Dunleavy, legislators search for solutions to Alaska's budget gap**

The Alaska Legislature and Gov. Mike Dunleavy have both talked in the first two weeks of the session about the importance of closing the gap between how much the state government spends and how much it brings in. But there are big differences in how to fix the problem. Dunleavy [proposed a budget](#) with a \$1.55 billion deficit. The proposal received a vocal response from the Senate Finance Committee [on Tuesday](#).

Legislators have been unclear on what, if any, major changes to laws that affect the budget will happen this year. The Senate Finance Committee is scheduled to discuss a law to limit spending increases on Tuesday. Dunleavy will hold public meetings in Petersburg on Monday and Wrangell on Tuesday.

<https://www.ktoo.org/2020/02/01/dunleavy-legislators-search-for-solutions-to-alaska-budget-gap/>

### Politics/Policy Calls

#### **[Brennan: Alaska's future is at stake](#)**

By Tom Brennan | Alaska has painted itself into a corner on the Permanent Fund dividend issue and getting out will be difficult. The...

#### **[‘How are you helping us when you’re giving us no solutions?’ AKLEG Day 8 Recap](#)**

Legislators bristle at the governor's lack of leadership on the state's financial issues.

#### **[Judge puts Recall Dunleavy signature campaign on hold, says Alaska Supreme Court should rule first](#)**

Judge Eric Aarseth had previously ruled that signature-gathering should begin no later than Feb. 10.

### **Alaska lawmakers vow this year will be different than last year's fiasco**

Senate President Cathy Giessel, R-Anchorage, Speaker of the House Bryce Edgmon, I-Dillingham, House Minority Leader Lance Pruitt, R-Anchorage, and Senate Minority Leader Tom Begich, D-Anchorage, told attendees at the Alaska Chamber's Legislative Fly-In that they want this session to end on time and lawmakers are working together.

<https://www.juneauempire.com/news/alaska-lawmakers-vow-this-year-will-be-different-than-last-years-fiasco/>

### **Governor begins town hall series on Monday**

Gov. Mike Duleavy will be heading out to speak with the people of Alaska starting Monday, Feb. 3, on the first leg of his town hall series. At a press conference with reporters Friday at the Alaska State Capitol, Dunleavy said his purpose was to hear directly from Alaskans.

<https://www.juneauempire.com/news/governor-begins-town-hall-series-on-monday/>

### General Interest

#### **Petitioners want PFAS chemicals identified**

An indigenous tribal leader from Savoonga is among the signers of a petition filed on Jan. 15 with the U.S. Environmental Protection Agency to identify hundreds of PFAS chemicals, making federal funds available to clean up their toxic impact in drinking water.

#### **Alaska Legislature moves forward on bills aiming to regulate 'railbelt' electric providers' organization**

The Alaska State Legislature is currently moving forward bills...

# Director Reports February

## CM REPORT

We had two Emergency Management / Earthquake Claim meetings  
Two Prince William Sound Economic Development meetings  
Chamber of Commerce meeting  
Met with residents and business owners  
Scheduling meetings on “The Hill” during AML Conference the week of the 17<sup>th</sup>  
Finalizing “Power Point” presentation  
Hired a new Harbormaster. He reports for duty March 30

## ACM REPORT

**HARBOR** – instrumental in getting Dave Borg hired as Whittier’s new Harbormaster. He is a seasoned and very well-respected harbormaster currently working out of Juneau. His start date will be March 30. Until he reports to Whittier, I am working with staff to identify redundancies and areas of opportunity for more efficient delivery of, and equal enforcement of, our City and Harbor policies and procedures. Also working with Public Safety and Public works to address upcoming summer issues such as traffic control and trash. I am making sure that Public Safety and Harbor staff are on the same page in terms of parking enforcement/ticketing. Also discussing how to address boaters that come in or leave the Harbor in speeds in excess of what is posted. Reviewing and cleaning up the Harbor Handbook (Policies & Procedures, Rules & Regulations). I have some questions (about the Procedures/Rules) I will bring to the Port and Harbor Commission in March. Dealing with personnel issues and just trying to keep things going until Dave starts.

**ALASKA ASSOCIATION OF HARBORMASTERS AND PORT AUTHORITIES** – attended a two-day training to learn about the administrative side of running a harbor.

**PUBLIC SAFETY** – met with Chief Achee to discuss priorities for Public Safety and how his department and the Harbor can better work together this summer. Discussed the public safety fee schedule; next steps for the shooting range, Delong Dock patrol needs, and having a succession plan in place.

**CITY HEALTH INSURANCE** – researching plans to see if there is cost savings to both the City and staff.

**POLICE LIEUTENANT** – reviewed and internally posted the police lieutenant position. The

lieutenant is number two in the Public Safety Department and serves as the acting Director of Public Safety in Chief Achee's absence and will also give additional support and guidance to staff. We are very pleased to announce that Joe Corbett was the successful candidate for the position.

**INTERNATIONAL MUNICIPAL LAWYERS ASSOCIATION** – Holly signed Whittier up as a Municipality through their BHBC account (it was free to Whittier). I was added as a contact person so that I have access to model code and/or resolutions through the IMLA website. I also have access to multiple resources.

**CHAMBER OF COMMERCE MEETING** – attended meeting and discussed opportunities to begin working on some comp plan priorities.

**DRAFTED LEGISLATIVE POWERPOINT** – edited my previous draft PowerPoint presentation per Jim's instructions.

## **FINCNANCE REPORT**

This report reflects finance-related activities through the end of January. Financial Report information is provided in the packet through the end of December, but please keep in mind that at this point, year-end adjusting entries are just beginning to be made. Final unaudited December financials should be available in March.

## **SALE OF CITY-OWNED BEGICH TOWERS UNITS**

The administration held a public bid opening for the sale of the Begich Towers units on January 22, with four of the seven units receiving bids in excess of the required minimum bid amount. In all, the four units had a combined minimum bid of \$116,000 and brought in bids totaling \$164,400, or 41.7% higher than the minimum bid requirement. Finance is working with the city manager's office to assist in developing a plan for disposal of the remaining three units (1507, 1509, 1511) to bring forward for Council consideration.

## **DELONG DOCK**

The 2019 and 2020 budgets were amended in accordance with Council approved Ordinances, to move the budget line items related to the Delong Dock out of the Harbor Enterprise Fund (Fund 51) and into a newly-created Delong Dock Enterprise Fund (Fund 53). In addition, all previous financial transactions related to the Delong Dock were removed from the Harbor Enterprise Fund as directly by Council, requiring a transfer from the Harbor to the Delong Dock Fund of \$366,537.21, representing the amount by which prior year revenues exceeded expenses.

## **SALE OF P-12 BUILDING**

The City completed the sale of the P-12 Building to Whittier Seafoods in December for \$850,500. The City Council has agreed to hold a work session in March to consider where best



to allocate those resources (i.e. to the General Fund to build reserves, to a Capital Fund for one-time capital purchases, to some other Fund, or to a combination of Funds).

### **YEAR-END PREPARATION**

Staff completed the timely mailing of Forms 1099 and W2 to vendors and employees. We now turn our attention to finalizing apparent challenges the City had with timely filing the 2015 W2s which remain outstanding with the IRS, for reasons unknown to current City staff. We are reconciling various general ledger accounts in preparation for the annual audit which is tentatively scheduled for the first week of May.

### **CHECK REGISTERS**

All members of City Council are now receiving monthly check register reports listing all payments to vendors and employees. This new process coincides with the migration to electronic check-signatures which was approved by resolution of the City Council in December. We have successfully implemented electronic check signing which will improve the timeliness of our payments to vendors. The new process of providing Council with monthly check register detail will improve transparency by providing all City Council members with more detailed information regarding payments made on behalf of the City.

### **UTILITY BILLING**

The new water and sewer rates which reflected an increase of 1.317% were updated in the billing system and were effective for the utility bills which went out at the end of January.

### **OTHER**

Staff is working with the State of Alaska and CRW to develop Project Worksheets, including estimated cost data for each of the areas impacted by the 2018 earthquake. Once the worksheets are completed and approved by the State, the City will be able to begin conducting repairs.

The City will be compiling personnel data for 2019, at the request of the State of Alaska Department of Administration, to comply with the PERS audit. The state conducts routine audits of each City's PERS contributions every three to five years.

The City submitted the application to the State of Alaska for Community Assistance (formerly Revenue Sharing) well before the required deadline of June 30, 2020.

Staff received a request for close-out information related to a 2015 EMS Grant. This information had been apparently requested a number of years ago and the City did not respond. The finance director and EMS coordinator are compiling that data to close out the grant.

### **ANALYSIS OF PRELIMINARY DECEMBER FINANCIALS**

Please keep in mind that the December financials will be considered *preliminary* until the audit, as adjustments can be expected in the process of closing the books for 2019.

## **General Fund Revenue**

The preliminary General Fund revenues and transfers-in exceed budgeted projections by 0.4% or \$11,873. This does not include the sales of the P-12 building (\$850,500) or the Begich Towers condos (\$164,400), which have yet to be reported, pending a decision from Council on where to book those sales. It is likely that the entire sales will be initially booked into the General Fund, with any decisions by Council to report in another Fund (such as a capital fund), will be reflected as a transfer-out of the General Fund and into that particular fund. Since those sales were not reflected in the budget, the General Fund can be expected to exceed budget projections by more than \$1.0 million.

The financials do reflect State of Alaska payments made on behalf of the City for PERS contributions, reflecting the amount by which the actually required contribution rate exceeds the 22% employer cap. This is expected to be approved by the City Council at its meeting in February, with retroactive application to 2019.

Further adjustments are needed to reconcile investment interest and unrealized gains on investments.

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### **General Fund Expenditures**

The preliminary December financials show General Fund expenditures under budget by 6.2% or \$224,000. That is expected to change once year-end adjustments have been made to reflect credit card charge reconciliation, accrual of year-end payroll expenses, and other routine year-end adjustments. However, we do expect to come in under budget in the General Fund, likely in all departments.

### **Water and Wastewater Enterprise Fund**

Preliminary revenues exceed budget by \$18,000 or 4.3%, with adjustments needed to investment interest. Preliminary expenditures are less than budget by \$34,000 (11.5%) due primarily to capital purchases coming in less than budgeted. These figures are likely to change as additional adjustments are recorded in preparation for year-end.

### **Harbor Enterprise Fund**

All activity related to the Delong Dock has been removed from the Harbor Enterprise Fund for 2019, as requested by the City Council. Delong Dock transactions can now be found under Fund number 53, the Delong Dock Enterprise Fund.

While adjustments are still expected for investment income and various accrual entries, preliminary results show revenues coming in at 92% of budget. This is mostly due to a reduction in lease income due to unrecorded adjustments related to prior years. As previously reported, a downward adjustment is required to record a lease credit to Whittier Inn (approximately \$96,000) related to a legal settlement from 2014. This will show under account 4513 (Lease Credits) as a negative revenue. In addition, lease revenues are also reduced due to prior year master lease payments owed to the Alaska Railroad for two leases which changed ownership and were improperly reported to the Railroad as “inactive”, resulting in prior year payments not being forwarded to the Railroad until 2019.

Harbor expenses and transfers-out are expected to exceed budget by approximately \$358,000 once depreciation has been recorded. The primary cause of this is the impact of Resolution 38-2019, which created the Delong Dock Enterprise Fund and authorized the transfer of all financial activity out of the Harbor Enterprise Fund and into the Delong Dock Enterprise Fund. The result of that transfer was an increase in transfers-out of the Harbor Enterprise Fund totaling \$366,537.21, representing net revenues from Delong Dock exceeding net expenses.

