

## Appendix A

### APPRAISAL REPORT OF THE STRATTON LIBRARY BUILDING AT 831 LINCOLN STREET SITKA, ALASKA



**PREPARED FOR:** Clint Jefferson Farr, MS  
Operations Manager  
Alaska Division of Libraries, Archives and Museums  
395 Whittier Street  
Juneau, AK 99801

**PREPARED BY:** Joshua C. Horan  
Horan & Company, LLC  
403 Lincoln Street, Suite 210  
Sitka, AK 99835

**EFFECTIVE DATE:** November 15, 2023

**REPORT DATE:** November 24, 2023

**OUR FILE No.:** 23-078

**AK PO No.:** PO 05 240003739

# HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN MAI / WILLIAM G. FERGUSON,  
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November 24, 2023

Clint Jefferson Farr, MS

Operations Manager

Alaska Division of Libraries, Archives and Museums

395 Whittier Street

Juneau, AK 99801

Sent via email: clint.farr@alaska.gov

Re: Appraisal Report, of Stratton Library Building in Sitka, Alaska. Our file 23-078

Dear Mr. Farr:

At your request, we have completed a market value appraisal of the Stratton Library Building in Sitka, Alaska. The purpose of the appraisal report is to determine the market value of the subject. The intended use of the appraisal is to assist you, the client and intended user, in decision making and planning regarding the subject. The appraisal conforms to the Uniform Standards of Professional Appraisal Practice. No other special appraisal requirements have been met.

The report is made subject to the following Extraordinary Assumptions:

**Extraordinary Assumption#1:** It is an Extraordinary Assumption of this report that the actual location of the penstock easement does not interfere with the subject's highest and best use.

**Extraordinary Assumption#2:** It is an Extraordinary Assumption of this appraisal that the access easement benefitting Lot 4 of the Sheldon Jackson Campus Subdivision is terminated.

*The use of hypothetical conditions and extraordinary assumptions may affect the assignment results.*

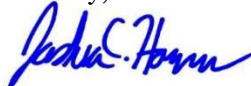
Based on these assumptions, I estimate the market value for the subject property as of the effective date, November 15, 2023 as follows:

**\$1,650,000**

Your attention is invited to the attached report, which sets forth the general assumptions and limiting conditions upon which this report is made, the certification of appraiser, and a summary of the most pertinent data and analysis considered in arriving at the final opinion of value.

Thank you for this opportunity to be of service to you. If you have any questions or comments, please feel free to contact us.

Sincerely,



Joshua C. Horan - HORAN & COMPANY, LLC

General Real Estate Appraiser #123317

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## CERTIFICATION OF APPRAISAL

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I performed an appraisal of the subject in 2019. I have not performed any services regarding the subject property, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this assignment.



Joshua C. Horan  
General Real Estate Appraiser #123317  
Effective date: November 15, 2023  
Report date: November 24, 2023

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## **1 INTRODUCTION**

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### **1.1 IDENTIFICATION OF SUBJECT PROPERTY**

#### **Location**

The subject property is physically located at 831 Lincoln Street, Sitka, AK.

It is on the upland side of Lincoln Street on the former Sheldon Jackson College campus in downtown Sitka, Alaska.

#### **Legal Description**

The subject property consists of one fee simple parcel legally described as follows:

- Lot 3, of the Sheldon Jackson Campus Subdivision, Plat 2009-8, Sitka Recording District, First Judicial District, State of Alaska.

### **1.2 THREE YEAR SALE HISTORY**

The subject has been owned by the State of Alaska since 2010. No sales or transfers have occurred in the past three years. The subject is not listed for sale. There are no pending purchase contracts or offers on the subject, according to my client.

### **1.3 INTENDED USE AND USER OF APPRAISAL – PROPERTY RIGHTS APPRAISED**

The purpose of this appraisal is to estimate the market value of the Stratton Library Building property in fee simple interest. The intended use is to aid the intended user in planning and decision making regarding the subject. The client and intended user is Clint Jefferson Farr, Operations Manager of the Alaska Division of Libraries, Archives and Museums. The appraisal conforms to the Uniform Standards of Professional Appraisal Practice and Appraisal Institute standards. This appraisal is not subject to any other special requirements. This appraisal report may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser.



#### **1.4 SCOPE OF APPRAISAL**

No title report has been made available to the appraiser, and we presume the documents presented, copies of which are located in the addenda, adequately describe the estate appraised herein. Please see the Assumptions and Limiting Conditions in the following section.

My knowledge as to the character of the property is informed by a brief walkthrough inspection made November 15, 2023 with Sue Conrad of the Sheldon Jackson Museum. It is also based on a prior appraisal of the subject in 2019 for the same client. They also provided me with the Stratton Building Condition Assessment and Phase 1&2 project drawings, all produced by Northwind Architects, the topographic survey by R&M Engineering, and the 2008 appraisal of the subject by Kim Wold. I also consulted the State Recorder's website for a copy of the subject plat and the City of Sitka GIS.

This appraisal report relies primarily on the Cost Approach, with the Sales Comparison Approach used in support. The Income Approach is inapplicable and is not developed as a result. In performing the Cost Approach, I estimated the subject's site value based on comparable land sales in and near the subject's neighborhood. This value was then added to the depreciated value of the improvements to yield an indicated value by the Cost Approach.

The Sales Comparison Approach utilizes the analysis of other comparable sales and compares them on an appropriate unit basis to the subject, in this case value per square foot of Gross Building Area (GBA). We identified comparable information through interviews with knowledgeable participants in the real estate market such as existing land owners in the area, appraisers, lenders, brokers, State Recorder's Office, and others who are familiar with the real estate market in Southeast Alaska. We also searched the Statewide Multiple Listing Service and the Southeast Multiple Listing Service. We also utilized our in-house database. There are no directly comparable sales or rental leases of this special purpose facility. Therefore, the direct Sales Comparison Approach is used primarily as a check against the depreciated Cost Approach, and is ultimately given less weight.

#### **1.5 ASSUMPTIONS AND LIMITING CONDITIONS**

##### **Extraordinary Assumptions**

**EA-1)** It is an Extraordinary Assumption of this report that the actual location of the penstock easement does not interfere with the subject's highest and best use.

**EA-2)** It is an Extraordinary Assumption of this appraisal that the access easement benefitting Lot 4 of the Sheldon Jackson Campus Subdivision is terminated.

*The use of hypothetical conditions and extraordinary assumptions may affect the assignment results.*

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

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property. No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
4. The property described herein has been examined exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only, and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
5. This appraisal report may note any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such

conditions and make no guarantees or warranties, express or implied. We will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. We obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that we believe to be true and correct. It is assumed that no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.

6. The Client is the party or parties who engage an appraiser in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
7. A true and complete copy of this report includes the addenda and exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.
8. If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without signification deviation.
9. Any distribution of the valuation in the report between land, improvements, and personal property applies only under the existing program of utilization. The separate valuations for land, building, and chattel must not be used in conjunction with any other appraisal and is invalid if so used.
10. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

## **1.6 INSPECTION AND EFFECTIVE DATE**

I inspected November 15, 2023. This is the effective date of the appraisal.

## **1.7 TERMINOLOGY**

## **Market Value**

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

*The Dictionary of Real Estate Appraisal, 6th Edition, 2015, Appraisal Institute, page 141.*

## **Fee Simple Interest**

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

*The Dictionary of Real Estate Appraisal, 6th Edition, 2015, Appraisal Institute, Page 90.*

## **Extraordinary Assumption**

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

*The Dictionary of Real Estate Appraisal, 6th Edition, 2015, Appraisal Institute, Page 83-84.*

## **Hypothetical Condition**

1. A condition that is presumed to be true when it is known to be false.
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

*The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Page 113*

A hypothetical condition, directly related to a specific assignment, as of the effective date of the assignment results, which, if changed, could alter the appraiser's opinions or conclusions.

## **1.8 EXPOSURE TIME**

Exposure time is defined as follows: The time a property remains on the market. The estimated length of time the property interest being appraised would have been offered

on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is an opinion of time preceding the effective date of the appraisal. This differs from Marketing Time which is immediately following an appraisal, at the appraised price.

**I estimate the exposure time at one to two years.**

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## 2 MARKET ANALYSIS

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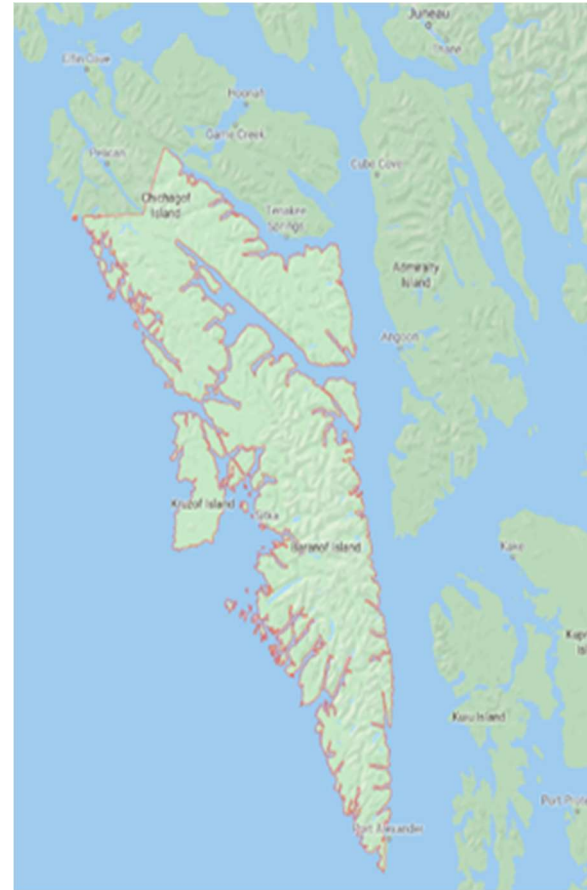
### 2.1 SITKA AREA ANALYSIS

The City and Borough of Sitka encompass Baranof Island, except Port Alexander near the southern tip, and includes southern portions of Chichagof Island directly to the north. While the City and Borough of Sitka has a huge land mass of 2,900 square miles, the relatively small population base is confined to the 16 miles of road along the coastal shelf of Sitka Sound.

Historically, the Sitka area was inhabited by the Tlingit Indians, who lived off the area's abundant resources. These resources attracted the Russian-American Fur Company, which established a continuing presence from 1804 until 1867 when Russia sold its interest to the United States. The Tlingit presence has remained strong throughout the history of this insular community, the economic vitality of which has been tied to regional and global events that have taken advantage of its geographic location. It was significantly impacted by the gold rush of the late 1800s when in 1906 the capital was relocated to Juneau. World War II saw a surge in its importance, population, and economic impact with the presence of the U.S. Army. Government influence has remained an important aspect of the economy, taking advantage of its strategic location through the presence of the U.S. Coast Guard. Alaska Lumber and Pulp Company operated a mill in Sitka between 1960 and 1993. Sitka has emerged as a center for regional health care, education, and important segments of the U.S. Forest Service, which administers the vast Tongass National Forest.

The creation of the regional aquaculture associations in Alaska in the early 1980s, coupled with the voluntary assessments paid by commercial salmon fishermen, has led to a significant increase in the return of higher-value commercial salmon fisheries to the Sitka area. In turn, regional king salmon enhancement has encouraged the growth of a large charter fishing industry. The federal privatization of the ground fisheries off Alaska in the early 1990s, along with the advent of individual fishing quotas, have also played a part in the continuing economic growth of Sitka.