### **Motor Pool Enterprise Fund**

The Motor Pool Enterprise Fund was created via passage of Resolution #39-2019 and authorized the initial payment into the Fund totaling \$15,000. The purpose of this Fund is to forward-fund replacement of vehicles and heavy equipment; as funding becomes available, departments will pay into the Motor Pool Fund to replace existing vehicles and heavy equipment, to reduce the one-time large impact that such replacements can have on the operating budgets each year. Instead, we will attempt to match the useful lives of the equipment with equivalent annual payments into the Fund,

so that sufficient funds will be available to replace assets as they reach the end of their useful lives. It is expected to take many years to fully fund the Motor Pool, but over time this funding mechanism will ease the burden that one-time large purchases have on annual budgets.



# THE CITY OF WHITTIER

Gateway to the Western Prince William Sound

PO Box 687, Whittier, Alaska 99693 (907) 472-2340 FAX (907) 472-2404



February 4, 2020

To: Jim Hunt, City Manager

FROM: Andre Achee, DPS Director

RE: January 2020 Monthly Report and Statistics

January of 2020 the Whittier Department of Public Safety responded to a total of 125 calls for service in both Whittier and Girdwood, Alaska. The Whittier service area accounted for 32 calls for service and the Girdwood service area accounted for 93 calls for service.

The statistical breakdown for the Whittier and Girdwood service areas are as follows:

	Whittier	Girdwood
Traffic/DUI/Driving Violations	7	39
Security Checks	7	20
Suspicious Activities	1	7
Property Crimes	3	3
Assault / Disturbances	4	5
Welfare Checks	3	8
Others	4	7
Fire /EMS	3	4
<b>Total Calls for Service Whittier area:</b>	<b>32</b>	<b>93</b>

## Personnel:

On 2/3/2020 Martin Oulton resigned for the Whittier Police Department. With this resignation and one officer being on injury leave, we are down 2 full time police officers.

## Training:

Whittier EMS initiated an EMT I bridge course at the end of January 2020. Currently there are 6 students attending this course (4 from the tunnel and 2 volunteers). This EMT I course is an ETT to EMT I bridge course. All current students are certified as an Emergency Trauma Technician (ETT) and after completing several weeks of this training we are hopeful they will successfully be certified as EMT I's.

If you have any questions, please feel free contact me.





# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY, JANUARY 20, 2020  
COUNCIL CHAMBERS  
PUBLIC SAFETY BUILDING  
6:00 p.m.**

**MINUTES**

**1. CALL TO ORDER**

Charlene Arneson called the meeting to order at 6:00 pm.

**2. OPENING CEREMONY**

Charlene Arneson led the Pledge of Allegiance.

**3. ROLL CALL**

Charlene Arneson, Lindsey Erk, Jean Swingle and Ed Hedges

**ADMINISTRATION PRESENT**

Naelene Matsumiya, City Clerk  
Annie Reeves, Assistant City Manager  
Scott Korbe, Director of Public Works  
Amy Pantaleon, Office Assistant

**PUBLIC PRESENT**

Bill Rome, Dutch Lucore, Joe Gray, Suzanne Eusden, Brad Rinckey, and Joe Shen

**4. APPROVAL OF SPECIAL MEETING AGENDA**

**MOTION:** Jean Swingle made a motion to approve the January 20, 2020 Special Meeting Agenda with amendments to add a public hearing for the Whittier Manor Plat on agenda item 5b (after the presentation)

**SECOND:** Ed Hedges

**DISCUSSION:** None

**VOTE:** Passed Unanimously

**5. PRESENTATION**

A. Whittier Manor Replat Introduction – Brad Rinckey

Brad gave a brief presentation on the plat and the boundaries of the survey. Scott reiterated and mentioned that he had been working with Brad to get this done.

Both Scott and Brad answered questions from the Commission and the audience.

**5b. PUBLIC HEARING**

**MOTION:** Ed Hedges made a motion to open the Public Hearing at 6:38

**SECOND:** Jean Swingle  
**DISCUSSION:** None  
**VOTE:** Passed unanimously

The Chair asked for public testimony for the approval of the plat. Testimony was as follows:

**IN FAVOR:** Suzanne Eusden, Bill Rome, Dutch Lucore  
**NEUTRAL:** None  
**OPPOSED:** None

**MOTION:** Ed Hedges made a motion to close the public testimony and open it up for Commission discussion.

**SECOND:** Lindsey Erk  
**DISCUSSION:** None  
**VOTE:** Passed unanimously

Commission had no further discussion.

**MOTION:** Lindsey Erk made a motion to close the Public Hearing and resume the Special Meeting at 6:51

**SECOND:** Ed Hedges  
**DISCUSSION:** None  
**VOTE:** Passed unanimously

**6. NEW BUSINESS:**

**A. Approval of the Comprehensive Plan**

Commission discussed the Comprehensive plan and thanked Annie for all her efforts in the finalization. Commission addressed grammatical errors and future updates. Joe Shen and Dave Dickason mentioned the museum.

**MOTION:** Ed Hedges made a motion to approve the Comprehensive Plan with understanding that the administration will correct clerical errors and verify facts.

**SECOND:** Lindsey Erk  
**DISCUSSION:** None  
**VOTE:** Passed unanimously

**B. Approval of Zoning Map**

Commission reviewed the map and asked if a clearer one can be sent before approval. Asked that the item stay on the agenda.

**7. MISCELLANEOUS BUSINESS**

None

**8. COMMISSION COMMENTS**

Charlene thanked everyone in attendance for joining tonight's meeting.

**9. CITIZENS COMMENTS**

None

**10. NEXT MEETING AGENDA ITEMS**

None was discussed at this point. Next meeting agenda date: Wednesday, February 5, 2020, 6:00 pm.

**11. ADJOURNMENT:**

**MOTION:** Ed Hedges made a motion to adjourn the meeting

**SECOND:** Lindsey Erk

**DISCUSSION:** None

**VOTE:** Unanimous

Charlene Arneson adjourned the meeting at 7:23 pm.

**ATTEST:**

A handwritten signature in blue ink, appearing to read 'Naelene Matsumiya', is written over a horizontal line.

Naelene Matsumiya  
City Clerk

A handwritten signature in blue ink, appearing to read 'Dyanna Pratt', is written over a horizontal line.

Dyanna Pratt  
Commission Vice Chairperson





# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**PLANNING COMMISSION  
SPECIAL MEETING  
WEDNESDAY, NOVEMBER 13, 2019  
COUNCIL CHAMBERS  
PUBLIC SAFETY BUILDING  
6:00 p.m.**

**MINUTES**

**1. CALL TO ORDER**

Charlene Arneson called the meeting to order at 6:00 pm.

**2. OPENING CEREMONY**

Charlene Arneson led the Pledge of Allegiance.

**3. SWEAR IN CEREMONY FOR NEWLY APPOINTED COMMISSION MEMBER**

A. Jean Swingle, Seat D.

B. Ed Hedges was sworn in at a later date. Omission of oath was addressed with legal counsel.

**4. APPOINTMENT OF COMMISSION CHAIR**

Call for nomination for Commission chair

Dyanna Pratt nominated Charlene Arneson.

Hearing no other nomination/another nomination was made

Charlene Arneson was appointed Commission Chair of the Commission for a one-year term expiring October 2020

Call for nomination for Vice chair

Jean Swingle nominated Dyanna Pratt.

Hearing no other nomination/another nomination was made

Dyanna Pratt was appointed Commission Vice Chair of the Commission for a one-year term expiring October 2020

**5. ROLL CALL**

Charlene Arneson, Dyanna Pratt, Lindsey Erk, Jean Swingle and Ed Hedges

**ADMINISTRATION PRESENT**

Naelene Matsumiya, City Clerk  
Scott Korbe, Public Works Director  
Amy Pantaleon, Office Assistant

**PUBLIC PRESENT**

- Cathy MacCord	-Nick Olzenak
- Joe Shen	- David Pinguoch
-Mathias Dolmer	-Dave Dickason

**6. APPROVAL OF SPECIAL MEETING AGENDA**

**MOTION:** Dyanna Pratt made a motion to approve the Special Meeting November 13, 2019.

**SECOND:** Ed Hedges

**DISCUSSION:** None

**VOTE:** Passed Unanimously

**7. NEW BUSINESS:**

**A. Comprehensive Plan Update**

Charlene Arneson went over the draft and addressed her findings.

Kitty Farnham and Cassandra Maurer presented a power point on the topic of the draft.

Scott Korbe encourage P&Z to review the zoning map and present the update to Catalyst Consulting.

**8. MISCELLANEOUS BUSINESS**

None

**9. PUBLIC COMMENTS**

None

**10. COMMISSION COMMENTS**

None

**11. ADJOURNMENT:**

**MOTION:** Ed Hedges made a motion to adjourn the meeting

**SECOND:** Jean Swingle

**DISCUSSION:** None

**VOTE:** Unanimously

Charlene Arneson adjourned the meeting at 7:42 pm.

**ATTEST:**

A handwritten signature in blue ink, appearing to read 'Naelene Matsumiya', written over a horizontal line.

Naelene Matsumiya  
City Clerk

A handwritten signature in blue ink, appearing to read 'Dyanna Pratt', written over a horizontal line.

Dyanna Pratt  
Commission Vice Chairperson



# THE CITY OF WHITTIER

*Gateway to Western Prince William Sound*

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**PORT & HARBOR COMMISSION  
REGULAR MEETING  
FRIDAY, JANUARY 3, 2020  
Council Chambers, Public Safety Building  
7:00 p.m.**

## MINUTES

**1. CALL TO ORDER**

Chair Greg Clifford called the meeting to order at 7:00 P.M

**2. OPENING CEREMONY PLEDGE OF ALLEGIANCE**

Greg Clifford

**3. ROLL CALL**

Greg Clifford, Ed Hedges, Dave Goldstein, Arnie Arneson, Mark Mitchell, and Steven Bender

**MOTION:** Arnie Arneson made a motion to excuse Brad VonWichman from tonight's meeting.

**SECOND:** Ed Hedges

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

**ADMINISTRATION PRESENT**

Naelene Matsumiya, City Clerk

Scott Korbe, Public Works Director

Amy Pantaleon, Office Assistant

**PUBLIC PRESENT**

Victor Shen

**4. APPROVAL OF REGULAR MEETING AGENDA**

**MOTION:** Dave Goldstein made a motion to approve the regular meeting agenda as is

**SECOND:** Mark Mitchell

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

**5. APPROVAL OF MINUTES**

**MOTION:** Arnie Arneson made a motion to approve the October 4, 2019 Regular Meeting Minutes and the November 15, 2019 Special Meeting Minutes as is.

**SECOND:** Dave Goldstein

**DISCUSSION:** None

**VOTE:** Motion passed unanimously



**6. HARBORMASTER AND CHAIRPERSON REPORT**

Greg Clifford reported on the fire incident occurred in the Harbor on New Years day. Thanked Scott and those involved in isolating/extinguishing the fire. Scott gave a brief update on the status, the cause and the next steps to get the power back on. Various members of the Commission took turns in thanking Scott and Bonifacio. Scott reminded the Commission to thank the rest of the Harbor staff as well as they were a big help. The Commission suggested a commendation for all those involved. Greg stated he will talk to the Council.

**7. UNFINISHED BUSINESS**

**A. Delong Dock Discussion**

Item was not discussed.

**8. NEW BUSINESS**

**A. Fee Schedule**

Greg stated that updating the fee schedule was on of the Commission's goals. Asked to keep the item on the agenda.

**B. Policy and Procedures**

Commission agreed to have the Policy and Procedures viewed by the Administration. Arnie recommended reading Title 12 to compare to the procedures.

**C. Commission Meeting Date Amendment**

Commission discussed the item briefly and agreed to reverting to holding the meetings every first Thursdays of the month at 6 pm. A motion was made.

**MOTION:** Arnie Arneson made a motion to hold the Port and Harbor Commission Regular Meetings every first Thursday of every month at 6:00 pm.

**SECOND:** Ed Hedges

**DISCUSSION:** None

**VOTE:** Motion passed unanimously

**9. MISCELLANEOUS BUSINESS**

None

**10. COMMISSION COMMENTS**

Commission discussed the following: Head of the bay. Comprehensive Plan.


**11. CITIZENS COMMENTS**


None

**12. ADJOURNMENT:**

Meeting was adjourned at 7:43 pm.

**ATTEST:**

  
Naelene Matsumiya  
City Clerk

  
Greg Clifford  
Commission Chairperson

**CITY OF WHITTIER, ALASKA  
ORDINANCE #01-2020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA  
AMENDING WHITTIER MUNICIPAL CODE SECTIONS 2.54.020(B) TO AMEND  
MEETING FREQUENCY OF THE PORT AND HARBOR COMMISSION.**

**WHEREAS**, the City of Whittier is the municipal government for Whittier, Alaska; and

**WHEREAS**, the Port & Harbor Commission currently meets every first Friday of every month at 7:00 pm; and

**WHEREAS**, the Port & Harbor Commission has determined that the needs of the City and Harbor would be better served by having the Commission meet every first Thursday of every month; and

**WHEREAS**, the Whittier City Council has determined that the Port and Harbor Commission hold regular meetings every first Thursday of each month. These meetings will be held at a date, time and place as set by the Commission; and

**WHEREAS**, the Commission shall hold Special meetings at the discretion of the chairperson or by a majority of the voting members.

**THE WHITTIER CITY COUNCIL HEREBY ORDAINS;**

**Section 1: Classification.** This ordinance is general and permanent in nature and shall become a part of the Whittier Municipal Code.

**Section 2: Amendment of Chapter 2.54.020 (B).** Whittier Municipal Code Chapter 2.54.020 (B) is hereby amended to read as follows [new language is underlined]:

The Commission shall establish rules of procedure providing that there be regular meetings of the Commission. The Port and Harbor Commission shall hold ~~four meetings annually during the months of March, April, September, and October~~ regular meetings every first Thursday of each month at a date, time and place as set by the Commission. Special meetings may be called at the discretion of the chairperson or by a majority of the voting members of the Commission. No member shall miss more than three consecutive regular meetings or three unexcused meetings. All meetings of the Commission shall be open to the public.

**Section 3: Effective Date.** This ordinance is effective immediately upon adoption.

Introduction date: January 21, 2020  
Public Hearing:

ATTEST:

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Naelene Matsumiya  
City Clerk

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Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:

**CITY OF WHITTIER, ALASKA  
RESOLUTION # 02-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, AUTHORIZING THE DISPOSAL BY COMPETITIVE SEALED BID, OF CITY-OWNED CONDOMINIUM UNITS #1507, #1509 AND #1511 LOCATED WITHIN BEGICH TOWERS WITH THE CITY ACCEPTING MONTHLY PAYMENTS OVER A PERIOD NOT TO EXCEED 120 MONTHS AT AN INTEREST RATE OF 5.00%, AT PRICES NO LESS THAN FAIR MARKET VALUE AS DETERMINED BY A MAY 2019 PROPERTY APPRAISAL**

**WHEREAS**, the Whittier City Council authorized the disposal of City-owned condo units at Begich Towers, including Units #1507, 1509 and 1511 and the City held a sale by competitive sealed bid and received no bids on those three units, likely due to the higher minimum cost of the units relative to other units being sold by the City, and the inability of individuals to obtain financing, since lending institutions are generally unable to make loans due to the loan-fee to loan- value ratio; and

**WHEREAS**, rather than reduce the minimum asking price below appraised value, the administration recommends the City offer to finance the units in order to both expand the potential pool of interested buyers, and serve the public interest by achieving a sale at no less than fair market value; and

**WHEREAS**, sale of each unit will save taxpayers more than \$6,000 in condo dues per year, per unit, and will allow local residents who may be interested in purchasing a home but may be unable to obtain financing, to submit a bid; and

**WHEREAS**, the Whittier City Council approved Resolution 36-2019 on November 12, 2019, declaring a public interest finding in support of disposing the units in accordance with Whittier Municipal Code Chapter 3.36 Article II Real Property Sales by the City, and the City will again solicit competitive sealed bids by advertising in the Anchorage Daily News, Glacier Gazette and local postings at the harbormaster's office, City Hall, and Begich Towers; and

**WHEREAS**, the administration will require sealed bids be submitted in a sealed envelope marked "Real Property Bid" with an envelope containing only a single bid for a single Unit, to be accompanied by a bid deposit equal to \$100 in the form of a check or money order made payable to the City; and

**WHEREAS**, upon successful receipt of bids, the City Council will approve the final disposition of each unit of real property based on the highest base bid received for each property and shall approve any Purchase Agreement prior to its execution by the City. Should purchaser fail to meet the terms of the Purchase Agreement at any time after award by Council, purchaser shall forfeit bid deposit and the next highest bidder shall be considered the successful bidder, or should the Purchaser fail to live up to the terms of the Purchase Agreement, the property shall be subject to foreclosure by the City.



**NOW, THEREFORE, BE IT RESOLVED;**

**Section 1.** The Whittier City Council hereby reaffirms the public interest findings of Resolution 36-2019 with respect to disposal of Begich Towers Units # 1507, 1509 and 1511 and authorizes the disposal by competitive sealed bid for a minimum bid amount not less than \$65,000 each for Units #1507 and #1509 and \$60,000 for Unit #1511; and

**Section 2.** The City Council hereby authorizes the sale of each unit to the highest bidder, under terms that allow for monthly payments to be made over a period not to exceed 120 months at an interest rate of 5.00%, where the bid price, irrespective of the financing plan, determines the highest bidder; and

**Section 2.** The City Manager and Finance Director are hereby authorized to conduct a public sale by sealed bid advertised in a newspaper of local circulation.

**Section 3.** The City Council hereby rejects any and all bids which are below the appraised property value.

**Section 4.** The City Manager is hereby authorized to negotiate Purchase Agreements with each successful bidder, to be finally approved by the City Council prior to execution by the City. The City Manager is hereby authorized to take all steps necessary and execute all instruments to complete the disposal.

**Section 4.** The recitals stated above are hereby adopted as findings of the City Council. For these reasons, the City Council authorizes the Fee Simple sale and transfer of these properties individually as is, where is, with no warranties, and for no less than fair market value.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

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Naelene Matsumiya  
City Clerk

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Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:

## BTI Condo Units 1507 and 1509 with payments over 10 years

Compound Period ..... : Monthly

Nominal Annual Rate .... : 5.000 %

## CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	07/01/2020	65,000.00	1		
2 Payment	08/01/2020	689.43	120	Monthly	07/01/2030

## AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	07/01/2020				65,000.00
1	08/01/2020	689.43	270.83	418.60	64,581.40
2	09/01/2020	689.43	269.09	420.34	64,161.06
3	10/01/2020	689.43	267.34	422.09	63,738.97
4	11/01/2020	689.43	265.58	423.85	63,315.12
5	12/01/2020	689.43	263.81	425.62	62,889.50
2020 Totals		3,447.15	1,336.65	2,110.50	
6	01/01/2021	689.43	262.04	427.39	62,462.11
7	02/01/2021	689.43	260.26	429.17	62,032.94
8	03/01/2021	689.43	258.47	430.96	61,601.98
9	04/01/2021	689.43	256.67	432.76	61,169.22
10	05/01/2021	689.43	254.87	434.56	60,734.66
11	06/01/2021	689.43	253.06	436.37	60,298.29
12	07/01/2021	689.43	251.24	438.19	59,860.10
13	08/01/2021	689.43	249.42	440.01	59,420.09
14	09/01/2021	689.43	247.58	441.85	58,978.24
15	10/01/2021	689.43	245.74	443.69	58,534.55
16	11/01/2021	689.43	243.89	445.54	58,089.01
17	12/01/2021	689.43	242.04	447.39	57,641.62
2021 Totals		6,273.16	3,025.28	5,247.88	
18	01/01/2022	689.43	240.17	449.26	57,192.36
19	02/01/2022	689.43	238.30	451.13	56,741.23
20	03/01/2022	689.43	236.42	453.01	56,288.22
21	04/01/2022	689.43	234.53	454.90	55,833.32
22	05/01/2022	689.43	232.64	456.79	55,376.53
23	06/01/2022	689.43	230.74	458.69	54,917.84
24	07/01/2022	689.43	228.82	460.61	54,457.23
25	08/01/2022	689.43	226.91	462.52	53,994.71
26	09/01/2022	689.43	224.98	464.45	53,530.26
27	10/01/2022	689.43	223.04	466.39	53,063.87
28	11/01/2022	689.43	221.10	468.33	52,595.54
29	12/01/2022	689.43	219.15	470.28	52,125.26
2022 Totals		8,273.16	2,756.80	5,516.36	

## BTI Condo Units 1507 and 1509 with payments over 10 years

	Date	Payment	Interest	Principal	Balance
30	01/01/2023	689.43	217.19	472.24	51,653.02
31	02/01/2023	689.43	215.22	474.21	51,178.81
32	03/01/2023	689.43	213.25	476.18	50,702.63
33	04/01/2023	689.43	211.26	478.17	50,224.46
34	05/01/2023	689.43	209.27	480.16	49,744.30
35	06/01/2023	689.43	207.27	482.16	49,262.14
36	07/01/2023	689.43	205.26	484.17	48,777.97
37	08/01/2023	689.43	203.24	486.19	48,291.78
38	09/01/2023	689.43	201.22	488.21	47,803.57
39	10/01/2023	689.43	199.18	490.25	47,313.32
40	11/01/2023	689.43	197.14	492.29	46,821.03
41	12/01/2023	689.43	195.09	494.34	46,326.69
2023 Totals		8,273.16	2,474.59	5,798.57	
42	01/01/2024	689.43	193.03	496.40	45,830.29
43	02/01/2024	689.43	190.96	498.47	45,331.82
44	03/01/2024	689.43	188.88	500.55	44,831.27
45	04/01/2024	689.43	186.80	502.63	44,328.64
46	05/01/2024	689.43	184.70	504.73	43,823.91
47	06/01/2024	689.43	182.60	506.83	43,317.08
48	07/01/2024	689.43	180.49	508.94	42,808.14
49	08/01/2024	689.43	178.37	511.06	42,297.08
50	09/01/2024	689.43	176.24	513.19	41,783.89
51	10/01/2024	689.43	174.10	515.33	41,268.56
52	11/01/2024	689.43	171.95	517.48	40,751.08
53	12/01/2024	689.43	169.80	519.63	40,231.45
2024 Totals		8,273.16	2,177.92	6,095.24	
54	01/01/2025	689.43	167.63	521.80	39,709.65
55	02/01/2025	689.43	165.46	523.97	39,185.68
56	03/01/2025	689.43	163.27	526.16	38,659.52
57	04/01/2025	689.43	161.08	528.35	38,131.17
58	05/01/2025	689.43	158.88	530.55	37,600.62
59	06/01/2025	689.43	156.67	532.76	37,067.86
60	07/01/2025	689.43	154.45	534.98	36,532.88
61	08/01/2025	689.43	152.22	537.21	35,995.67
62	09/01/2025	689.43	149.98	539.45	35,456.22
63	10/01/2025	689.43	147.73	541.70	34,914.52
64	11/01/2025	689.43	145.48	543.95	34,370.57
65	12/01/2025	689.43	143.21	546.22	33,824.35
2025 Totals		8,273.16	1,866.06	6,407.10	
66	01/01/2026	689.43	140.93	548.50	33,275.85
67	02/01/2026	689.43	138.65	550.78	32,725.07
68	03/01/2026	689.43	136.35	553.08	32,171.99
69	04/01/2026	689.43	134.05	555.38	31,616.61
70	05/01/2026	689.43	131.74	557.69	31,058.92
71	06/01/2026	689.43	129.41	560.02	30,498.90
72	07/01/2026	689.43	127.08	562.35	29,936.55