Sitka is connected to other nearby communities, and the larger regional centers of Anchorage and Seattle, by the Alaska Marine Highway ferry service, various private tug



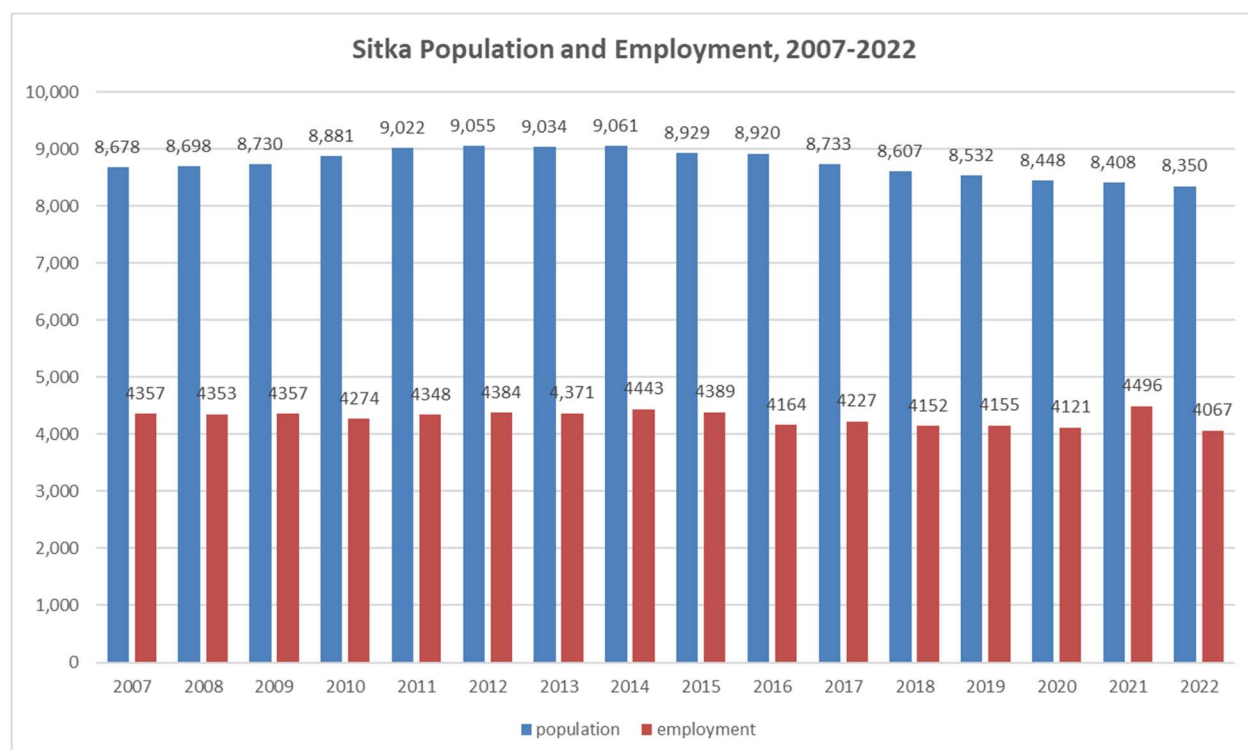
**FIGURE 2.1 – Baranof Island with Sitka area marked with red outline.**



and barge lines, and daily jet service as well as several small air charter companies.

## Economic Overview

Sitka's economy is relatively diverse for its small size and has generally proven itself remarkably resilient. Fisheries, tourism, government employment, education, and health care all contribute to this diversified economy. The opening of a private cruise ship dock on the road system has helped to increase visitor numbers into Sitka. The opening of the Sitka-based Silver Bay Seafoods fish processing plant in 2007 increased processing capacity substantially.



**FIGURE 2.2 – Sitka Population and Employment 2009-2022**, source:  
<https://live.laborstats.alaska.gov/labforce/labdataall.cfm?s=25&a=0>

Population and employment numbers have remained relatively stable in recent years, with the population hovering at just under 9,000. With the slow decline in Sitka school enrollment, it appears that the population is aging, and there may be a loss of workforce-aged residents, as well as year-round employment. The estimated population for 2022 is 8,350 people, which indicates a slight decline over the last few years.

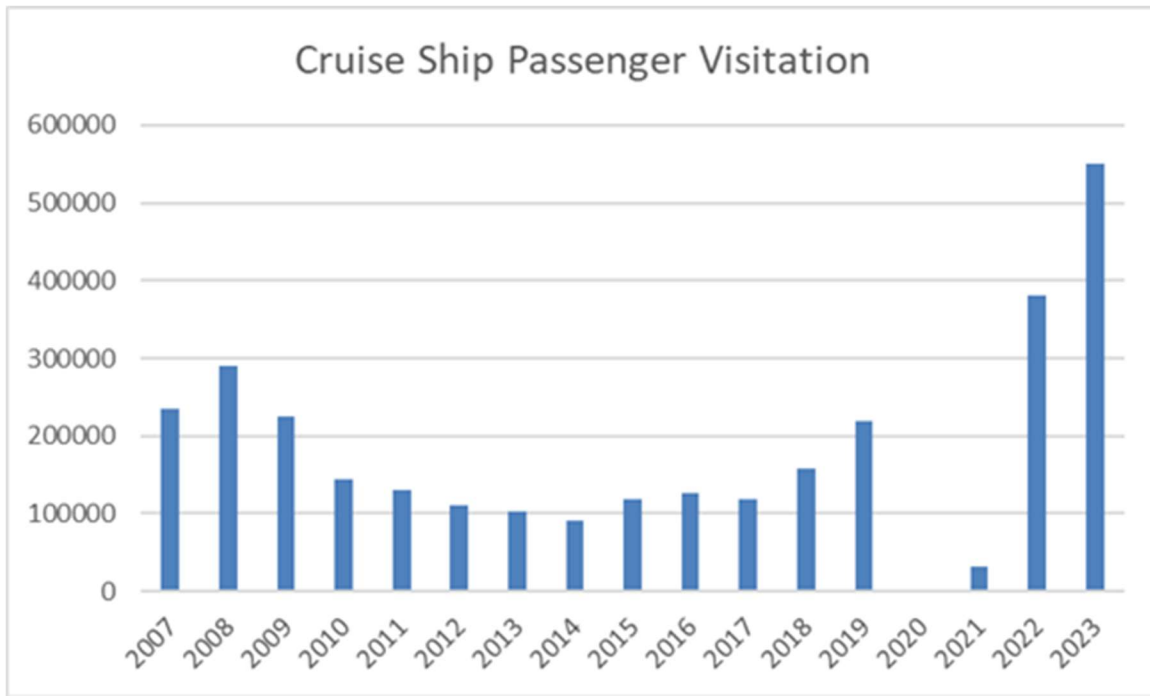
Significant changes in the economy include losses of about 100 jobs with the closure of the Sheldon Jackson College (2007/08 school year). Silver Bay Seafoods opened in 2007, employing a peak of over 200 seasonal jobs with a few dozen full-time positions. The Sitka Fine Arts Camp is a growing interest with a strong influx of people on a yearly basis. Southeast Alaska Regional Health Consortium (SEARHC) is quickly expanding and growing as a regional health hub. With about 500 employees, SEARHC became the

single largest employer in the community in 2020. They are in the process of expanding the Sitka campus to include a new medical center with 25-bed hospital, four operating rooms, a new medical office building, and more lab and radiology services to come online in 2025.

The state boarding school, Mt. Edgecumbe High School, has been increasing enrollment over time, peaking in 2018 at about 441 students. Other essential government services such as the Coast Guard, etc. are expected to remain stable or expand. A new Coast Guard Fast Response Cutter has recently been brought into Sitka which has most likely increased enlisted coast guard numbers in Sitka. The Alaska Marine Highway ferry service to Sitka from Juneau has been declining over the years. It has dropped to one weekly sailing in the summer and one monthly sailing in the winter, however, reliability and use continue to diminish.

Manufacturing in Sitka is mostly in the form of seafood processing, however, there were 85 jobs in 2019 in manufacturing (mostly boat building) not related to seafood.

The seafood industry is a key source of jobs, income, and tax revenue in Sitka. In 2021 there were approximately 373 Sitka resident commercial fishing permit holders which is slightly down from 2019 at 400 holders. They harvested 27.8 million pounds of fish with a total ex-vessel value of \$38.5 million in 2019. In 2021, 39.1 million pounds of fish were harvested, with a total ex-vessel value of \$53.5 million. Seafood processing generated \$1.2 million in raw fish tax for the City and Borough of Sitka in FY 2019, which dropped to \$855,702 in FY 2021. Sitka's fiscal year ends in the middle of the fishing season however, and reflects mostly 2020 numbers which were greatly affected by the Covid-19 pandemic. For FY 2022, raw fish tax revenue increased to over \$1.7 million.

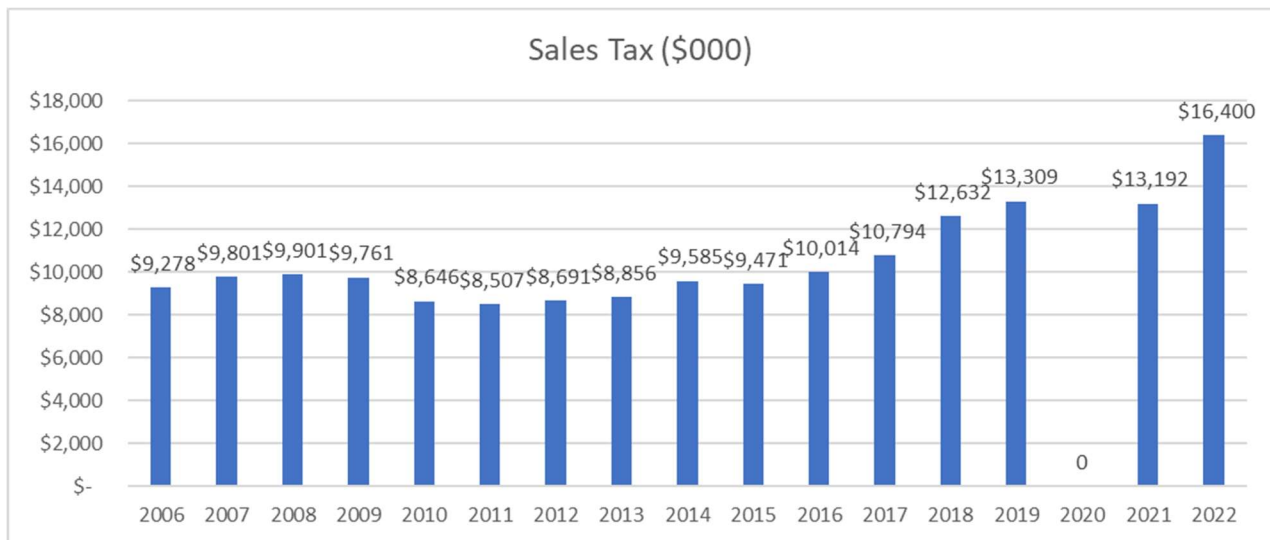


**FIGURE 2.3 – Sitka Cruise Passenger Visitation.**

Source: Cruise Line Agencies of Alaska 2007-2019, Sitka Cruise Ship Dock 2020-2023 estimates.

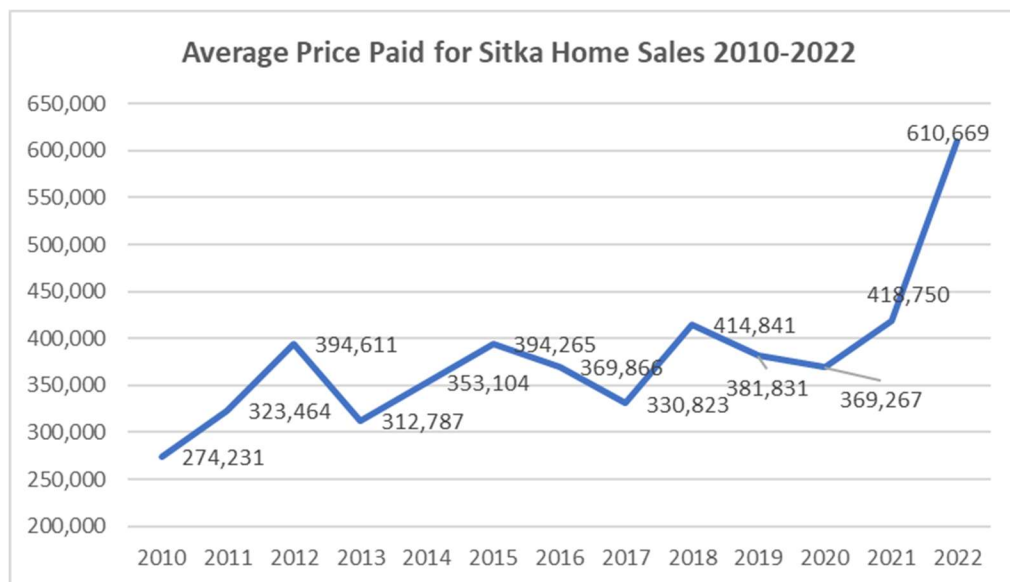
Sitka's cruise ship traffic improved to a 10-year high in 2019, when passenger volume totaled 218,600. The worldwide pandemic precipitated by the Coronavirus (COVID-19) caused the collapse of the cruise market for the 2020 season which was essentially canceled. The market began to open up in the 2021 season before exceeding pre-pandemic numbers in the 2022 season. The privately owned Sitka Sounds Cruise ship Terminal expanded in 2021 to allow docking of two very large cruise ships (VLCS). This expansion helped bring record passenger numbers to Sitka in 2022. The 2023 season is projected to bring even more passengers, with an increase of nearly 50% from the previous year. The construction of this cruise ship dock appears to have assured Sitka's share of the Alaska cruise passenger traffic for the foreseeable future.

Figure 2.4, below, shows Sitka's sales tax data for all industry sectors from 2006 to 2022. The 2020 sales are underreported as it only includes one of the four quarters. This data is provided by the city. As noted above, the sales tax data encompasses all sectors of Sitka's diverse economy, including, but not limited to tourism, fishing, and the service sector. These figures show Sitka experienced an economic downturn with a significant decrease between 2009 and 2010. The economy recovered slowly over the next few years and saw a large increase between 2013 and 2014, and has seen increases every year between 2016 and 2019. Although the 2020 data is incomplete it is certain that tax revenues fell significantly due to lack of tourism sales related to the Covid pandemic travel restrictions. The economic activity rebounded in 2021 shown by similar sales figures to 2019. In 2022, the sales tax collection (\$16,400,000) showed a significant increase as compared to 2021 (\$13,193,000), up 24% in the overall economy by this metric. There may be some anomalies in the reported data but certainly the sales grew between these years. Based on the upward trends for both cruise ship passenger totals and Sitka Sales Tax collection, there is reason for optimism in the tourism/retail related sector of Sitka's economy.



**FIGURE 2.4 - Sitka Sales Tax collection.**

According to the Sitka Economic Development Association, Sitka has an estimated 4,199 housing units with an owner-occupancy rate of just over 57%. According to the Southeast Alaska MLS, in 2019, 44 single-family homes were sold with an average price of \$381,831, rising to \$418,750 in 2021. The average for 2022 rose significantly to \$610,669. These averages during 2021/2022 may be somewhat skewed, as most homes were sold by owner (FSBOs), without professional services. The MLS does not track FSBO sales, however, total single family residence sales in the MLS dropped from a total of 50 in 2020, down to 34 and 26 in 2021 and 2022 respectively. Despite the lack of MLS data, it is evident that SFR prices have risen substantially since 2019/2020, reflecting nationwide trends driven by a high demand for a limited supply and low interest rates which have since increased. The residential market has shown signs of stabilization in the first half of 2023. Through nearly 5 months, there have been six residential sales tracked through the SEAMLS, with an average price of \$534,333. See Figure 2.5 for average prices paid for Sitka homes from 2010 to 2022.



**FIGURE 2.5 – Average prices paid for Sitka homes 2010-2022.**

Source: SEAMLS

## Conclusion

Sitka has a small but diverse economy which has kept it relatively stable over the past several decades. The overall economy is expected to strengthen with increased tourism and the expansion of employment for both the Southeast Alaska Regional Health Consortium (SEARHC) and the local U.S. Coast Guard base. The general outlook for future demand of commercial real estate in Sitka is for price increases in the near term. This is especially expected for retail buildings in Sitka's downtown Central Business District.

### 3 PROPERTY DESCRIPTION

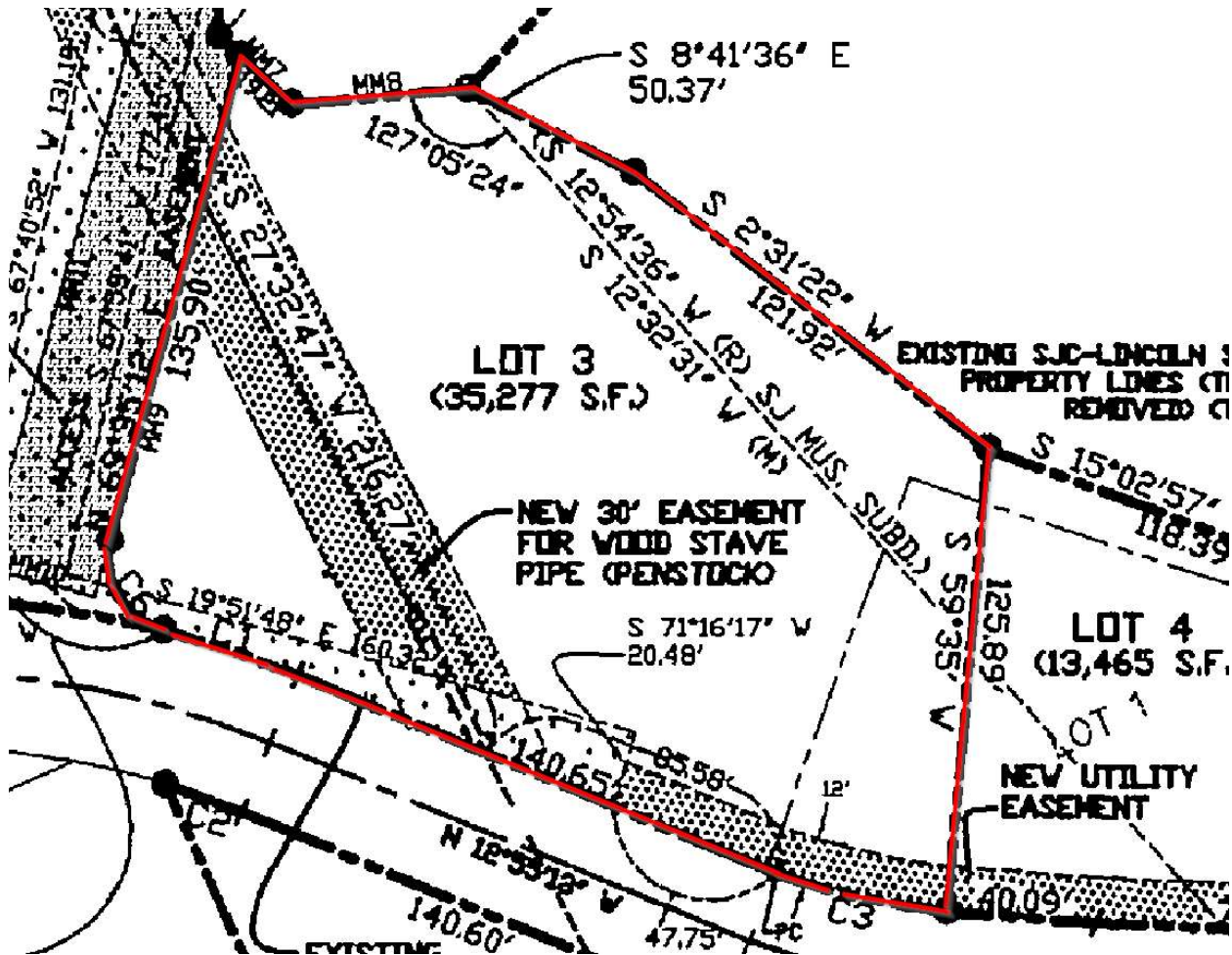


FIGURE 3.1 – EXCERPT FROM PLAT 2009-8 WITH THE SUBJECT, LOT 3, OUTLINED IN RED

#### 3.1 SITE DESCRIPTION

##### Size and Shape and Topography

The subject is an irregular shaped, 35,277 SF parcel at the corner of Lincoln Street and College Drive on the former Sheldon Jackson College campus in Sitka, Alaska.

According to the plat, the subject has approximately 226 feet of frontage on Lincoln Street on its western boundary and approximately 167 feet of frontage on College Drive on its northern property boundary. This width narrows to 125.89 feet on its southern boundary where it abuts a private residence at 833 Lincoln Street. To the rear of the subject is Sheldon Jackson Museum and a cluster of single family homes which are part of the Sitka Fine Arts Camp campus.

The subject's topography generally slopes from the rear, eastern portion of lot down to the western frontage on Lincoln Street. The building is located on the northern portion



of the site and has been excavated in the rear, with the first floor eastern portion of the building below grade. The parking area immediately to the south of the building has also been leveled. The southern portion of the site is largely undeveloped with the exception of a gravel drive sloping up from a curb cut on Lincoln Street. Please see the topographic survey of the site, contained in the addenda of this report.

### **Easements and Encroachments**

The plat notes a 12' utility easement along the southern portion of the subject's frontage on Lincoln Street. This easement is within the 14 foot street setback required by the subject's zoning and ultimately has nominal impact on the subject's site value or marketability. The plat also shows a 30 foot wide easement for a penstock, which serves the fish hatchery in the Sage Building across the street. This easement runs diagonally from the subject's northeast corner in a southwesterly direction, emerging approximately halfway through the site's frontage on Lincoln Street. The associated plat notes for this easement acknowledge that the exact location of the penstock is unknown, and that easement is for the penstock itself, which may differ from the location shown on the plat. It appears to cross under the front of the building according to the topographic survey shown in the addenda. **It is an Extraordinary Assumption of this report that the location of the penstock easement does not interfere with the subject's highest and best use.**

There was reportedly an access easement on the subject coinciding with its southern driveway, benefitting Lot 4 to the south at 833 Lincoln Street. This is documented by the undated, aforementioned O'Neill drawing included in the addenda. An email sent December 29, 2010 from broker Nancy Davis confirms that notice of this easement's termination was delivered to the owner of 833 Lincoln ST, Trista Patterson, who agreed to this termination. A letter dated December 28, 2010 from PTP Management Inc., serves as a one year notice of this termination and is also included in the addenda. Ms. Patterson was to have one year in which to build a driveway on her own property which PTP management would pay \$7,000 to help install. The easement was set to expire December 31, 2011. It is noted the Stratton Library property transferred to the state December 29, 2010, a day after the one year notice of termination letter. The original easement does not appear to have been recorded, nor does the termination. Also it appears that Ms. Patterson never installed the driveway. **It is an Extraordinary Assumption of this appraisal that the access easement benefitting Lot 4 of the Sheldon Jackson Campus Subdivision is terminated.**

### **Off Site Improvements**

The site is serviced by water, sewer, power, telephone, and all utilities available in the Sitka market. There are concrete curbs and sidewalks along Lincoln Street. There are

overhead power and streetlights, storm drainage and fire hydrants. Lincoln Street is a city maintained, paved two-way street.

### **Zoning**

The subject's site is zoned R-2, which is a residential designation. It allows for development of single-family residences, duplexes and multi-family units. Conditional uses include houses of worship, community buildings, child care centers, quasi-institutional uses and professional offices. The minimum lot area required is 6,000 SF, which the site clearly exceeds, with the maximum density allowed per acre of 24 units. Required setbacks from Lincoln Street are 14', and permitted side yard development is allowed up to 9' away from the lot line. The rear setback is 8'. Maximum height of the buildings is 40' with maximum lot coverage allowed by all the buildings to be 50% or less. The subject would be grandfathered into conformity since it was constructed prior to the enactment of these regulations.

### **Assessed Valuation and Taxes**

The subject is within the City and Borough of Sitka's taxing jurisdiction. Although the owner is tax exempt, the city maintains an assessed valuation. The total 2023 assessment is summarized as follows:

<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>BUILDINGS</b>	<b>TOTAL</b>
1-8562-007	\$353,000	\$1,232,000	1,585,000

If the subject were taxable, this assessment would equate to a \$9,510 in real estate taxes at Sitka's current tax rate of 6 mils.

### **3.2 DESCRIPTION OF IMPROVEMENTS**

The Stratton Library is a 2-story, 11,930 SF, wood frame, post and beam structure built on a concrete perimeter foundation in 1974. Since the state acquired the property in 2010, several upgrades and modifications have been performed. These include replacing the roof and repairing rotten beam ends, eaves and fascia, installing structural piers and beams under the cantilevered section of the exterior walls, decommissioning the original boiler system and installing high efficiency oil stoves and air source heat pumps, replacing the rear access ramp, and replacing the fire alarm system. It is noted the oil stoves are currently not in use. Another significant upgrade involved expanding and enclosing the second-floor mezzanine and removing the west stairwell to create a large storage room.

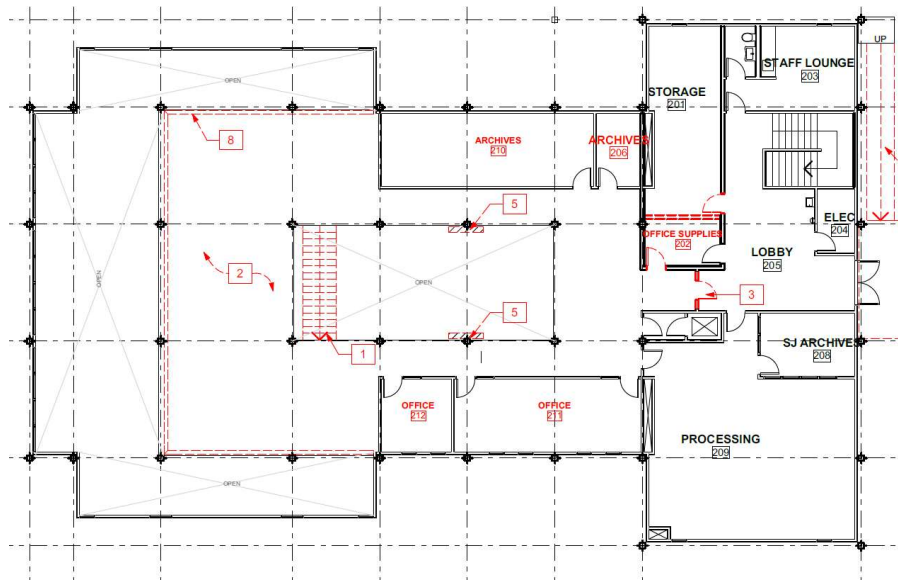
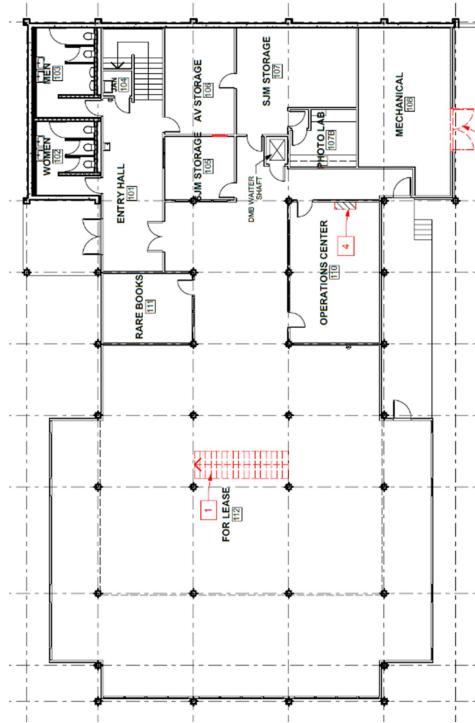
With the exception of removal of the western staircase and enclosing the mezzanine, the building essentially still has its original layout. The main entrance faces College Drive and is on the First Floor. It includes men's and women's restrooms and the stairwell to

the second floor. The eastern portion of this level is below grade with a concrete retaining wall to the rear. This area is mostly comprised of offices and storage. The western portion of this level is predominantly open and was former book storage. There are also offices on the north and south sides of the middle portion of this level. The far west wall is a window wall. Cantilevered sections in this area create narrow open spaces all the way to the roof of the second level a vestige of the former open mezzanine which has since been enclosed. According to the Phase II construction drawings provided by client, the First Floor totals 6,750 SF of building area.