## BTI Condo Units 1507 and 1509 with payments over 10 years

	Date	Payment	Interest	Principal	Balance
73	08/01/2026	689.43	124.74	564.69	29,371.86
74	09/01/2026	689.43	122.38	567.05	28,804.81
75	10/01/2026	689.43	120.02	569.41	28,235.40
76	11/01/2026	689.43	117.65	571.78	27,663.62
77	12/01/2026	689.43	115.27	574.16	27,089.46
2026 Totals		8,273.16	1,538.27	6,734.89	
78	01/01/2027	689.43	112.87	576.56	26,512.90
79	02/01/2027	689.43	110.47	578.96	25,933.94
80	03/01/2027	689.43	108.06	581.37	25,352.57
81	04/01/2027	689.43	105.64	583.79	24,768.78
82	05/01/2027	689.43	103.20	586.23	24,182.55
83	06/01/2027	689.43	100.76	588.67	23,593.88
84	07/01/2027	689.43	98.31	591.12	23,002.76
85	08/01/2027	689.43	95.84	593.59	22,409.17
86	09/01/2027	689.43	93.37	596.06	21,813.11
87	10/01/2027	689.43	90.89	598.54	21,214.57
88	11/01/2027	689.43	88.39	601.04	20,613.53
89	12/01/2027	689.43	85.89	603.54	20,009.99
2027 Totals		8,273.16	1,193.69	7,079.47	
90	01/01/2028	689.43	83.37	606.06	19,403.93
91	02/01/2028	689.43	80.85	608.58	18,795.35
92	03/01/2028	689.43	78.31	611.12	18,184.23
93	04/01/2028	689.43	75.77	613.66	17,570.57
94	05/01/2028	689.43	73.21	616.22	16,954.35
95	06/01/2028	689.43	70.64	618.79	16,335.56
96	07/01/2028	689.43	68.06	621.37	15,714.19
97	08/01/2028	689.43	65.48	623.95	15,090.24
98	09/01/2028	689.43	62.88	626.55	14,463.69
99	10/01/2028	689.43	60.27	629.16	13,834.53
100	11/01/2028	689.43	57.64	631.79	13,202.74
101	12/01/2028	689.43	55.01	634.42	12,568.32
2028 Totals		8,273.16	831.49	7,441.67	
102	01/01/2029	689.43	52.37	637.06	11,931.26
103	02/01/2029	689.43	49.71	639.72	11,291.54
104	03/01/2029	689.43	47.05	642.38	10,649.16
105	04/01/2029	689.43	44.37	645.06	10,004.10
106	05/01/2029	689.43	41.68	647.75	9,356.35
107	06/01/2029	689.43	38.98	650.45	8,705.90
108	07/01/2029	689.43	36.27	653.16	8,052.74
109	08/01/2029	689.43	33.55	655.88	7,396.86
110	09/01/2029	689.43	30.82	658.61	6,738.25
111	10/01/2029	689.43	28.08	661.35	6,076.90
112	11/01/2029	689.43	25.32	664.11	5,412.79
113	12/01/2029	689.43	22.55	666.88	4,745.91
2029 Totals		8,273.16	450.75	7,822.41	

## BTI Condo Units 1507 and 1509 with payments over 10 years

	Date	Payment	Interest	Principal	Balance
114	01/01/2030	689.43	19.77	669.66	4,076.25
115	02/01/2030	689.43	16.98	672.45	3,403.80
116	03/01/2030	689.43	14.18	675.25	2,728.55
117	04/01/2030	689.43	11.37	678.06	2,050.49
118	05/01/2030	689.43	8.54	680.89	1,369.60
119	06/01/2030	689.43	5.71	683.72	685.88
120	07/01/2030	689.43	3.55	685.88	0.00
2030 Totals		4,826.01	80.10	4,745.91	
Grand Totals		82,731.60	17,731.60	65,000.00	

**CITY OF WHITTIER, ALASKA  
RESOLUTION # 03-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, AUTHORIZING THE COMPETITIVE FEE-SIMPLE SALE OF THE PROPERTY DESCRIBED AS UNIT 104, BEGICH TOWERS CONDOMINIUMS, AS SHOWN ON THE FLOOR PLANS FILED IN THE OFFICE OF THE RECORDER OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, UNDER PLAT NUMBER W74-1, AND AS IDENTIFIED IN THE DECLARATION RECORDED MARCH 26, 1974, BOOK 2, PAGE 571, AND IN ANY AMENDMENTS THERETO, TAX PARCEL ID NO. 110413, FOR THE TOTAL AMOUNT OF \$33,000, WHICH IS HIGHER THAN THE ESTABLISHED FAIR MARKET VALUE AS DETERMINED BY A MAY 2019 PROPERTY APPRAISAL, TO VINCENT LYNN SHEN IN ACCORDANCE WITH WHITTIER MUNICIPAL CODE 3.36.170**

**WHEREAS**, the City of Whittier (“City”) through passage of Resolution #36-2019 on November 12, 2019, identified multiple City-owned units at Begich Towers as surplus to the City’s needs and no longer required for municipal purposes, and authorized disposal of those units in accordance with Whittier Municipal Code Chapter 3.36 Article II Real Property Sales by the City; and

**WHEREAS**, WMC 3.36.140 requires that the City dispose of any interest in real property through a public bid process, and the City solicited competitive sealed bids by advertising in the Anchorage Daily News, Glacier Gazette and local postings at the harbormaster’s office, City Hall, and Begich Towers; and

**WHEREAS**, the City engaged a qualified property appraisal company to determine the estimated fair market value for each unit which formed the basis for minimum bids required in the sale of each property in accordance with WMC 3.36.170; and

**WHEREAS**, the Planning Commission having reviewed the disposal of the subject property, and having made its recommendations to the City Manager, in accordance with WMC 3.36.160(B); and

**WHEREAS**, the City Manager, after reviewing the Planning Commission’s recommendation, having made a written recommendation to the City Council as required by WMC 3.36.160(C); and

**WHEREAS**, the administration held a bid opening on January 22, 2020, and received sealed bids accompanied by a bid deposit equal to 10% of the bid amount as required by the bid process; and



**WHEREAS**, the minimum established bid for Unit 104, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto. (the “Real Property”) was \$20,000 and Vincent Lynn Shen (“Purchaser”) was the highest bidder offering a qualified and successful bid of \$33,000.

**NOW, THEREFORE, BE IT RESOLVED;**

**Section 1.** The Whittier City Council hereby finds it to be in the public interest to dispose of the Real Property, which is deemed surplus to the City’s needs, and finds that the sale of the Real Property via competitive bid, at an amount exceeding the appraised value, is in the public interest.

**Section 2.** The City Manager is hereby authorized and directed to convey the Real Property to the Purchaser under the terms of the Purchase and Sale Agreement, in substantially the form attached hereto, and to convey the Property to Purchaser under the Quitclaim Deed, in substantially the form as attached hereto. The form and content of the Purchase and Sale Agreement and Quitclaim Deed now before this meeting are in all respects authorized, approved and confirmed, and the City Manager is hereby authorized, empowered and directed to execute and deliver such documents on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and/or deletions therein as the City Manager shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting. From and after the execution and delivery of said documents, the City Manager is hereby authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the documents, as executed, and to take all steps necessary to Convey the Real Property to the Purchaser.

**Section 3.** The recitals stated above are hereby adopted as findings of the City Council. For these reasons, the City Council authorizes the Fee Simple sale and transfer of the Real Property in its as is, where is condition, with no warranties for the amount of the bid.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

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Naelene Matsumiya  
City Clerk

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Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:



**ANCHORAGE RECORDING DISTRICT  
AFTER RECORDING RETURN TO:**

Vincent Lynn Shen  
P.O. Box 750  
Whittier, Alaska 99693

**QUITCLAIM DEED FOR CONDOMINIUM UNIT**

The Grantor, CITY OF WHITTIER, ALASKA, a municipal corporation organized as a city of the second class under the laws of the State of Alaska, whose address is P.O. Box 608, Whittier, Alaska 99693, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, quitclaims to Grantee, VINCENT LYNN SHEN, whose address is P.O. Box 750, Whittier, Alaska 99693-0750, all of Grantor's rights, title, and interest it has, if any, in the real property described as:

Unit 104, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto.

GRANTOR:

CITY OF WHITTIER

\_\_\_\_\_  
James Hunt, City Manager

STATE OF ALASKA                    )  
  ) ss:  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by James Hunt, City Manager of the City of Whittier, an Alaska municipal corporation, on behalf of the City.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

**CITY OF WHITTIER, ALASKA  
RESOLUTION # 04-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, AUTHORIZING THE COMPETITIVE FEE-SIMPLE SALE OF THE PROPERTY DESCRIBED AS UNIT 109, BEGICH TOWERS CONDOMINIUMS, AS SHOWN ON THE FLOOR PLANS FILED IN THE OFFICE OF THE RECORDER OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, UNDER PLAT NUMBER W74-1, AND AS IDENTIFIED IN THE DELCARATION RECORDED MARCH 26, 1974, BOOK 2, PAGE 571, AND IN ANY AMENDMENTS THERETO, TAX PARCEL ID NO. 110410, FOR THE TOTAL AMOUNT OF \$41,200, WHICH IS HIGHER THAN THE ESTABLISHED FAIR MARKET VALUE AS DETERMINED BY A MAY 2019 PROPERTY APPRAISAL, TO WAYNE V. SHEN IN ACCORDANCE WITH WHITTIER MUNICIPAL CODE 3.36.170**

**WHEREAS**, the City of Whittier (“City”) through passage of Resolution #36-2019 on November 12, 2019, identified multiple City-owned units at Begich Towers as surplus to the City’s needs and no longer required for municipal purposes, and authorized disposal of those units in accordance with Whittier Municipal Code Chapter 3.36 Article II Real Property Sales by the City; and

**WHEREAS**, WMC 3.36.140 requires that the City dispose of any interest in real property through a public bid process, and the City solicited competitive sealed bids by advertising in the Anchorage Daily News, Glacier Gazette and local postings at the harbormaster’s office, City Hall, and Begich Towers; and

**WHEREAS**, the City engaged a qualified property appraisal company to determine the estimated fair market value for each unit which formed the basis for minimum bids required in the sale of each property in accordance with WMC 3.36.170; and

**WHEREAS**, the Planning Commission having reviewed the disposal of the subject property, and having made its recommendations to the City Manager, in accordance with WMC 3.36.160(B) and

**WHEREAS**, the City Manager, after reviewing the Planning Commission’s recommendation, having made a written recommendation to the City Council as required by WMC 3.36.169(C); and

**WHEREAS**, the administration held a bid opening on January 22, 2020 and received sealed bids accompanied by a bid deposit equal to 10% of the bid amount as required by the bid process; and

**WHEREAS**, the minimum established bid for Unit No. 109 BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto was \$29,000 and Wayne V. Shen (“Purchaser”) was the highest bidder offering a qualified and successful bid of \$41,200.

**NOW, THEREFORE, BE IT RESOLVED;**

**Section 1.** The Whittier City Council hereby finds it to be in the public interest to dispose of the Real Property, which is deemed surplus to the City’s needs, and finds that the sale of the Real Property via competitive bid, at an amount exceeding the appraised value, is in the public interest.

**Section 2.** The City Manager is hereby authorized and directed to convey the Real Property to the Purchaser under the terms of the Purchase and Sale Agreement, in substantially the form annexed hereto, and to convey the Property to Purchaser under the Quitclaim Deed, in substantially the form as attached hereto. The form and content of the Purchase and Sale Agreement and Quitclaim Deed now before this meeting are in all respects authorized, approved and confirmed, and the City Manager is hereby authorized, empowered and directed to execute and deliver such documents on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and/or deletions therein as the City Manager shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting. From and after the execution and delivery of said documents, the City Manager is hereby authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the documents, as executed, and to take all steps necessary to convey the Real Property to the Purchaser.

**Section 3.** The recitals stated above are hereby adopted as findings of the City Council. For these reasons, the City Council authorizes the Fee Simple sale and transfer of the Real Property in its as is, where is, with no warranties for the amount of the bid.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

---

Naelene Matsumiya  
City Clerk

---

Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:

Wayne V. Shen  
P.O. Box 750  
Whittier, Alaska 99693

The Grantor, CITY OF WHITTIER, ALASKA, a municipal corporation organized as a city of the second class under the laws of the State of Alaska, whose address is P.O. Box 608, Whittier, Alaska 99693, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, quitclaims to Grantee, WAYNE V. SHEN, whose address is P.O. Box 750, Whittier, AK 99693-0750, all of Grantor's rights, title, and interest it has, if any, in the real property described as:

GRANTOR:

James Hunt, City Manager

STATE OF ALASKA )  
 ) ss:  
THIRD JUDICIAL DISTRICT )

Notary Public in and for Alaska

My commission expires: \_\_\_\_\_

**CITY OF WHITTIER, ALASKA  
RESOLUTION # 05-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, AUTHORIZING THE COMPETITIVE FEE-SIMPLE SALE OF THE PROPERTY DESCRIBED UNIT 110, BEGICH TOWERS CONDOMINIUMS, AS SHOWN ON THE FLOOR PLANS FILED IN THE OFFICE OF THE RECORDER OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, UNDER PLAT NUMBER W74-1, AND AS IDENTIFIED IN THE DECLARATION RECORDED MARCH 26, 1974, BOOK 2, PAGE 571, AND IN ANY AMENDMENTS THERETO, TAX PARCEL ID NO. 110412, FOR THE TOTAL AMOUNT OF \$43,200, WHICH IS HIGHER THAN THE ESTABLISHED FAIR MARKET VALUE AS DETERMINED BY A MAY 2019 PROPERTY APPRAISAL, TO WAYNE V. SHEN IN ACCORDANCE WITH WHITTIER MUNICIPAL CODE 3.36.170**

**WHEREAS**, the City of Whittier (“City”) through passage of Resolution #36-2019 on November 12, 2019, identified multiple City-owned units at Begich Towers as surplus to the City’s needs and no longer required for municipal purposes, and authorized disposal of those units in accordance with Whittier Municipal Code Chapter 3.36 Article II Real Property Sales by the City; and

**WHEREAS**, WMC 3.36.140 requires that the City dispose of any interest in real property through a public bid process, and the City solicited competitive sealed bids by advertising in the Anchorage Daily News, Glacier Gazette and local postings at the harbormaster’s office, City Hall, and Begich Towers; and

**WHEREAS**, the City engaged a qualified property appraisal company to determine the estimated fair market value for each unit which formed the basis for minimum bids required in the sale of each property in accordance with WMC 3.36.170; and

**WHEREAS**, the Planning Commission having reviewed the disposal of the subject property, and having made its recommendations to the City Manager, in accordance with WMC 3.36.160(B); and

**WHEREAS**, the City Manager, after reviewing the Planning Commission’s recommendation, having made a written recommendation to the City Council as required by WMC 3.36.160(C).

**WHEREAS**, the administration held a bid opening on January 22, 2020, and received sealed bids accompanied by a bid deposit equal to 10% of the bid amount as required by the bid process; and

**WHEREAS**, the minimum established bid for Unit No. 110, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto (the “Real Property”) was \$32,000 and Wayne V. Shen was the highest bidder offering a qualified and successful bid of \$43,200.

**NOW, THEREFORE, BE IT RESOLVED;**

**Section 1.** The Whittier City Council hereby finds it to be in the public interest to dispose of the Real Property which is deemed surplus to the City’s needs, and finds that the sale of the Real Property via competitive bid, at an amount exceeding the appraised value, is in the public interest.

**Section 2.** The City Manager is hereby authorized and directed to convey the Real Property to the Purchaser under the terms of the Purchase and Sale Agreement, in substantially the form annexed hereto, and to convey the Property to Purchaser under the Quitclaim Deed, in substantially the form as attached hereto. The form and content of the Purchase and Sale Agreement and Quitclaim Deed now before this meeting are in all respects authorized, approved and confirmed, and the City Manager is hereby authorized, empowered and directed to execute and deliver such documents on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and/or deletions therein as the City Manager shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting. From and after the execution and delivery of said documents, the City Manager is hereby authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the documents, as executed, and to take all steps necessary to convey the Real Property to the Purchaser.

**Section 3.** The recitals stated above are hereby adopted as findings of the City Council. For these reasons, the City Council authorizes the Fee Simple sale and transfer of the Real Property in its as is, where is, with no warranties for the amount of the bid.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

---

Naelene Matsumiya  
City Clerk

---

Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:



**ANCHORAGE RECORDING DISTRICT  
AFTER RECORDING RETURN TO:**

Wayne V. Shen  
P.O. Box 750  
Whittier, Alaska 99693

**QUITCLAIM DEED FOR CONDOMINIUM UNIT**

The Grantor, CITY OF WHITTIER, ALASKA, a municipal corporation organized as a city of the second class under the laws of the State of Alaska, whose address is P.O. Box 608, Whittier, Alaska 99693, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, quitclaims to Grantee, WAYNE V. SHEN, whose address is P.O. Box 750, Whittier, AK 99693-0750, all of Grantor's rights, title, and interest it has, if any, in the real property described as:

Unit 110, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto.

GRANTOR:

CITY OF WHITTIER

\_\_\_\_\_  
James Hunt, City Manager

STATE OF ALASKA                    )  
  ) ss:  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by James Hunt, City Manager of the City of Seward, an Alaska municipal corporation, on behalf of the City.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

**CITY OF WHITTIER, ALASKA  
RESOLUTION # 06-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, AUTHORIZING THE COMPETITIVE FEE-SIMPLE SALE OF THE PROPERTY DESCRIBED AS UNIT NO. 301, BEGICH TOWERS CONDOMINIUMS, AS SHOWN ON THE FLOOR PLANS FILED IN THE OFFICE OF THE RECORDER OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, UNDER PLAT NUMBER W74-1, AND AS IDENTIFIED IN THE DECLARATION RECORDED MARCH 26, 1974, BOOK 2, PAGE 571, AND IN ANY AMENDMENTS THERETO, TAX PARCEL ID NO. 110416, FOR THE TOTAL AMOUNT OF \$47,000, WHICH IS HIGHER THAN THE ESTABLISHED FAIR MARKET VALUE AS DETERMINED BY A MAY 2019 PROPERTY APPRAISAL, TO HAI HAN YE IN ACCORDANCE WITH WHITTIER MUNICIPAL CODE 3.36.170**

**WHEREAS**, the City of Whittier (“City”) through passage of Resolution #36-2019 on November 12, 2019, identified multiple City-owned units at Begich Towers as surplus to the City’s needs and no longer required for municipal purposes, and authorized disposal of those units in accordance with Whittier Municipal Code Chapter 3.36 Article II Real Property Sales by the City; and

**WHEREAS**, WMC 3.36.140 requires that the City dispose of any interest in real property through a public bid process, and the City solicited competitive sealed bids by advertising in the Anchorage Daily News, Glacier Gazette and local postings at the harbormaster’s office, City Hall, and Begich Towers; and

**WHEREAS**, the City engaged a qualified property appraisal company to determine the estimated fair market value for each unit which formed the basis for minimum bids required in the sale of each property in accordance with WMC 3.36.170; and

**WHEREAS**, the Planning Commission having reviewed the disposal of the subject property, and having made its recommendations to the City Manager, in accordance with WMC 3.36.160(B); and

**WHEREAS**, the City Manager, after reviewing the Planning Commission’s recommendation, having made a written recommendation to the City Council as required by WMC 3.36.160(C).

**WHEREAS**, the administration held a bid opening on January 22, 2020, and received sealed bids accompanied by a bid deposit equal to 10% of the bid amount as required by the bid process; and

**WHEREAS**, the minimum established bid for Unit No. 301, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto (the “Real Property”) was \$35,000 and Hai Han Ye (“Purchaser”) was the highest bidder offering a qualified and successful bid of \$47,000.

**NOW, THEREFORE, BE IT RESOLVED;**

**Section 1.** The Whittier City Council hereby finds it to be in the public interest to dispose of the Real Property which is deemed surplus to the City’s needs, and finds that the sale of the Real Property via competitive bid, at an amount exceeding the appraised value, is in the public interest.

**Section 2.** The City Manager is hereby authorized and directed to convey the Real Property to the Purchaser under the terms of the Purchase and Sale Agreement, in substantially the form annexed hereto, and to convey the Property to Purchaser under the Quitclaim Deed, in substantially the form as attached hereto. The form and content of the Purchase and Sale Agreement and Quitclaim Deed now before this meeting are in all respects authorized, approved and confirmed, and the City Manager is hereby authorized, empowered and directed to execute and deliver such documents on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and/or deletions therein as the City Manager shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting. From and after the execution and delivery of said documents, the City Manager is hereby authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the documents, as executed, and to take all steps necessary to convey the Real Property to the Purchaser.

**Section 3.** The recitals stated above are hereby adopted as findings of the City Council. For these reasons, the City Council authorizes the Fee Simple sale and transfer of the Real Property in its as is, where is, with no warranties for the amount of the bid.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

---

Naelene Matsumiya  
City Clerk

---

Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:

**ANCHORAGE RECORDING DISTRICT  
AFTER RECORDING RETURN TO:**

Hai Han Ye  
P.O. Box 633  
Whittier, Alaska 99693

**QUITCLAIM DEED FOR CONDOMINIUM UNIT**

The Grantor, CITY OF WHITTIER, ALASKA, a municipal corporation organized as a city of the second class under the laws of the State of Alaska, whose address is P.O. Box 608, Whittier, Alaska 99693, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, quitclaims to Grantee, HAI HAN YE, whose address is P.O. Box 633, Whittier, AK 99693-0633, all of Grantor's rights, title, and interest it has, if any, in the real property described as:

Unit 301, BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat Number W74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereto.