The Second Floor, totaling 5,180 SF per the construction drawings, is accessed via the interior stair from the First Floor or from an access ramp to a rear door on the eastern side of the building. This portion of the building is essentially at grade due to the site's topography, and is laid out with a storage room, staff lounge with restroom, and a processing room. Moving west is the former book storage area with offices on either side. This opens up into the enclosed mezzanine area.

Exterior finishes include the composition tile roof, wood siding and single pane wood cased windows. Interior finishes include carpet and vinyl flooring, sheetrock walls, tile ceilings and with some sheetrock, and fluorescent lights. Many of the finishes are dated, but do not adversely impact marketability. The enclosed mezzanine has newer finishes with suspended fluorescent lights and newer vinyl plank flooring. As noted previously, the HVAC system was replaced with a combination of high efficiency oil stoves and heat pumps. The oils stoves, however, are currently not in use. The building is sprinklered. Exterior amenities include sidewalks, concrete retaining walls and landscaping. Please see Figure 3.2 for floorplan.

The subject has an actual age of 49 years. The effective age is estimated at 40 years which is less than the actual due to upkeep and maintenance. Functional depreciation is estimated for is specialized use. No external depreciation is estimated; however, it could be argued that when Sheldon Jackson College closed, the demand for an academic library in the immediate neighborhood was significantly reduced. This would be extremely difficult to quantify, and other entities in Sitka may have an interest in such a use.



**FIGURE 3.2 – EXCERPT OF BUILDING DRAWINGS BY NORTHWIND ARCHITECTS**

#### 4.1 HIGHEST AND BEST USE

##### Definition of Highest and Best Use

The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress.

*The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, pages 141-143*

A variety of commercial and residential uses are **physically possible** for the subject. However, the zoning limits which uses are **legally permissible** to multi-family residential and professional offices with conditional uses also being allowed on a case by case basis. The current use of the subject property is grandfathered and is considered legal non-conforming. The current use appears to be **financially feasible** and the **maximally productive** use of the subject as improved. . Conversion of the subject into residential or office use would be extremely expensive and is not considered financially feasible. The current use is the highest and best use as improved. As vacant, the highest and best use of the site would be for residential development.

#### 4.2 LAND VALUE

The subject site will be valued as if vacant and available to be developed to its highest and best use. The vacant downtown land market in Sitka has very limited volume since most of the neighborhoods are nearly entirely developed. Due to the infrequency of sales, I expanded my search back in time 13 years to when portions of the former Sheldon Jackson College were offered for sale. I also considered recent sales of similar zoning and sales from competitive neighborhoods in the downtown area. The sales most helpful in valuing the subject land are summarized in the following Comparable Land Sales grid (Table 4.1):

**TABLE 4.1 – COMPARABLE LAND SALES**

<b>FM Record</b>	<b>Address</b>	<b>Sales Date</b>	<b>Size (SF)</b>	<b>Sales Price</b>	<b>Price/SF</b>
1 (6963)	842 Lincoln ST	12/2010	28,333 SF	\$600,000	\$21.18
2 (11849)	410 Oja Way	06/10/21	7,563 SF	\$226,000	\$29.88
3 (12328)	2026D Halibut Point Rd	04/05/23	8,437 SF	\$150,000	\$17.78
4 (10307)	405 Monastery St	05/12/20	4,741 SF	\$128,000 (\$120k purchase + \$8k demo)	\$27.00
5 (11505)	802-810 Halibut Point Rd	04/06/20	20,400 SF	\$435,000	\$21.32



**Comparable 1** is the 2010 sale of waterfront located SE of the subject. This lot is narrow in shape, and was undeveloped at the time of sale. It has uneven topography that slopes upwards from the beach. It is primarily vegetated with berry bushes, spruce, and hemlock trees. It is zoned R-2, similar to the subject. It has good access along Lincoln Street. This sale indicates a price per square foot value of \$21.18. Comp #1 is considered to be inferior to the subject in topography, shape, site prep, and utility and inferior in market conditions at time of sale. Nonetheless, these factors are offset, to an extent, by its good waterfront location. Comparable #1's SF price is considered to be **similar** to the subject, overall.



**Comparable 2** is the 2021 sale of a 7,563 SF site in Sitka's Central Business District. While not on Lincoln Street, its location is similar to the subject in its proximity to downtown's amenities and shopping. Its CBD zoning, allows for several types of uses and has very unrestrictive development standards. As a result, it is rated slightly **superior** to the subject on price per square foot basis.



**Comparable 3** is the 2023 sale of an 8,437 SF residential site outside of the downtown area. It has more restrictive R-1 zoning and is accessed via a steep private drive. Its topography is relatively flat, however giving it superior developability to the subject. Overall, this comp is rated **inferior** to the subject due to its inferior location, access and zoning.





**Comparable 4** is the 2020 sale of a 4,741 SF site which sold for \$120,000 and was improved with a depreciated home which was demolished. The demo and removal fee, according to the contractor, was \$8,000, bringing the total price for the lot as vacant and ready for development to its highest and best use up to \$128,000 or \$27.00/SF. It was eventually developed with a duplex. This lot is in the downtown area, but not on Lincoln Street. Its inferior location is more than offset by the economies of scale associated with its smaller size, making it superior on a price per SF basis. This comp is ultimately rated **superior** as a result.



**Comparable 5** is the 2020 sale of a 20,400 SF, three lot assemblage with commercial zoning. It is in a very high traffic area, adjacent to one of Sitka's two stoplights, and has excellent exposure. It was purchased by healthcare provider who is developing it with apartments and some retail/office use. A portion of the site was encumbered with wetlands as soil contamination which added to development costs. Ultimately the 21.32/SF shown by this comp is **similar to slightly superior** to the subject site's value per square foot.

These comparable sales indicate a price per unit range between \$17.78/SF and \$29.88/SF. The following table ranks the comparable sales against the subject based on their indicated rating described above.

<b>TABLE 4.2 – COMPARABLE RANKING TABLE</b>					
<b>Record #</b>	<b>Address</b>	<b>Sales Price</b>	<b>Size</b>	<b>Price/SF</b>	<b>Rating</b>
2 (11849)	410 Oja Way	\$226,000	7,563 SF	\$29.88	Superior
4 (10307)	405 Monastery St	\$128,000	4,741 SF	\$27.00	Superior
5 (11505)	802-810 Halibut Point Rd	\$435,000	20,400 SF	\$21.32	Similar to slightly superior
1 (6963)	842 Lincoln ST	\$600,000	28,333 SF	\$21.18	Similar
Subject		Solve	35,277 SF	Solve	Similar
3 (1238)	2026D Halibut Point Rd	\$150,000	8,437 SF	\$17.78	Inferior

The price per square foot range is relatively wide, primarily due to Comps 2 and 4 which show \$27.00/SF and \$29.88/SF at the upper end of the range. Comp 2 is far superior to the subject due to its zoning, while both of these comps are superior on a price per SF due the economies of scale of their smaller size. The remaining comps are a much tighter group of indicators, between \$17.78/SF and \$21.32/SF. At the lower end is Comp 3, a residential lot outside the downtown area without subdivision potential. The subject is superior to this indicator. The subject is most similar to Comps 1 and 5 which show just over \$21.00/SF.

The value per square foot of the subject parcel is placed between these two indicators at **\$21.25/SF**. The land value can then be summarized as follows:

$$35,277 \text{ SF} \times \$21.25/\text{SF} = \$749,636.25$$

**Or \$750,000 rounded**

### **4.3 COST APPROACH**

In this approach to value, the Replacement Cost New (RCN) for the subject is estimated. Depreciation is then subtracted from the RCN to arrive at a depreciated value of the improvements. This value is then added to the site value to arrive at the value of the entire property per the Cost Approach.

#### **Estimated Replacement Cost New (RCN)**

To determine the RCN, I relied on Marshall & Swift Valuation (MSV) Service's Cost Guide, a national cost index with reliable cost estimates used in Southeast Alaska for many years. The guide considers building type, quality level, and refinements such as sprinkler systems, heating type, and build-out. elevators, etc. This guide also includes a location factor for various towns in Southeast Alaska, including Sitka. Marshall & Swift building classes range from Class A through Class S; depending on construction materials and design. A quality level is then applied to the building type which ranges from low cost to excellent quality. For the purpose of this analysis, the subject is considered to be an average quality Class D academic library.

Site improvements are also included and depreciated in the Cost Approach. The site valuation earlier in this section considers the subject site in a cleared, filled and level state. Additional site improvements include the finished building pad, utility extensions, landscaping, concrete retaining walls and parking lot. These depreciated site improvements are estimated at \$70,000.

#### **Depreciation**

Depreciation is a loss in the upper limit of value due to physical wear and tear or obsolescence. Depreciation most frequently occurs with physical deterioration. The replacement cost new can also be diminished by functional and economic deficiencies as well. Physical depreciation is typically estimated based on a building's observed effective age or net percentage good. Earlier I estimated the subject's effective age at 40 years. Marshall's Cost Guide notes Academic Libraries have total economic lives of 50 years. Different building types age at different rates, and do not necessarily experience straight line depreciation, with each year of effective age carrying the same depreciation percentage. For the subject's school building use, its 50-year economic life, and its estimated 40-year effective age, Marshall's places the physical depreciation at 63%. As a check for reasonableness, I also consider actual depreciation rates of 1.71%/year, 2.07%/year, and 2.27%/year taken respectively from three relatively recent sales, the Mean Queen Building in Sitka, the Bill Ray Center in Juneau, and the Triplette Building (Juneau). These buildings are of similar era construction and effective age. The 63% suggested by Marshall's is 2%/year of effective age and is supported by these market indicators.

The two other types of depreciation considered are functional obsolescence, due to built-in internal depreciation, or economic obsolescence, due to changing external forces in the marketplace that cause a loss in value. The subject is a special use building, the cost of which would not be supported by the market. This is functional depreciation, since at the time of construction the market value is less than the replacement cost new. The depreciation is built into the property. If market value were the same as, or more than the replacement cost new at the time of construction, but dropped due to changing market conditions, such as decreasing demand, this would be external or economic depreciation. Buyers of special use properties tend to renovate them to suit their own particular uses or tastes, often at considerable cost. Our market observations for the past several years indicate 15% to 50% discounts for functional depreciation. The subject is a very specialized property. It is however, in a good location in downtown Sitka and benefits from the immediate neighborhood's tourist traffic and the historic appeal of the former Sheldon Jackson campus. With this in mind, the percentage of functional depreciation applied to the subject is ultimately placed at the mid to lower end of the range at 25%.

There is no market evidence that economic obsolescence is applicable in this instance. It could be argued that some of the functional depreciation estimated above is actually associated with a decreased demand for a library in this market due to changes in technology and the closure of Sheldon Jackson College. Nonetheless, this would be difficult to prove, and the functional depreciation described above is felt to adequately cover the current difference in market value and cost in this case.

Table 4.3 summarizes the value per the Cost Approach 4.3 as follows:

<b>Table 4.3 Cost Approach Summary</b>			
Buildings & Structure	SF size	Unit Cost	Replacement Cost New (RCN)
Academic Library	11,930	\$ 234.86	\$2,801,878.65
Physical Depreciation 63% of RCN		\$1,765,183.55	
Functional Depreciation 25% of RCN		\$980,657.53	
Minus total depreciation			\$1,765,183.55
Depreciated value of improvements			\$1,036,695
Add estimated site value			\$750,000.00
Depreciated Value of Site Improvements			\$70,000.00
Total indicated value			\$1,856,695.10
Total indicated value Rounded			<b>\$1,857,000</b>

## INCOME APPROACH

The Income Approach considers what value an investor would likely pay for a property based on its income. For most of its life, the subject has essentially been owner occupied, and not used to generate income. The City of Sitka briefly rented the structure while the Kattleson Memorial Library was renovated, however, that was a relatively brief and unique set of circumstances. Since the subject, for the most part, has not historically generated income and is currently not doing so, the Income Approach is considered inapplicable and is not developed.