GRANTOR:

CITY OF WHITTIER

\_\_\_\_\_  
James Hunt, City Manager

STATE OF ALASKA                    )  
  ) ss:  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by James Hunt, City Manager of the City of Seward, an Alaska municipal corporation, on behalf of the City.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai Street Unit 104  
Whittier, AK 99693  
Unit 104 Begich Towers

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF

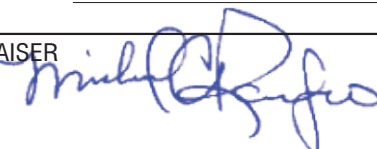
May 31, 2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject</u>
	Date:	in the last three years.
	Price:	
MARKET / SITE / IMPROVEMENTS	Source(s):	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
	Source(s):	
RECONCILIATION	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
	Site Area: <u>2.22 ac</u>	Site View: <u>local</u> Topography: <u></u> Drainage: <u></u>
	Zoning Classification: <u>commercial</u>	Description: <u>General Business District</u>
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u></u>	
	Actual Use as of Effective Date: <u>vacant</u>	Use as appraised in this report: <u>condominium</u>
	Opinion of Highest & Best Use: <u>Residential condominium</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone	FEMA Map # <u></u> FEMA Map Date <u></u>
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$512.07</u>	
	Indicated Value by: Sales Comparison Approach \$ <u>20,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>All of the comparable sales are weighted equally, the listing is weighted the least.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>20,000</u> , as of: <u>May 31, 2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.		
ATTACHMENTS	A true and complete copy of this report contains <u>10</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications
	<input type="checkbox"/> Map Addenda	<input type="checkbox"/> Narrative Addendum
	<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions
SIGNATURES	Client Contact: <u>Annie Reeves</u> Client Name: <u>City of Whittier</u>	
	E-Mail: <u></u>	Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>
	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: <u>Michael C. Renfro</u>	Supervisory or Co-Appraiser Name: <u></u>
	Company: <u>Appraisal Company of Alaska</u>	Company: <u></u>
	Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u>	Phone: <u></u> Fax: <u></u>
	E-Mail: <u>mrenfro@apcoak.com</u>	E-Mail: <u></u>
	Date of Report (Signature): <u>06/11/2019</u>	Date of Report (Signature): <u></u>
	License or Certification #: <u>114</u> State: <u>AK</u>	License or Certification #: <u></u> State: <u></u>
	Designation: <u></u>	Designation: <u></u>
	Expiration Date of License or Certification: <u>06/30/2021</u>	Expiration Date of License or Certification: <u></u>
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
	Date of Inspection: <u>May 31, 2019</u>	Date of Inspection: <u></u>



**Subject Photo Page**

Borrower					
Property Address	100 Kenai Street Unit 104				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai Street Unit 104  
Sales Price  
Gross Living Area 414  
Total Rooms 2  
Total Bedrooms 0  
Total Bathrooms 1.0  
Location Begich Tower  
View local  
Site 2.22 ac  
Quality average  
Age 70

**Subject Rear****Subject Street**



## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai Street Unit 109  
Whittier, AK 99693  
Unit 109 Begich Towers

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF

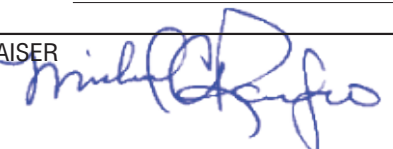
May 31, 2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Data Source(s): <u>Recorders office, City records</u>		
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject</u>	
	Date:	in the last three years.	
	Price:		
MARKET / SITE / IMPROVEMENTS	Source(s):		
	2nd Prior Subject Sale/Transfer		
	Date:		
	Price:		
	Source(s):		
RECONCILIATION	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>		
	Site Area: <u>2.22 ac</u>	Site View: <u>local</u> Topography: <u></u> Drainage: <u></u>	
	Zoning Classification: <u>commercial</u>	Description: <u>General Business District</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u></u>		
	Actual Use as of Effective Date: <u>vacant</u>	Use as appraised in this report: <u>condominium</u>	
	Opinion of Highest & Best Use: <u>Residential condominium</u>		
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone	FEMA Map # <u>not mapped</u> FEMA Map Date <u></u>	
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>		
	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$205.41</u>		
	Indicated Value by: Sales Comparison Approach \$ <u>29,000</u>		
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>		
	Final Reconciliation <u>All of the comparable sales are weighted equally, the listing is weighted the least.</u>		
	ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
		<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>29,000</u> , as of: <u>May 31, 2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
A true and complete copy of this report contains <u>10</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
Attached Exhibits:			
<input checked="" type="checkbox"/> Scope of Work		<input checked="" type="checkbox"/> Limiting Cond./Certifications	
<input type="checkbox"/> Map Addenda		<input type="checkbox"/> Narrative Addendum	
<input type="checkbox"/> Hypothetical Conditions		<input type="checkbox"/> Cost Addendum	
<input checked="" type="checkbox"/> Photograph Addenda		<input type="checkbox"/> Sketch Addendum	
<input type="checkbox"/> Flood Addendum		<input type="checkbox"/> Manuf. House Addendum	
SIGNATURES	Client Contact: <u>Annie Reeves</u> Client Name: <u>City of Whittier</u>		
	E-Mail: <u></u> Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>		
	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
			
	Appraiser Name: <u>Michael C. Renfro</u>	Supervisory or Co-Appraiser Name: <u></u>	
	Company: <u>Appraisal Company of Alaska</u>	Company: <u></u>	
	Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u>	Phone: <u></u> Fax: <u></u>	
	E-Mail: <u>mrenfro@apcoak.com</u>	E-Mail: <u></u>	
	Date of Report (Signature): <u>06/11/2019</u>	Date of Report (Signature): <u></u>	
	License or Certification #: <u>114</u> State: <u>AK</u>	License or Certification #: <u></u> State: <u></u>	
	Designation: <u></u>	Designation: <u></u>	
	Expiration Date of License or Certification: <u>06/30/2021</u>	Expiration Date of License or Certification: <u></u>	
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: <u>May 31, 2019</u>	Date of Inspection: <u></u>	

**Subject Photo Page**

Borrower					
Property Address	100 Kenai Street Unit 109				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai St Unit 109  
 Sales Price  
 Gross Living Area 513  
 Total Rooms 2  
 Total Bedrooms 0  
 Total Bathrooms 1.0  
 Location Begich Tower  
 View local  
 Site 2.22 ac  
 Quality average  
 Age 70

**Subject Rear****Subject Street**

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai St Unit 110  
Unit 110 Begich Towers  
Whittier, Alaska 99693

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF

May 31, 2019


### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com



**RESTRICTED USE APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject in the last three years.</u>
	2nd Prior Subject Sale/Transfer	
MARKET	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
SITE	Site Area: <u>96,888 sq ft</u> Site View: <u>local</u> Topography: <u>level</u> Drainage: <u>appears adequate</u>	
	Zoning Classification: <u>commercial</u> Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
	Actual Use as of Effective Date: <u>condominium project</u> Use as appraised in this report: <u>condominium</u>	
IMPROVEMENTS	Opinion of Highest & Best Use: <u>condominium</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone _____ FEMA Map # <u>not mapped</u> FEMA Map Date _____	
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
RECONCILIATION	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$205.40</u>	
	<u>The unit is in average condition, with carpet floors. It is in a good location on the first floor. The bath is in average condition. There is no kitchen, this is a commercial space.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>32,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>All of the comparable sales are weighted equally, the listing is weighted the least.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>32,000</u> , as of: <u>May 31, 2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>9</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
APPRAISER	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: _____ Client Name: <u>City of Whittier</u>	
	E-Mail: _____ Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>	
SUPERVISORY APPRAISER	 Appraiser Name: <u>Michael C. Renfro</u> Company: <u>Appraisal Company of Alaska</u> Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u> E-Mail: <u>mrenfro@apcoak.com</u> Date of Report (Signature): <u>06/11/2019</u> License or Certification #: <u>114</u> State: <u>AK</u> Designation: _____ Expiration Date of License or Certification: <u>06/30/2021</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>May 31, 2019</u>	
	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

**Subject Photo Page**

Borrower					
Property Address	100 Kenai St Unit 110				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai St Unit 110  
Sales Price  
Gross Living Area 509  
Total Rooms 2  
Total Bedrooms 0  
Total Bathrooms 1  
Location Begich Tower  
View local  
Site 96,888 sq ft  
Quality average  
Age 70 years

**Subject Rear****Subject Street**

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai St  
Whittier, AK 99693  
Unit 301 Begich Towers

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF

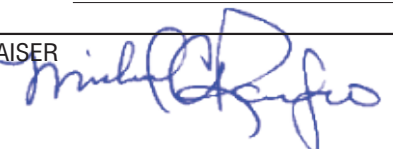
May 31, 2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>Thjere has been no sales for the subject</u>
	Date:	in the last three years.
	Price:	
MARKET / SITE / IMPROVEMENTS	Source(s):	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
	Source(s):	
RECONCILIATION	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
	Site Area: <u>96,888 sq ft</u>	Site View: <u>local, mtns</u> Topography: <u></u> Drainage: <u></u>
	Zoning Classification: <u>commercial</u>	Description: <u>General Business District</u>
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u></u>	
	Actual Use as of Effective Date: <u>vacant</u>	Use as appraised in this report: <u>condominium</u>
	Opinion of Highest & Best Use: <u>Residential condominium</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone	FEMA Map # <u>not mapped</u> FEMA Map Date <u></u>
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$512.07 Unit</u>	
	Indicated Value by: Sales Comparison Approach \$ <u>35,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>All of the comparable sales are weighted equally, the listing is weighted the least.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>35,000</u> , as of: <u>May 31, 2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.		
ATTACHMENTS	A true and complete copy of this report contains <u>9</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications
	<input type="checkbox"/> Map Addenda	<input type="checkbox"/> Narrative Addendum
	<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Photograph Addenda
SIGNATURES	Client Contact: <u></u> Client Name: <u>City of Whittier</u>	
	E-Mail: <u></u>	Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>
	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: <u>Michael C. Renfro</u>	Supervisory or Co-Appraiser Name: <u></u>
	Company: <u>Appraisal Company of Alaska</u>	Company: <u></u>
	Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u>	Phone: <u></u> Fax: <u></u>
	E-Mail: <u>mrenfro@apcoak.com</u>	E-Mail: <u></u>
	Date of Report (Signature): <u>06/11/2019</u>	Date of Report (Signature): <u></u>
	License or Certification #: <u>114</u> State: <u>AK</u>	License or Certification #: <u></u> State: <u></u>
	Designation: <u></u>	Designation: <u></u>
	Expiration Date of License or Certification: <u>06/30/2021</u>	Expiration Date of License or Certification: <u></u>
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
	Date of Inspection: <u>May 31, 2019</u>	Date of Inspection: <u></u>



**Subject Photo Page**

Borrower					
Property Address	100 Kenai St				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai St Unit 301  
 Sales Price  
 Gross Living Area 614  
 Total Rooms 3  
 Total Bedrooms 1  
 Total Bathrooms 1  
 Location Begich Tower  
 View local, mtns  
 Site 96,888 sq ft  
 Quality average  
 Age 70 years

**Subject Rear****Subject Street**

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai Street Unit 1507  
Whittier, AK 99693  
Whittier, Alaska 99693

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF


05/31/2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED USE APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject in the last three years.</u>
	2nd Prior Subject Sale/Transfer	
MARKET	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
SITE	Site Area: <u>96,888 sq ft</u> Site View: <u>local, mtns</u> Topography: <u>level</u> Drainage: <u>appears adequate</u>	
	Zoning Classification: <u>commercial</u> Zoning Compliance: <input checked="" type="checkbox"/> Legal      Description: <u>General Business District</u> <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
	Actual Use as of Effective Date: <u>condominium project</u> Use as appraised in this report: <u>condominium</u>	
IMPROVEMENTS	Opinion of Highest & Best Use: <u>condominium</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      FEMA Flood Zone      FEMA Map # <u>not mapped</u> FEMA Map Date _____	
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
RECONCILIATION	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$457.44</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>65,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>The most weight is given to comparable two. Comparables one and three are weighted slightly less.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>65,000</u> , as of: <u>05/31/2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>8</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
ATTACHMENTS	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: <u>Annie Reeves</u> Client Name: <u>City of Whittier</u>	
	E-Mail: _____      Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>	
SIGNATURES	APPRaiser	
		
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
SIGNATURES	Appraiser Name: <u>Michael C. Renfro</u>	
	Company: <u>Appraisal Company of Alaska</u>	
	Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u>	
	E-Mail: <u>mrenfro@apcoak.com</u>	
SIGNATURES	Date of Report (Signature): <u>06/11/2019</u>	
	License or Certification #: <u>114</u> State: <u>AK</u>	
	Designation: _____	
	Expiration Date of License or Certification: <u>06/30/2021</u>	
SIGNATURES	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: <u>05/31/2019</u>	
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
SIGNATURES	Phone: _____      Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): _____	
	License or Certification #: _____      State: _____	
SIGNATURES	Designation: _____	
	Expiration Date of License or Certification: _____	
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: _____	



**Subject Photos**

Borrower					
Property Address	100 Kenai Street Unit 1507				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai Street Unit 1507  
Sales Price  
Gross Living Area 765  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 1  
Location Begich Tower  
View local, mtns  
Site 96,888 sq ft  
Quality average  
Age 70 years

**Subject Rear****Subject Street**

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai St Unit 1509  
Whittier, AK 99693  
Whittier, Alaska 99693

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF


05/31/2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED USE APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject in the last three years.</u>
	2nd Prior Subject Sale/Transfer	
MARKET	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
SITE	Site Area: <u>96,888 sq ft</u> Site View: <u>local, mtns</u> Topography: <u>level</u> Drainage: <u>appears adequate</u>	
	Zoning Classification: <u>commercial</u> Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>condominium project</u> Use as appraised in this report: <u>condominium</u>	
	Actual Use as of Effective Date: <u>condominium</u> Opinion of Highest & Best Use: <u>condominium</u> FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>not mapped</u> FEMA Map # <u>not mapped</u> FEMA Map Date <u>not mapped</u>	
IMPROVEMENTS	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
RECONCILIATION	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$457.44</u>	
	<u>This unit is in average condition with laminate floors and carpet. The kitchen has been upgraded with new cabinets. The exterior windows have been upgraded.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>65,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>The most weight is given to comparable two. Comparables one and three are weighted slightly less.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>65,000</u> , as of: <u>05/31/2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>8</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
APPRAISER	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
	Client Contact: _____ Client Name: <u>City of Whittier</u>	
	E-Mail: _____ Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>	
SUPERVISORY APPRAISER	 Appraiser Name: <u>Michael C. Renfro</u> Company: <u>Appraisal Company of Alaska</u> Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u> E-Mail: <u>mrenfro@apcoak.com</u> Date of Report (Signature): <u>06/11/2019</u> License or Certification #: <u>114</u> State: <u>AK</u> Designation: _____ Expiration Date of License or Certification: <u>06/30/2021</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>05/31/2019</u>	
	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	



**Subject Photo Page**

Borrower					
Property Address	100 Kenai St Unit 1509				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai St Unit 1509  
 Sales Price  
 Gross Living Area 765  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 1  
 Location Begich Tower  
 View local, mtns  
 Site 96,888 sq ft  
 Quality average  
 Age 70 years

**Subject Rear****Subject Street**



## APPRAISAL OF REAL PROPERTY



### LOCATED AT

100 Kenai Street Unit 1511  
Whittier, AK 99693  
Whittier, Alaska 99693

### FOR

City of Whittier  
P.O. Box 725  
Whittier, Alaska 99693

### AS OF


5/31/2019

### BY

Michael C. Renfro  
Appraisal Company of Alaska  
341 W. Tudor Rd Ste 202  
Anchorage, Alaska 99503  
907-562-2424  
mrenfro@apcoak.com

**RESTRICTED USE APPRAISAL REPORT**

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>Recorders office, City records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There has been no sales for the subject in the last three years.</u>
	Date: Price: Source(s):	
MARKET	Subject Market Area and Marketability: <u>The marketing area is considered to be the City of Whittier. The City is considered to be the gateway to Prince William Sound which is popular with the south central marketing area including Anchorage. There is limited commercial and residential space in Whittier, as such the Begich Towers Condominium and Whittier Manor provide the majority of housing and commercial opportunities. I would consider marketability to be good. Limited supply average demand.</u>	
SITE	Site Area: <u>96,888 sq ft</u> Site View: <u>local, mtns</u> Topography: <u>level</u> Drainage: <u>appears adequate</u>	
	Zoning Classification: <u>commercial</u> Zoning Compliance: <input checked="" type="checkbox"/> Legal      Description: <u>General Business District</u> <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
	Actual Use as of Effective Date: <u>condominium project</u> Use as appraised in this report: <u>condominium</u>	
IMPROVEMENTS	Opinion of Highest & Best Use: <u>condominium</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      FEMA Flood Zone      FEMA Map # <u>not mapped</u> FEMA Map Date _____	
	Site Comments: <u>The subject site is a level site at the south end of the City of Whittier Subdivision bordered by Glacier Street, Portage Street to the rear, Eastern Avenue and Kenai Street to the front or north side. Surrounding the subdivision is Chugach National Park.</u>	
RECONCILIATION	Improvements Comments: <u>the improvement are an individual condominium unit in the Begich towers condominium project. The building was constructed in late 1940's for military housing. Construction is solid concrete with concrete interior walls and floors. Roof is built up, heating is provided by a central hot water heating system. All utilities are included in the monthly dues. Dues are \$392.00</u>	
	<u>This is a one bedroom end unit on the top floor. The unit is in clean average condition. Kitchen cabinets are original metal, floors are will to wall carpet. The kitchen floor is vinyl. The windows have been upgraded.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>60,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>The most weight is given to comparables two and three, they have the least gross adjustments. Comparable one is weight slightly less.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>As inspected</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>60,000</u> , as of: <u>5/31/2019</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>8</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
APPRAISER	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Condi./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: <u>Annie Reeves</u> Client Name: <u>City of Whittier</u>	
	E-Mail: _____      Address: <u>P. O. Box 725 Whittier, Alaska 99693</u>	
SUPERVISORY APPRAISER	 Appraiser Name: <u>Michael C. Renfro</u> Company: <u>Appraisal Company of Alaska</u> Phone: <u>907-562-2424</u> Fax: <u>907-563-1368</u> E-Mail: <u>mrenfro@apcoak.com</u> Date of Report (Signature): <u>06/11/2019</u> License or Certification #: <u>114</u> State: <u>AK</u> Designation: _____ Expiration Date of License or Certification: <u>06/30/2021</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>5/31/2019</u>	
	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

**Subject Photo Page**

Borrower					
Property Address	100 Kenai Street Unit 1511				
City	Whittier	County	unorganized Borough	State	AK Zip Code 99693
Lender/Client	City of Whittier				

**Subject Front**

100 Kenai Street Unit 1511  
 Sales Price  
 Gross Living Area 614  
 Total Rooms 3  
 Total Bedrooms 1  
 Total Bathrooms 1  
 Location Begich Tower  
 View local, mtns  
 Site 96,888 sq ft  
 Quality average  
 Age 70 years

**Subject Rear****Subject Street**

**CITY OF WHITTIER, ALASKA  
RESOLUTION #07-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WHITTIER, ALASKA, RETROACTIVELY AMENDING THE 2019  
BUDGET TO RECORD EXPENDITURES OF \$84,637.56 PAID BY THE  
STATE OF ALASKA ON BEHALF OF THE CITY TOWARD THE  
CITY'S PUBLIC EMPLOYEES RETIREMENT SYSTEM LIABILITY  
FOR THE PERIOD JANUARY THROUGH DECEMBER, 2019, AND  
APPROPRIATING FUNDS**

**WHEREAS**, in accordance with the 2018 Alaska State Legislature's passage of House Bill 286, the State of Alaska Department of Administration, Division of Retirement & Benefits ("DRB") contributed \$35,964.97 on behalf of the City of Whittier from January through June, 2019. The Alaska Retirement Management Board set the actuarially required rate at 27.58% for the State's fiscal year 2019. The State's contribution was 5.58%, reflecting the difference between the legislative on-behalf rate of 27.58% and the 22% employer "capped" rate with the contribution representing \$35,946.97 toward pension costs and \$0 toward healthcare costs, on behalf of the City; and

**WHEREAS**, in accordance with the 2020 Alaska State Legislature's passage of House Bill 39, the DRB contributed \$48,672.59 on behalf of the City of Whittier from July through December, 2019. The Alaska Retirement Management Board set the actuarially required rate at 28.62% for the State's fiscal year 2020. The State's contribution was 6.62%, reflecting the difference between the legislative on-behalf rate of 28.62% and the 22% employer "capped" rate with the contribution representing \$48,672.59 toward pension costs and \$0 toward healthcare costs, on behalf of the City; and

**WHEREAS**, in accordance with generally accepted accounting principles, the City must record payments made on its behalf, and must therefore amend the 2019 Budget to account for both the expenditures paid on behalf of the City, and the corresponding revenues paid by the State of Alaska on the City's behalf; and

**WHEREAS**, failure to amend the budget to reflect the State's payments on-behalf of the City, will result in an imbalance between the actual and budgeted revenues and expenditures, giving the appearance of revenues and expenditures exceeding the annual budget as approved by the Whittier City Council.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1.** The 2019 Operating Budget shall be retroactively amended to appropriate State PERS On-Behalf Grant Revenues on a pro-rata basis with the total amount of \$84,637.56 allocated as follows: 1) \$63,587.87 to General Fund State PERS On-Behalf grant revenue account 01-360-4020 allocated as follows: a) \$11,886.41 to Admin Retirement Account 01-400-6070; b) \$33,430.35 to Police Retirement Account 01-510-6070; c) \$8,379.97 to EMS Retirement Account 01-530-6070; and d) \$9,891.14 to Public Works Retirement Account 01-600-6070; and 2) \$17,068.06 to Harbor Enterprise Fund State PERS On-Behalf grant revenue account 51-360-4020 allocated to the Harbor Retirement Expense Account 51-800-6070; and 3) \$3,981.63 to Water/Wastewater Fund State PERS On-Behalf grant revenue account 50-360-4020 allocated to the Water/Wastewater Retirement Expense Account 50-800-6070.

**Section 2.** This resolution shall be retroactive to December 31, 2019.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this 18th day of February, 2020.