### 4.4 SALES COMPARISON APPROACH

In this approach, sales of commercial properties are analyzed using the price per square foot of Gross Building Area (GBA) method. This involves dividing overall sale price by the total GBA of the sale. This has the effect of considering the value of both the improvements and the land. The sales utilized include five commercial building sales from the Sitka market from the last seven years. An emphasis was placed on sales in the downtown area as well as sales with comparable physical and functional depreciation. The following is a summary of the comparable sales utilized:

<b>TABLE 4.4 – COMPARABLE SALES TABLE</b>							
<b>COMP #</b>	<b>LOCATION</b>	<b>DATE</b>	<b>GBA (SF)</b>	<b>OVERALL PRICE</b>	<b>OVERALL PRICE/SF</b>	<b>SITE SIZE (SF)</b>	<b>USE</b>
6(10264)	315 Seward AVE	05/17	4,284	\$650,000	151.73	17,499	Offices
7(8154)	407 Lincoln St	02/20	15,306	\$1,200,000	\$98.00	8,698	Retail, Restaurant
8(10812)	204 Siginaka Way	02/19	25,073	\$1,300,000	\$51.85	14,480	Offices
9(12221)	805 Halibut Point Road	01/22	10,996	\$904,913	\$82.30	11,679	Offices & Apartments
10(12184)	209 Moller Ave	04/22	56,822	\$8,500,000	\$145.19	144,000	Long-term care, clinic
Subject		11/23	11,930	Solve	Solve	35,277	Library/Office



**Comparable 6** is the 2017 sale of a smaller, downtown office/storage building which was rented at the time of sale. Its location is considered similar in appeal to the subject's. It also has the same R2 zoning. Due to this sale's smaller GBA size, it is considered overall **superior** on a price/SF basis.



**Comparable 7** is the 2020 sale of mixed-use building with retail on the first floor and a restaurant on the second. It has a large atrium layout in the middle which contributes to its 72% building efficiency ratio. This layout contributes to this sale's significant functional depreciation. It also had condition issues related to the heating system and skylights. Overall, it is **similar** on a price per SF basis due to its similar location and level of depreciation.



**Comparable 8** is a sale from 2019 of larger office building with commercial zoning. At the time of sale only the first floor was rented. It appears to sold with significant economic depreciation due to change in demand or functional depreciation associated with a super adequate size. Its superior zoning is offset by its much larger size, which yields a lower price per square foot due to economies of scale. It is rated **inferior** on a price per SF basis to the subject.





**Comparable 9** is the 2022 sale of a mixed-use building, the first level of which had been used as a physical therapy clinic. The remainder of the building included retail and apartments. It had condition issues associated with its piling, of which the market was aware. It also had functional depreciation associated with the layout of its first floor. This property was also in the AE flood zone at the time of sale. Ultimately, it is considered **inferior** on a price/SF basis.



**Comparable 10** is the 2022 sale of the former Sitka Community Hospital Dr to the Southeast Alaska Regional Consortium (SEARHC) who was leasing the property. Although different in construction type and use from the subject, it is comparable in that it is an institutional structure which exhibited extensive physical depreciation as well as functional depreciation. It also may potentially have economic depreciation due to changing demands for hospital space from when it was built 40 years ago. The steel framing construction and hospital/clinic build-out make this comp **superior** on a price per SF basis.

These comparable sales are ranked in Table 4.5, below page, with consideration of the above analysis.

<b>TABLE 4.5 – COMPARABLE SALES RANKINGS</b>			
<b>COMP #</b>	<b>LOCATION</b>	<b>RANK</b>	<b>PRICE/SF OVERALL</b>
6	315 Seward AVE.	Superior	\$151.73
10	209 Moller Ave	Superior	\$145.19
Subject		Similar	Solve
7	407 Lincoln St	Similar	\$98.00
9	805 Halibut Point Rd	Inferior	\$82.30
8	204 Siginaka Way	Inferior	\$51.85

The comparable sales indicate an overall range between \$51.85/SF and \$151.73/SF. In considering all of the data after analysis and ranking, the subject's value per square foot is placed at \$120/SF. This value is appropriate given the economies of scale associated with its larger size, as well as its specialized use.

The indicated value by the Sales Comparison Approach is be summarized as follows:

$$11,930 \text{ SF} \times \$120/\text{SF} = \$1,431,600$$

**Rounded to**

**\$1,432,000**

#### 4.5 FINAL RECONCILIATION

Previously in this report, two approaches to value, the Cost Approach and Sales Comparison Approach were analyzed. A third Approach, the Income Approach, was considered but ultimately determined to be inapplicable. These approaches to value are summarized in Table 4.6 on the following page.

<b>TABLE 4.6 – APPROACH TO VALUE SUMMARIES</b>	
<b>APPROACH TO VALUE</b>	<b>INDICATED VALUE</b>
Cost Approach	\$1,857,000
Income Approach	Not Applicable
Sales Comparison Approach	\$1,432,000

Each approach is considered for its relative reliability in predicting the subject's market value. The subject property is a special purpose property, usually acquired through new construction. This would be most reflective of the replacement cost approach as long as there's an economic demand. The Sales Comparison Approach is a lower indicator of value because of the subject's special purpose use. My opinion of value is placed in between these two indicators, with the Cost Approach given slightly more weight.

Based on the foregoing, the indicated value of the subject property as of the effective date and under the extraordinary assumptions outlined in this report is as follows:

**\$1,650,000**

**HORAN & COMPANY, LLC****LAND COMPARABLE NUMBER 1****Community:** 05 Sitka - Town other**Address:** 840 Lincoln St**Recording District:** Sitka  
**City:** Sitka**State:** AK **Zip:** 99835**Location:** 840 Lincoln Street, oceanside**Legal:** Lot 8, Plat 2009-8, Sheldon Jackson Campus Subdivision See H & C 09-072;**Instrument:** SWD - **Serial:** 2010-001780-0**Trans.Type:** Sale**Rights:** Fee Simple**Terms:****Sale:** \$600,000**Trans. Date:** December 29, 2010**Grantor:** Sheldon Jackson College**Grantee:** City and Borough of Sitka**Size (SF):** 28,333**Frontage:** 551.50' waterfront**Zone:** R2**Utilities:** All**Access:** Road, paved**Improvements:** None**Land Class:** Waterfront, Tidelands, Vacant**Topography:** Sloping**Vegetation:** Brushy**Soil:****Present Use:** Vacant**Intended Use:** Conservation offset**Highest and Best Use:** Residential**Comments**

The subject is a narrow, undeveloped waterfront tract that slopes upward from Sitka Sound on its southerly border. It has access along Lincoln Street from the north. It is primarily covered with bushes, brush and some spruce and hemlock trees. Two potential building sites were noted on the subject. It is zoned R-2 which allows high density residential development. Although utilities have not been extended into the site, they are available in the street. There is a minor drainage easement encumbering a small portion of the north end of the site, which does not unduly inhibit its highest and best use development.

There is a 10' wide drainage easement on the northwestern property line that covers approximately 3' of the subject. This easement is to allow drainage across the subject property for street runoff.

This property was utilized for conservation offsets in conjunction with adjacent tidelands (see H&C 10-084). SEAL Trust helped fund.

**Analysis:**

$$28,333 \text{ SF} \div 551.5 \text{ WFF} = 51.37 \text{ SF/WFF}$$

$$\$600,000 \div 28,333 \text{ SF} = \$21.18/\text{SF}$$

$$\$600,000 \div 551.5 \text{ WFF} = \$1,088/\text{WFF}$$
**Marketing Info:**

Confirmed with:	Appraisal	Assessor
Confirmed date:	10/24/2011	10/24/2011
Confirmed by:	T.Riley	T.Riley

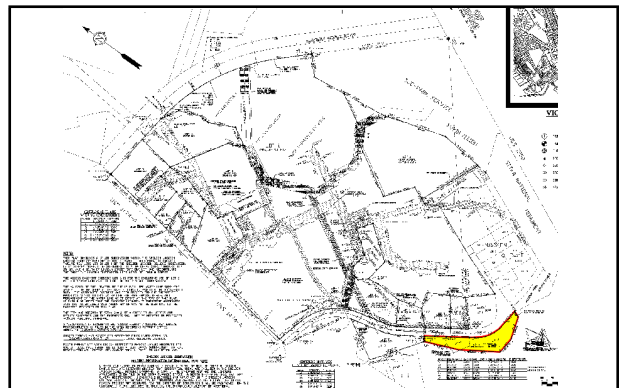
Revision Date: 10/24/2011

Record Number: 6963



110209\_5659sm.jpg

110209\_5659



Untitled.wmf

**HORAN & COMPANY, LLC****LAND COMPARABLE NUMBER L4****Community:** 01 Sitka - CBD Other**Address:** 410 Oja Way**Recording District:** Sitka  
**City:** Sitka**State:** AK **Zip:** 99835**Location:** 410 Oja Way, Sitka, Alaska**Legal:** Northern portion of Lot 4, Block 10, USS 1474, Sitka Townsite, Sitka Recording District, First Judicial District, Alaska;  
Parcel Number: 11090000**Instrument:** QCD - **Serial:** 2021-000903-0**Sale:** \$226,000**Trans.Type:** Sale**Trans. Date:** June 10, 2021**Rights:** Fee Simple**Grantor:** Brita & Eric Speck**Terms:** Cash to seller**Grantee:** Matt Lawrie**Size (SF):** 7,563**Frontage: 68'** On Oja Way**Zone:** CBD**Utilities:** All**Access:** Road, paved**Improvements:** Old Shed**Land Class:** Vacant, Commercial, Non-WTFT**Topography:** Mild slope (nominal impact)**Vegetation:** Typical**Soil:** Buildable**Present Use:** Vacant**Intended Use:** 4 unit short term rental**Highest and Best Use:** Commercial**Comments**

Improvements given no value by the buyer or seller.

**Analysis:**

\$226,000 / 7,563SF = \$29.88/SF

\$226,000 / 68.00' front foot = \$3,323/FF

**Marketing Info:** Marketed word of mouth. Asking price was \$225,000.

Confirmed with: Matt Lawrie (Buyer)

Confirmed date: 06/23/2021

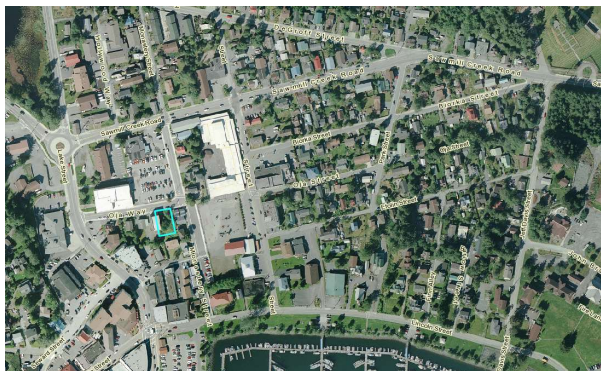
Confirmed by: J.Horan

Revision Date: 11/14/2006

Record Number: 11849



001



2018-09-13



**HORAN & COMPANY, LLC****LAND COMPARABLE NUMBER 3****Community:** 08 Sitka - HPR 1000-2100**Address:** 2026 Halibut Point Road, D**Recording District:** Sitka  
**City:** Sitka**State:** AK **Zip:** 99835**Location:****Legal:** Lot 1D, Thomas Brothers Subdivision, Plat 82-19, Sitka Recording District, First Judicial District, Alaska; Parcel Number: 2-5120-004**Instrument:** WD - **Serial:** 2021-000438-0**Sale:** \$150,000**Trans.Type:** Sale**Trans. Date:** April 5, 2023**Rights:** Assumed Fee Simple**Grantor:** Garrett A & Huong P. Wood**Terms:** Cash**Grantee:** Warren Investments, LLC**Size (SF):** 8,437**Frontage:****Zone:** R1-MH**Utilities:** All**Access:** Road, gravel**Improvements:** shed**Land Class:** Non-WTFT, Residential, Vacant**Topography:****Vegetation:****Soil:****Present Use:** Vacant**Intended Use:****Highest and Best Use:****Comments****Analysis:**

\$17.78/SF

**Marketing Info:**

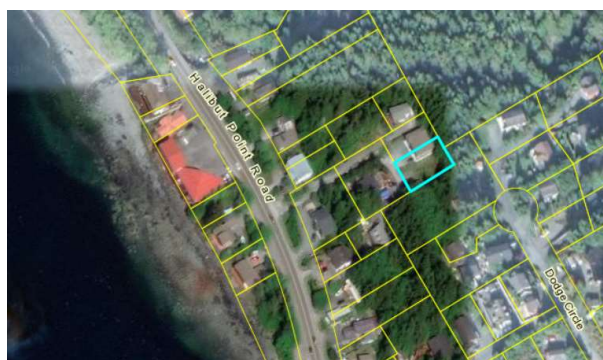
Confirmed with: SEAMLS

Confirmed date: 09/14/2023

Confirmed by: J.Horan

Revision Date: 3/25/2021

Record Number: 12328



015

Photo by JCH 09/06/2023

**HORAN & COMPANY, LLC****LAND COMPARABLE NUMBER 4****Community:** 05 Sitka - Town**Address:** 405 Monastery St**Recording District:** Sitka  
**City:** Sitka**State:** AK **Zip:** 99835**Location:****Legal:** E 1/2 of Lot 12, Block 19, Sitka Townsite, USS 1474, Tract A; Parcel Number: 1-2745-000**Instrument:** Pers. Rep. **Serial:** 2020-000451-0**Trans.Type:** Sale**Rights:** Fee Simple**Terms:** Cash**Sale:** \$120,000**Trans. Date:** May 12, 2020**Grantor:** James Gorman estate**Grantee:** Alaska Falcon LLC**Size (SF):** 4,741**Frontage:** 50 feet Road**Zone:** R2**Utilities:** All**Access:** Road, paved**Improvements:** Small depreciated house**Land Class:** Residential, Non-WTFT**Topography:** Level**Vegetation:** Brushy, Cleared**Soil:** Buildable**Present Use:** Small depreciated house**Intended Use:** New home**Highest and Best Use:** Residential**Comments**

Shane Moles, Oceanside Exc. charged \$8,000 for demo costs. They were unsure if they are doing screws or fill. If filled, he estimated would cost an additional \$25 to \$30k for the building pad. The buyer is the owner of the Aspen Hotel chain and intends to build a house for himself on the site.

**Analysis:**

\$120,000 acquisition plus \$8,000 demo costs = \$128,000

\$128,000 / 4741 SF = \$27.00/SF

**Marketing Info:** The property was listed on the Southeast Alaska MLS as #20227. It was originally listed at \$125,000 on 02/13/20. The purchase contract was signed on 02/25/2020. DOM: 3

Buyer is Alaska Falcon LLC/(George Swift)

Confirmed with: SEAMLS

Shane Moles

Confirmed date: 08/03/2020

08/03/2020

Confirmed by: J.Horan

J.Horan

Revision Date: 9/21/2020

Record Number: 10307



DSCN8392



**HORAN & COMPANY, LLC****LAND COMPARABLE NUMBER 5****Community:** 03 Sitka - HPR/Katlina**Recording District:** Sitka**Address:** 802, 810 Halibut Point Rd**City:** Sitka**State:** AK**Zip:** 99835**Location:****Legal:** Lot 1, Harbor View Condominium Subdivision, according to Plat 2005-14 & Lots 8 & 9, Block D, Moore Memorial Addition; Parcel Number: 14464000, 1447000**Instrument:** WD - **Serial:** 2020-000330-0**Sale:** \$435,000**Trans.Type:** Sale**Trans. Date:** April 6, 2020**Rights:** Fee Simple**Grantor:** Martin Enterprises**Terms:** Cash**Grantee:** SEARCH**Size (SF):** 20,400**Utilities:** All**Frontage: 190 ft** on Halibut Point Rd**Access:** Road, paved**Zone:** C1**Improvements:** None**Land Class:** Vacant, Commercial, Non-WTFT**Topography:** Sloping**Vegetation:** Wetlands, Cleared**Soil:** Muskeg, Gravel**Present Use:** Vacant**Intended Use:** Multi-family**Highest and Best Use:** Commercial**Comments**

Per Marty, the rear of the property was encumbered by wetlands. He also ran into oil and sold the site "as-is" with SEARHC doing the remediating.

**Analysis:**

$$\$435,000/20,400 \text{ SF} = \$21.32/\text{SF}$$

$$20,400 \text{ SF} / 190 \text{ Ft frontage} = 107.37 \text{ area to frontage ratio}$$

**Marketing Info:** Negotiated sale. Buyer owned adjacent hospital- Clinic. Parties acknowledged some development limitation due to wet lands and some oil leak contamination not quantified.

Confirmed with: Marty Martin

James Walsh

Confirmed date: 04/23/2020

4-7-2020

Confirmed by: J.Horan

Kari Johnson

Revision Date: 9/21/2020

Record Number: 11505



1-4464-000\_1

810, from GIS





**HORAN & COMPANY, LLC****IMPROVED COMPARABLE NUMBER 6****Community:** 05 Sitka - Town other**Recording District** Sitka**Address** 315 Seward Ave**City:** Sitka**State:** AK**Zip:** 99835**Location:** Beside White Elephant Shop**Legal:** Ptn Lot 6, Block 8, USS 1474 known as Rose Hill Building;**Instrument:** WD - **Serial:** 2017-000525-0**Sale** **\$650,000****Trans.Type:** Sale**Trans. Date:** May 8, 2017**Rights:** Fee Simple**Grantor:** Shaffer, Stephen and Cathy & Tisher, Mick and**Terms:** Cash to seller**Grantee:** White House LLC (White, Trish and Dirk)**Marketing Info:** 790 DOM; MLS 14474; Started at \$895,000 - last listing at \$695,000; Reportedly closed 5/19/17**Land Class:** Non-WTFT, Residential**Improved Class:** Office; Large historic house currently used as offices and salon**Property Description:**

The land area is 17499 SF. It is zoned R2. The Gross Building Area totals 4,284. The building has three stories. The improvements are in average condition. They are of average quality. The building was constructed in 1912. The subject is constructed from D: Wood Framing. The heat is provided by HWBB. The average story height is 12. It has 10 parking spaces.

Full basement; Large Attic

**Analysis:** $\$650,000 \div 4,284 \text{ SF} = \$151.73/\text{SF}$ **Value Indicators:**

- Price/SF of Gross Buildable Area: 151.73

Confirmed with: Tenant

MLS

Confirmed date: 5/20/17

5/25/17

Confirmed by: W.Ferguson

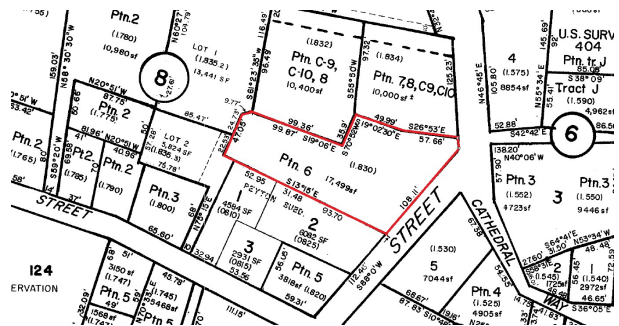
W.Ferguson

Revision Date:

Record Number: 10264



052317\_0472



**HORAN & COMPANY, LLC****IMPROVED COMPARABLE NUMBER 7****Community:** 01 Sitka - CBD Lincoln Street**Recording District** Sitka**Address** 407 Lincoln St**City:** Sitka**State:** AK**Zip:** 99835**Location:** 407 Lincoln Street**Legal:** Lot 1, Bayview Subdivision; Plat 2007-27, Sitka Recording District, First Judicial District, Alaska; Parcel Number: 1-1205-000**Instrument:** WD - **Serial:** 2020-000224-0

Sale \$1,200,000

**Trans.Type:** Sale**Trans. Date:** February 24, 2020**Rights:** Lease Fee, Leasehold, Air Rights, Assumed**Grantor:** David/Susan Conner**Terms:** See Comments**Grantee:** Marcus & Tony Hernandez**Marketing Info:** Originally listed 10/21/2013 at \$1.4 mil. Lowered to \$1.2 mill. Canceled 08/28/14. DOM: 311 Flex MLS#13-15466. Listed again 04/01/2020 for \$1.5 mill. Expired 06/01/2016. DOM: 293 FlexMLS#15-4389**Land Class:** Non-WTFT, Commercial**Improved Class:** Retail, Food/Beverage**Property Description:**

The land area is 8698 SF. It is zoned CBD. The Gross Building Area totals 15,306 SF. The Net Rentable Area totals 11,046 SF. The building has two stories. The land to building ratio is 1:1.23. The improvements are in Average + condition. They are of average+ quality. The effective age is 15 years. The building was constructed in 1978. The remaining economic life is 50 years. The subject is constructed from wood framing. The heat is provided by forced hot air. The average story height is 12'. The building is fully sprinklered. It has public parking spaces.

Land Includes airspace lease from City of Sitka for 392 SF. Actual platted land is 8,306 SF.

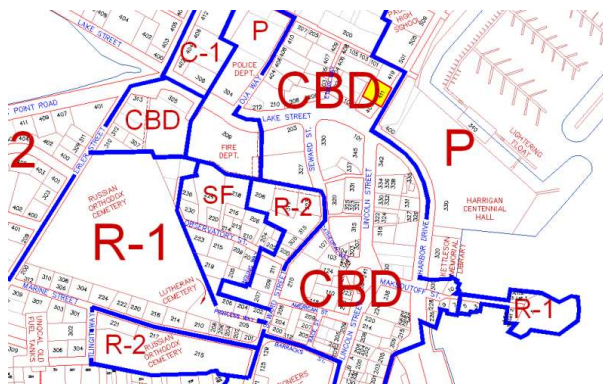
**Analysis:****Value Indicators:**

• Price/SF of Gross Buildable Area:	\$98.00
• Potential Gross Income:	249224
• Net Operating Income:	114519
• Overall Cap Rate:	9.54
• Building Efficiency Ratio:	72%

Confirmed with:	Tony Hernandez	David Conner
Confirmed date:	04/08/2020	04/19/2020
Confirmed by:	C.Horan	J.Horan
Revision Date:	5/28/2019	
Record Number:	8154	



041020 (2)



Untitled.wmf

**HORAN & COMPANY, LLC****IMPROVED COMPARABLE NUMBER 8****Community:** 03 Sitka - HPR/Katlän**Recording District** Sitka**Address** 204 Siginaka Way**City:** Sitka**State:** AK**Zip:** 99835**Location:** Siginaka Way and Katlian**Legal:** Lot 1, K&R Subdivision III, USS 6.5, Plat 89-12 and all of seller's interest in tidelands recorded Book 61, Pg 795 ; Parcel Number: 1-5030-002**Instrument:** WD - **Serial:** 2019-000129-0**Sale** **\$1,300,000****Trans.Type:** Sale**Trans. Date:** February 20, 2019**Rights:** Assumed Fee Simple**Grantor:** K&R Enterprises**Terms:****Grantee:** Sitka Tribe of Alaska**Marketing Info:** MLS #13520; Contract Date 6/6/18**Land Class:** Waterfront, Commercial, Tidelands**Improved Class:** Office**Property Description:**

The land area is 14480 SF. It is zoned C1. The Gross Building Area totals 25,073 SF. The Net Rentable Area totals 16,756 SF. The building has 3 stories. The building was constructed in 1981. The subject is constructed from A: Steel Framing. The heat is provided by electric, forced air. The building is wet, anse sprinklered. It has over 40 parking spaces.

Elevator, Security System, ADA Improvements

**Analysis:** $\$1,300,000 / 25,073 \text{ SF} = \$51.85 / \text{SF of GBA}$ With Remodel costs:  $\$4,300,000 / 25,073 \text{ SF} = \$171.49 / \text{SF of GBA}$ **Value Indicators:**

- Land Allocation: 202000
- Price/SF of Gross Buildable Area: 51.85
- Price/SF of GBA (w/o Land): \$43.79
- Potential Gross Income: 530,000

Confirmed with: MLS

Kim Wold/MLS

Confirmed date: 8/3/18

8/3/18

Confirmed by: Kelly

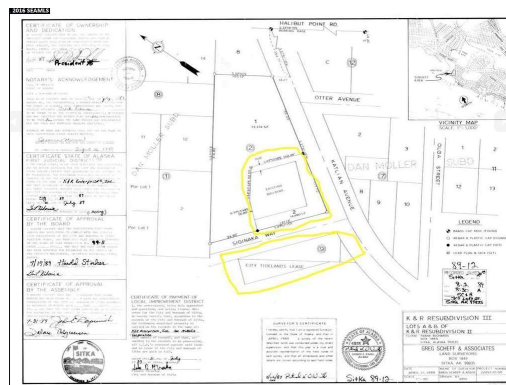
W.Ferguson

Revision Date: 12/21/2021

Record Number: 10812



050819\_2138



**HORAN & COMPANY, LLC****IMPROVED COMPARABLE NUMBER 9****Community:** 08 Sitka - HPR**Recording District** Sitka**Address** 805 Halibut Point Rd**City:** Sitka**State:** AK**Zip:** 99835**Location:** Next to True Value and across from old community hospital, overlooking harbor**Legal:** Lot 1, Shea Subdivision, Plat 85-28, Sitka Recording District, First Judicial District, Alaska & a portion of ATS 15, seaward of Lot 5, amended Whitcomb SD; Parcel Number: 1-5654-000**Instrument:** WD - **Serial:** 2022-000048-0 Sale \$904,913**Trans.Type:** Sale **Trans. Date:** January 12, 2022**Rights:** Fee Simple **Grantor:** Joyce Robertson**Terms:** **Grantee:** Toccoa & Jonathan Wolf**Marketing Info:** SEAMLS#21412 (noted as expired but sold shortly after "expiration")

DOM = 255 Days

According to Realtor: Property listed at \$995,000. First offer by buyer was significantly low at \$594,913 because there was thought to be a serious need for piling/foundation replacement below building. After inspection, only 1 or 2 piling were suggested to be replaced. Buyer made a new offer of \$904,913 which was the sale price. Apparently Reliant Appraisal came in at \$960,000.

**Land Class:** Tidelands, Waterfront, Commercial**Improved Class:** Apartments, Retail**Property Description:**

The land area is 11679 SF. It is zoned C1. The Gross Building Area totals 10996. The Net Rentable Area totals 10217. The building has Three stories. The improvements are in Average condition. They are of Average+ quality. The building was constructed in 1983. The subject is constructed from D: Wood Framing. The heat is provided by Electric BB & Wall. The average story height is 8'. The building is fully sprinklered. It has 20 parking spaces.

Upland lot is 6,672 SF. Tidelands are submerged and total 5,007 SF.

According to previous appraisal, the unit count is as follows:

6 Apartments

**Analysis:****Value Indicators:**

• Price/SF of Gross Buildable Area: 82.295

Confirmed with: Mike Laguire (Baranof)

Confirmed date: 2/3/23

Confirmed by: Slater

Revision Date:

Record Number: 12221





**HORAN & COMPANY, LLC****IMPROVED COMPARABLE NUMBER 14****Community:** 03 Sitka - HPR/Katlina**Recording District** Sitka**Address** 209 Moller Avenue**City:** Sitka**State:** AK**Zip:** 99835**Location:** Sitka Hospital Site**Legal:** Lots 2, 3 14 & Sitka Hospital Site, Block D Moore Memorial Addition to the City of Sitka, Sitka Recording District, First Judicial District, Alaska;**Instrument:** SWD - **Serial:** 2022-000443-0

Sale \$8,250,000

**Trans.Type:** Sale**Trans. Date:** April 25, 2022**Rights:****Grantor:** City & Borough of Sitka**Terms:** Cash**Grantee:** SEARHC**Marketing Info:** The lessee approached the lessor, CBS. Price was determined by appraisal.**Land Class:** Non-WTFT, Commercial**Improved Class:** Miscellaneous (See Comments), Office, Hospital**Property Description:**

The land area is 144000 SF. It is zoned Public. The Gross Building Area totals 56822. The land to building ratio is 2.534. The building was constructed in 1982. The subject is constructed from A: Steel Framing. The heat is provided by Oil fired boilers.

**Analysis:**

The building had physical depreciation associated with short lived components and deferred as well as functional depreciation due to construction and layout

**Value Indicators:**

- Price/SF of Gross Buildable Area: 145.19

Confirmed with: Larry Reeder CBS

Confirmed date: 11/18/2022

Confirmed by: J.Horan

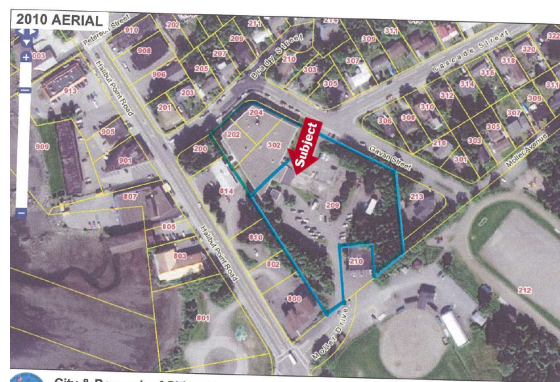
Revision Date:

Record Number: 12184



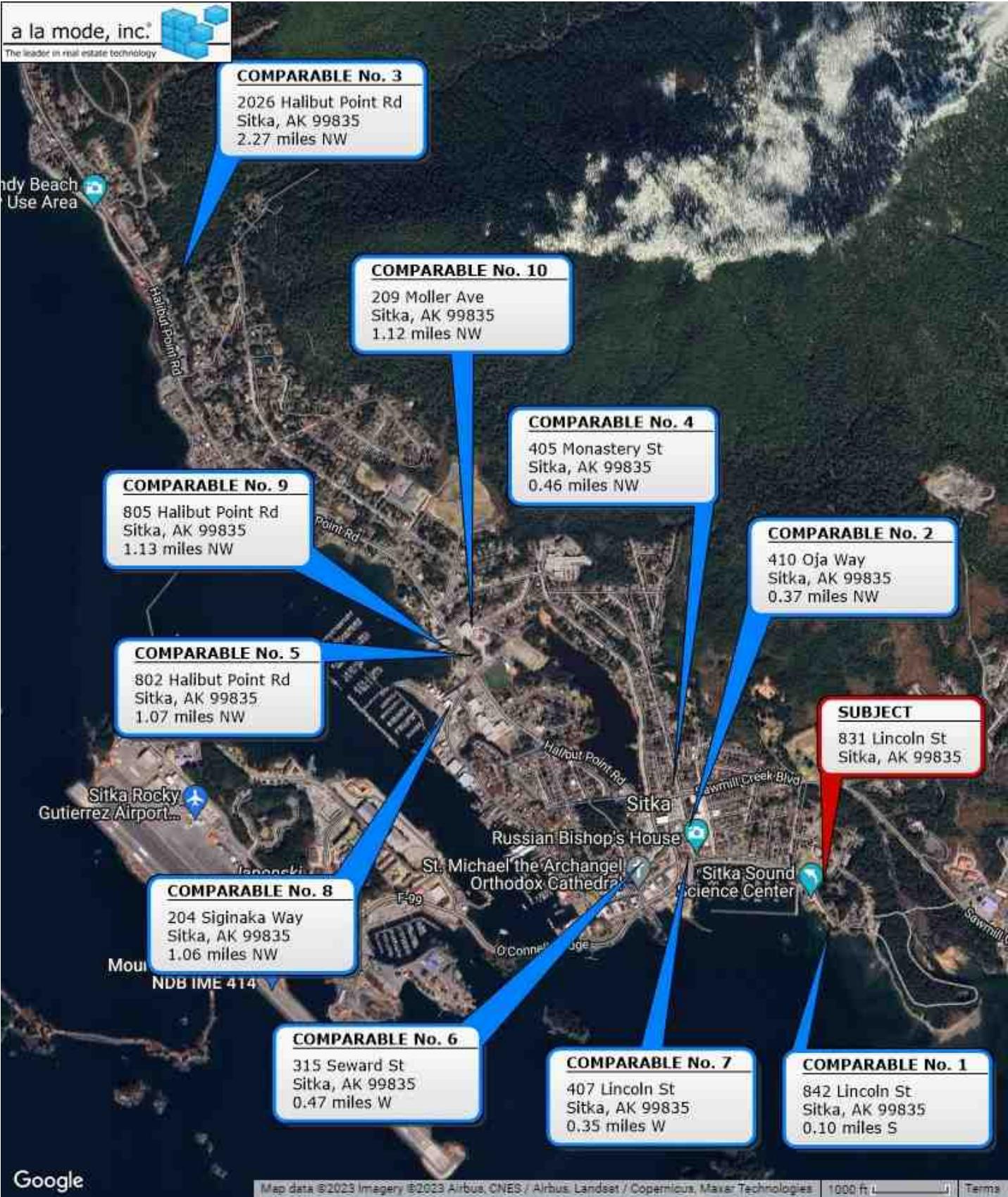
IMG\_7852

Photo by Josh Horan 11/18/2022



Location Map

Borrower				
Property Address	831 Lincoln St			
City	Sitka	County	State	AK Zip Code 99835
Lender/Client	State of Alaska			



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## QUALIFICATIONS OF JOSHUA C. HORAN

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### Education:

1997 - Graduated from Sitka High School, Sitka, Alaska

2001 - Graduated with a BS in Foreign Service from Georgetown University, Washington, DC

### Employment:

Jan 2020- Partner, Horan & Company, LLC

Oct 2017 – Present – Certified General Real Estate Appraiser, Alaska

Nov 2006 to Oct 2017 – Certified Residential Real Estate Appraiser

Jul 2004 to Nov 2006 - Real Estate Appraiser Trainee - Horan & Company, LLC

Dec 2003 to Jul 2004 - Intern for Shee Atika Incorporated, Sitka, Alaska

Summers, 1997 to 2002 - Park Ranger, National Park Service, Sitka, Alaska

### Active Certification & Approvals:

Certified General Real Estate Appraiser, State of Alaska License # 123317

### Appraisal Education:

Appraisal Principles; Appraisal Institute, Long Beach, CA, October 2004

Appraisal Procedures, Appraisal Institute, Long Beach CA, October 2004

Residential Case Study, Tacoma, WA, March 2006

15-Hour USPAP, Anchorage, AK, June 2006

REO Appraisal: Appraisal of Residential Property Foreclosure, 7 Hr, Tigard, OR March 2009

Introduction to FHA Appraising, 7 Hr, Tigard, OR March 2009

Uniform Standards of Professional Appraisal Practice - 2009 Update 7 Hr, Juneau, AK June 2009

Home Valuation Code of Conduct & 1004 Market Conditions Form Seminar, June 2009, Juneau, AK

Uniform Standards of Professional Appraisal Practice - 2011 Update, Juneau, AK; June 2011

Current Issues & Regulatory Updates Affecting Appraisers #10066; William King & Associates, Inc.; Juneau, AK; June 2011

Loss Prevention Program for Real Estate Appraisers; LIA Administrators & Insurance Services; Juneau, AK; June 2011

Narrative Residential Report Writing Using Microsoft Word & Excel, 14 Hr., Anchorage, AK, February 2013

7 Hour USPAP, Anchorage, AK February 2013

Mortgage Fraud - Protect Yourself, 7 Hr, Mckissock.com, April 2013

General Appraiser Sales Comparison Approach, 30 Hr, Chicago, IL, October 2014

Real Estate Finance Statistics and Valuation Modeling, 15 Hr, Louisville, KY, February 2015

7 Hour USPAP Update, Mckissock.com, June 2015

General Appraiser Site Valuation and Cost Approach, 30 Hr, Chicago, IL, October 2015

General Appraiser Income Approach/ Part 1, 30 Hr, Chicago, IL, March 2016

General Appraiser Income Approach/ Part 2, 30 Hr, Oklahoma City, OK, April 2016

General Appraiser Market Analysis and Highest and Best Use, 30 Hr, San Diego, CA, June 2016

General Appraiser Report Writing and Case Studies, 30 Hr, San Diego, CA July 2016

7 Hour USPAP Update, Mckissock.com, June 2017

How Tenants Create or Destroy Value, Appraisal Institute, 7 Hr, Anchorage, AK May 2019  
7 Hour USPAP Update, Appraisal Institute, Anchorage AK, May 2019  
7 Hour USPAP Update, Appraisal Institute, Anchorage AK, Feb 2020  
Business Practices and Ethics, Appraisal Institute online, Feb 2020  
Divorce and Estate Appraisals: Elements of Non-Lender Work, McKissock June 2021  
Small Hotel Motel Valuations, Appraisal Institute online, June 2021  
Advanced Income Capitalization, Appraisal Institute, Chicago IL, May 2021  
Advanced Market Analysis and Highest and Best Use, Appraisal Institute, Chicago IL, Sept. 2021

**Types of Property Assessed for Taxation:**

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

**Types of Property Appraised:**

Residential - Single-family, multi-family, vacant lands, mobile homes, and island property.  
Commercial - Vacant lands, tidelands, retail/tourism, office buildings, apartment buildings, medical/clinics, fish processing/hatcheries, lodges, warehouses

Rev. 02/2022



# Appendix B

## SUBJECT PHOTOS



**PHOTO 1 - LOOKING NE TOWARDS THE STRATTON LIBRARY BUILDING.**



**PHOTO 2 - LOOKING N TOWARDS THE EAST SIDE OF THE SUBJECT, AND ITS ONSITE PARKING**





**PHOTO 3 - LOOKING S TOWARDS THE MAIN ENTRANCE**



**PHOTO 4 - LOOKING W TOWARDS CRESCENT HARBOR FROM THE MAIN ROOM/FORMER BOOK STORAGE ON THE FIRST FLOOR**

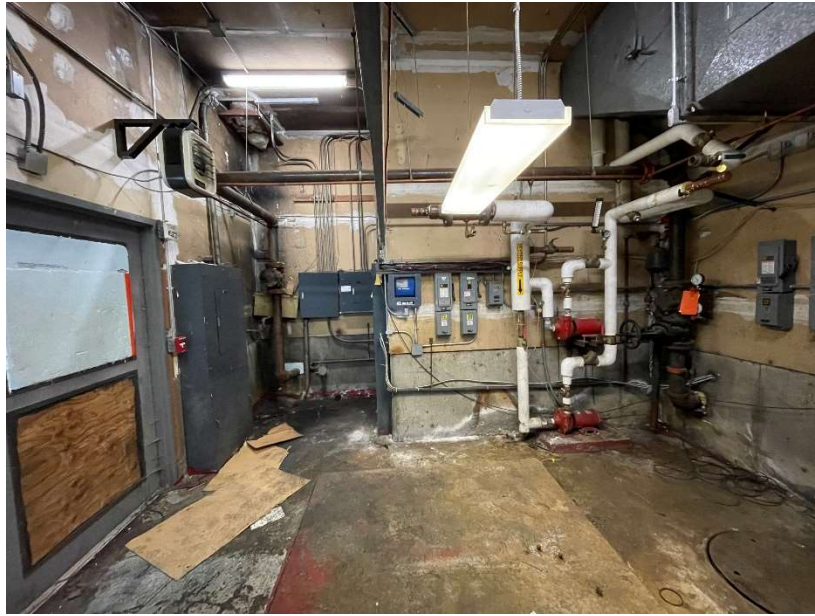




**PHOTO 5 - LOOKING E ACROSS MAIN ROOM/FOMER BOOK STORAGE TOWARD REAR OF BUILDING.**



**PHOTO 6 - OFFICE/STORAGE ROOM FIRST FLOOR.**



**PHOTO 7 - FIRST FLOOR MECHANICAL ROOM**



**PHOTO 8 – NEW COLLECTIONS STORAGE AREA CONVERTED FROM FORMER MEZZANINE.**





**PHOTO 9 - OFFICE SPACE ON 2ND FLOOR**



**PHOTO 10 - STORAGE AREA 2<sup>ND</sup> FLOOR**

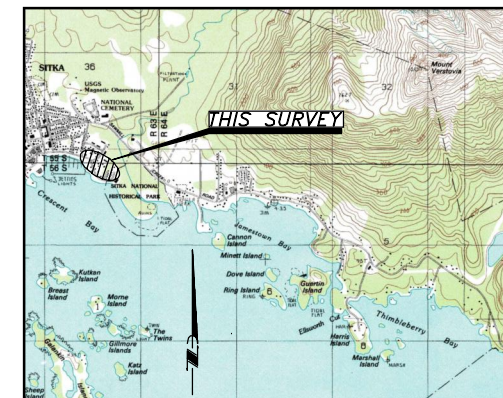


**PHOTO 11 – FIRST FLOOR MAIN ENTRY**



**PHOTO 12 - FIRST FLOOR BATH**





VICINITY MAP

USGS QUADRANGLE SITKA (A-4) SW  
SCALE: 1:25000

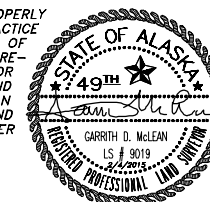
DATE: 1987

## GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN PRIMARY MONUMENTS CP-108 AND CP-109 OF CPET CRESCENT HARBOR SEAWALK PART C (CBS PROJECT NO. 80244-2010) HAVING A RECORD BEARING OF N31°41'21.51"W.
2. BASIS OF VERTICAL CONTROL FOR THIS SURVEY WAS TBM FH-1, NORTH BOLT FIRE HYDRANT TOP FLANGE, WITH A PUBLISHED ELEVATION OF 22.58' PER CPET CRESCENT HARBOR SEAWALK (CBS PROJECT NO. 80244-2010).
3. INFORMATION UTILIZED TO PRODUCE THIS PLAT IS SHELDON JACKSON CAMPUS SUBDIVISION PLAT NO. 2009-8, RECORD OF SURVEY PLAT NO. 96-13, SJC-LINCOLN SUBDIVISION PLAT NO. 2005-20, A.T.S. 649, U.S.S. NO. 1258 SITKA NATIONAL MONUMENT, U.S.S. NO. 407 TRACT B, SJC-LINCOLN SUBDIVISION PLAT NO. 2005-20, A.T.S. 15, SITKA RECORDING DISTRICT AND CPET CRESCENT HARBOR SEAWALK (CBS PROJECT NO. 80244-2010).
4. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON GTS-3000 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.
5. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESES WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR OTHER ENCUMBRANCES OF RECORD DENOTED BY THIS SURVEY OR NOT.
7. UNDERGROUND UTILITIES AS SHOWN PER AS-BUILT SURVEYS PROVIDED BY THE CITY AND BOROUGH OF SITKA AND FIELD UTILITY LOCATES BY CITY AND BOROUGH OF SITKA ELECTRICAL DEPARTMENT.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

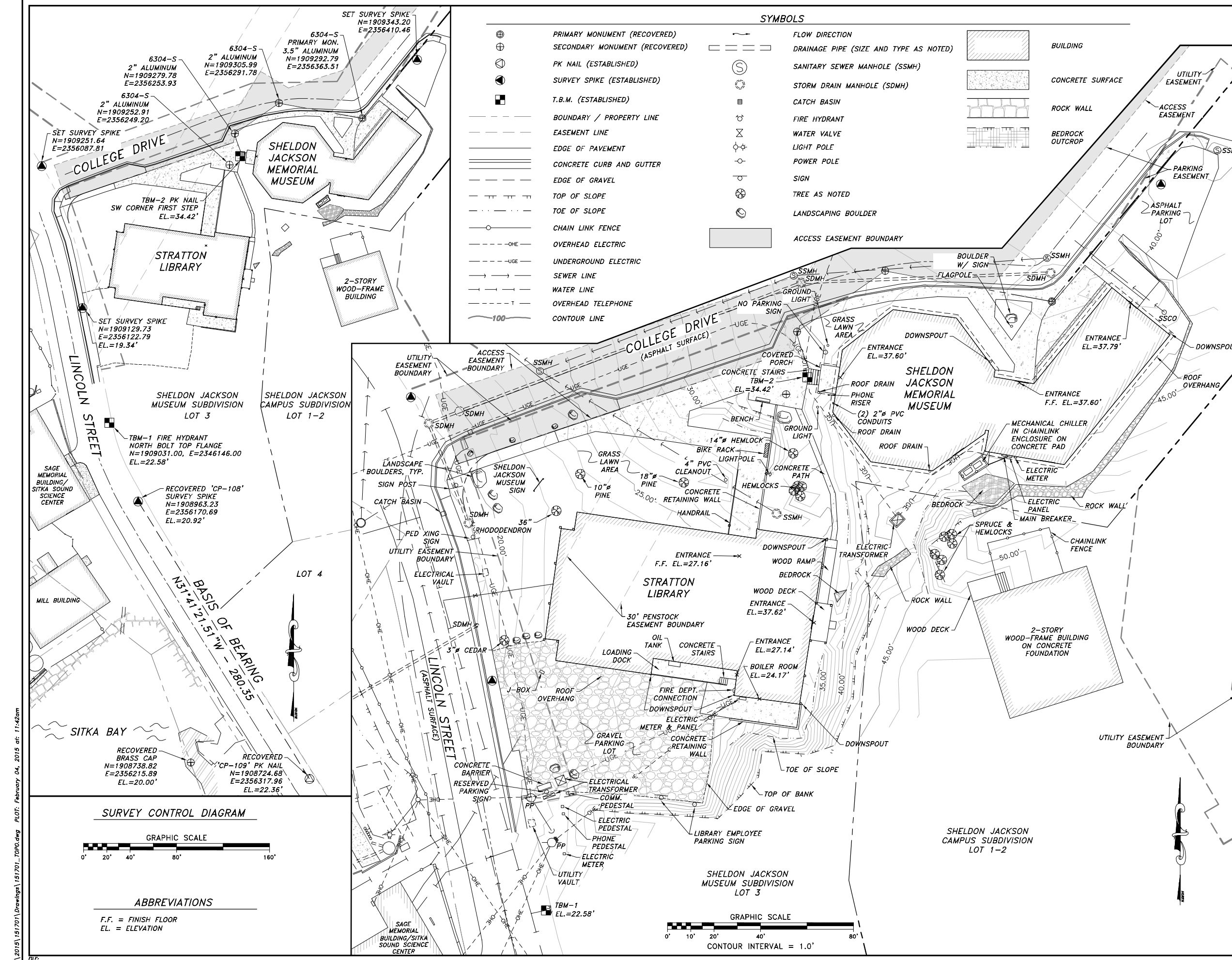


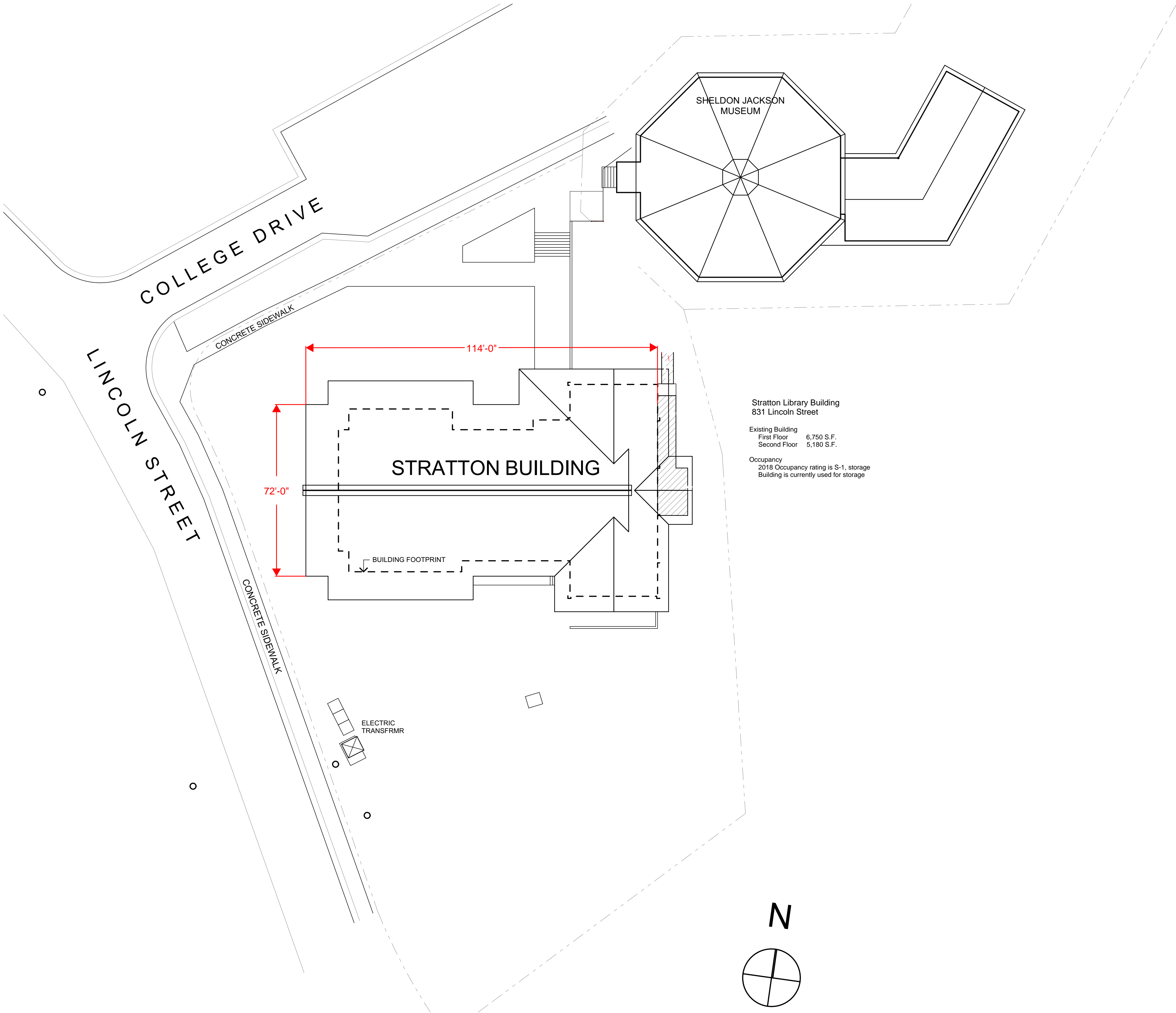
A LIMITED TOPOGRAPHIC SURVEY  
OF  
**STRATTON LIBRARY  
& SHELDON JACKSON MUSEUM**  
WITHIN U.S.S. 407, TRACT B  
CITY & BOROUGH OF SITKA, ALASKA

CLIENT:  
NORTHWIND ARCHITECTS  
126 SEWARD STREET  
JUNEAU, ALASKA 99801

SURVEYOR:  
R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA 99801

DATE: FEBRUARY 4, 2015 SHEET 1 OF 1  
R&M PROJ. NO. 151701