**ATTEST:**

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Naelene Matsumiya  
City Clerk

---

Dave Dickason  
Mayor

Ayes:  
Nays:  
Absent:  
Abstain:





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Administration  
DIVISION OF RETIREMENT AND BENEFITS

6th Floor State Office Building  
333 Wiloughby Avenue  
P.O. Box 110203  
Juneau, AK 99811-0203  
Phone: (907) 465-4460  
Toll free: (800) 821-2251  
FAX: (907) 465-3086  
[Alaska.gov/drb](http://Alaska.gov/drb)

July 24, 2019

DYANNA V PRATT, FINANCE DIRECTOR  
CITY OF WHITTIER  
PO BOX 608  
WHITTIER AK 99693

Sent via email to: [DPRATT@WHITTIERALASKA.GOV](mailto:DPRATT@WHITTIERALASKA.GOV)

RE: FY2019 Employer On-Behalf Funding - PERS ER 202

During the 2018 legislative session, House Bill HB286 (HB286) passed providing on-behalf funding for PERS employer contributions for Fiscal Year 2019 (FY2018). HB286, Section 25 reads as follows:

*(b) The sum of \$135,219,000 is appropriated from the general fund to the Department of Administration for deposit in the defined benefit plan account in the public employees' retirement system as an additional state Contribution under AS 39.35.280 for the fiscal year ending June 30, 2019.*

HB286 at <http://www.akleg.gov/PDF/30/Bills/HB0286Z.PDF> (Section 2 and 25).

The Alaska Retirement Management Board approved the actuarially determined rate of 27.58% for FY2019, with HB286 providing an on-behalf rate of 5.58% for each FY2019 employer payroll. On-behalf funding is applied with the processing of each employer payroll with payroll end dates between July 1, 2018 and June 30, 2019 and fully received by the Division by July 15, 2019. A fully received and processable payroll must include payment, an employer summary, and any other required documentation (WIRE and ACH payments must have a corresponding Memo). All such payrolls have been processed, thus we have trued-up your account and made an adjusting entry.

Included is a report detailing the Employer On-Behalf Funding allocated for fiscal year 2019 payrolls. This is your **final** adjusted statement for FY2019. Please work with your accountant or auditor to determine where to show this funding on your financial statements. Feel free to contact me via telephone at (907)465-2279 or email at [tamara.criddle@alaska.gov](mailto:tamara.criddle@alaska.gov) if you have any questions or need additional information regarding HB286.

Sincerely,

Tamara Criddle, Accountant

**State of Alaska, Division of Retirement & Benefits**  
**FY2019 - HB286 Employer On-Behalf Detail as of 7/24/2019**  
**CITY OF WHITTIER - ER 202**

Payroll Ending Date	On-Behalf		Total
	Pension	Other Post-employment Healthcare	
07/01/2018	2,261.47	0.00	2,261.47
07/15/2018	2,689.51	0.00	2,689.51
07/29/2018	2,429.90	0.00	2,429.90
08/12/2018	2,440.07	0.00	2,440.07
08/26/2018	4,054.65	0.00	4,054.65
09/09/2018	2,388.05	0.00	2,388.05
09/23/2018	2,238.40	0.00	2,238.40
10/07/2018	2,108.09	0.00	2,108.09
10/21/2018	2,398.52	0.00	2,398.52
11/04/2018	2,374.71	0.00	2,374.71
11/18/2018	2,386.91	0.00	2,386.91
12/02/2018	2,779.27	0.00	2,779.27
12/16/2018	2,799.65	0.00	2,799.65
12/30/2018	2,640.32	0.00	2,640.32
01/13/2019	2,751.56	0.00	2,751.56
01/27/2019	2,820.22	0.00	2,820.22
02/10/2019	2,859.95	0.00	2,859.95
02/24/2019	2,889.04	0.00	2,889.04
03/10/2019	2,723.58	0.00	2,723.58
03/24/2019	2,749.63	0.00	2,749.63
04/07/2019	2,796.10	0.00	2,796.10
04/21/2019	3,036.13	0.00	3,036.13
05/05/2019	2,963.70	0.00	2,963.70
05/19/2019	2,825.02	0.00	2,825.02
06/02/2019	3,022.26	0.00	3,022.26
06/30/2019	Year-End Adjustment	4,527.78	4,527.78
<b>TOTALS FOR CITY OF WHITTIER</b>			
	<b>\$71,932.49</b>	<b>\$0.00</b>	<b>\$71,932.49</b>

**DISCLAIMER:** The information contained in this letter is based on the specific facts and circumstances presented and cannot be applied to other facts and circumstances. This letter may contain a summary description of benefits, costs, rates, valuations, other calculations, policies or procedures for one or more pension or benefit plans administered by the Division of Retirement and Benefits, including but not limited to, the Public Employees' Retirement System, the Teachers' Retirement System, the Judicial Retirement System, the Supplemental Annuity Plan, the Deferred Compensation Plan, the AlaskaCare Employee Health Plan, or the AlaskaCare Retiree Benefit Plan. The Division of Retirement and Benefits has made every effort to ensure, but does not guarantee, that the information provided is accurate and up-to-date. Where this letter conflicts with the relevant Plan Document, the Plan Document controls.





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Administration  
DIVISION OF RETIREMENT AND BENEFITS

200 Trade Center Office Building  
601 Westoughby Avenue  
P.O. Box 10001  
Anchorage, AK 99511-0001  
Phone: (907) 465-4846  
Toll Free: (800) 421-3277  
AKA: (907) 465-4846  
RUMBLE@ALASKA.GOV

February 03, 2020

DYANNA V PRATT, FINANCE DIRECTOR  
CITY OF WHITTIER  
PO BOX 608  
WHITTIER AK 99693

Sent via email to: [DPRATT@WHITTIERALASKA.GOV](mailto:DPRATT@WHITTIERALASKA.GOV)

RE: FY2020 Employer On-Behalf Funding - PERS ER 202

During the 2019 legislative session, House Bill HB39 (HB39) passed providing on-behalf funding for PERS employer contributions for Fiscal Year 2020 (FY2020). HB39, Section 35 reads as follows:

*(b) The sum of \$159,055,000 is appropriated from the general fund to the Department of Administration for deposit in the defined benefit plan account in the public employees' retirement system as an additional state Contribution under AS 39.35.280 for the fiscal year ending June 30, 2020.*

HB39 at <http://www.akleg.gov/PDF/31/Bills/HB0039Z.PDF> (Section 35, page 83).

The Alaska Retirement Management Board approved the actuarially determined rate of 28.62% for FY2020, with HB39 providing an on-behalf rate of 6.62% for each FY2020 employer payroll. On-behalf funding is applied with the processing of each employer payroll with payroll end dates between July 1, 2019 and June 30, 2020 and fully received by the Division by July 15, 2020. A fully received and processable payroll must include payment, an employer summary, and any other required documentation (WIRE and ACH payments must have a corresponding Memo). Once all such payrolls have been processed we will true-up your account and make an adjusting entry, then send a final statement via email in early August 2020.

Included is a report detailing the Employer On-Behalf Funding allocated for fiscal year 2020 payrolls. Please work with your accountant or auditor to determine where to show this funding on your financial statements. Feel free to contact me via telephone at (907) 465-2279 or email at [tamara.criddle@alaska.gov](mailto:tamara.criddle@alaska.gov) if you have questions or need additional information regarding HB39.

Sincerely,

Tamara Criddle, Accountant III

**State of Alaska, Division of Retirement and Benefits**  
**FY2020 - HB39 Employer On-Behalf Detail as of 1/31/2020**  
**CITY OF WHITTIER - ER 202**

Payroll Ending Date	On-Behalf		Total
	Pension	Other Post-employment Healthcare	
07/14/2019 B	5,275.46	0.00	5,275.46
07/28/2019 B	3,556.24	0.00	3,556.24
08/11/2019 B	3,559.43	0.00	3,559.43
08/25/2019 B	3,583.89	0.00	3,583.89
09/08/2019 B	3,907.71	0.00	3,907.71
09/22/2019 B	4,108.84	0.00	4,108.84
10/06/2019 B	4,941.54	0.00	4,941.54
10/20/2019 B	3,708.00	0.00	3,708.00
11/03/2019 B	3,219.72	0.00	3,219.72
11/17/2019 B	3,588.39	0.00	3,588.39
12/01/2019 B	3,686.03	0.00	3,686.03
12/15/2019 B	3,333.37	0.00	3,333.37
12/29/2019 B	2,203.97	0.00	2,203.97
<b>TOTALS FOR CITY OF WHITTIER</b>	<b>\$48,672.59</b>	<b>\$0.00</b>	<b>\$48,672.59</b>

**DISCLAIMER:** The information contained in this letter is based on the specific facts and circumstances presented and cannot be applied to other facts and circumstances. This letter may contain a summary description of benefits, costs, rates, valuations, other calculations, policies or procedures for one or more pension or benefit plans administered by the Division of Retirement and Benefits, including but not limited to, the Public Employees' Retirement System, the Teachers' Retirement System, the Judicial Retirement System, the Supplemental Annuity Plan, the Deferred Compensation Plan, the AlaskaCare Employee Health Plan, or the AlaskaCare Retirement Benefit Plan. The Division of Retirement and Benefits has made every effort to ensure, but does not guarantee, that the information provided is accurate and up to date. Where this letter conflicts with the relevant Plan Document, the Plan Document controls.

**CITY OF WHITTIER, ALASKA  
RESOLUTION #08-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA  
CONSENTING TO THE ASSIGNMENT OF THE LEASE AGREEMENT FOR LOT 7B,  
WITHIN THE WHITTIER HARBORVIEW BUSINESS AREA FROM JAMES AND  
MARY NORRIS D/B/A MJ'S BREAD AND BUTTER CHARTERS TO WHITTIER  
LODGING, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
CONSENT DOCUMENTS**

**WHEREAS**, the City of Whittier, Alaska ("City"), as landlord, and James and Mary Norris, d/b/a MJ's Bread and Butter Charters, as tenant, are parties to the Lease Agreement, Whittier Harborview Business Area, July 20, 2009, for Lot 7B of the Whittier Harborview Business Area ("Lease Agreement"); and

**WHEREAS**, James and Mary Norris, d/b/a MJ's Bread and Butter Charters, desire to assign all their rights, titles, and interests in the Lease Agreement to Whittier Lodging, LLC.; and

**WHEREAS**, Whittier Lodging, LLC, has expressed their intent to be bound by the terms of the Lease Agreement, the terms of which are consistent with Whittier Municipal Code; and

**WHEREAS**, Whittier Municipal Code 3.36.340 requires that all leases must provide that a lessee may assign its lease only upon the City's written approval; and

**WHEREAS**, it is in the City's best interest to consent to the assignment of the Lease Agreement from James and Mary Norris, d/b/a MJ's Bread and Butter Charters, to Whittier Lodging, LLC.

**NOW, THEREFORE, THE WHITTIER CITY COUNCIL RESOLVES:**

Section 1. The City hereby consents to the assignment of the Lease Agreement from James and Mary Norris, d/b/a MJ's Bread and Butter Charters, to Whittier Lodging, LLC. The City Manager is authorized and directed to execute all documents necessary to effect this consent.

Section 2. This resolution shall take effect immediately upon adoption.

**PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council on this \_\_\_\_ day of February, 2020.

\_\_\_\_\_  
Dave Dickason  
Mayor

ATTEST:

---

Naelene Matsumiya  
City Clerk

Introduced by: City Administration

Ayes:  
Nays:  
Absent:  
Abstain: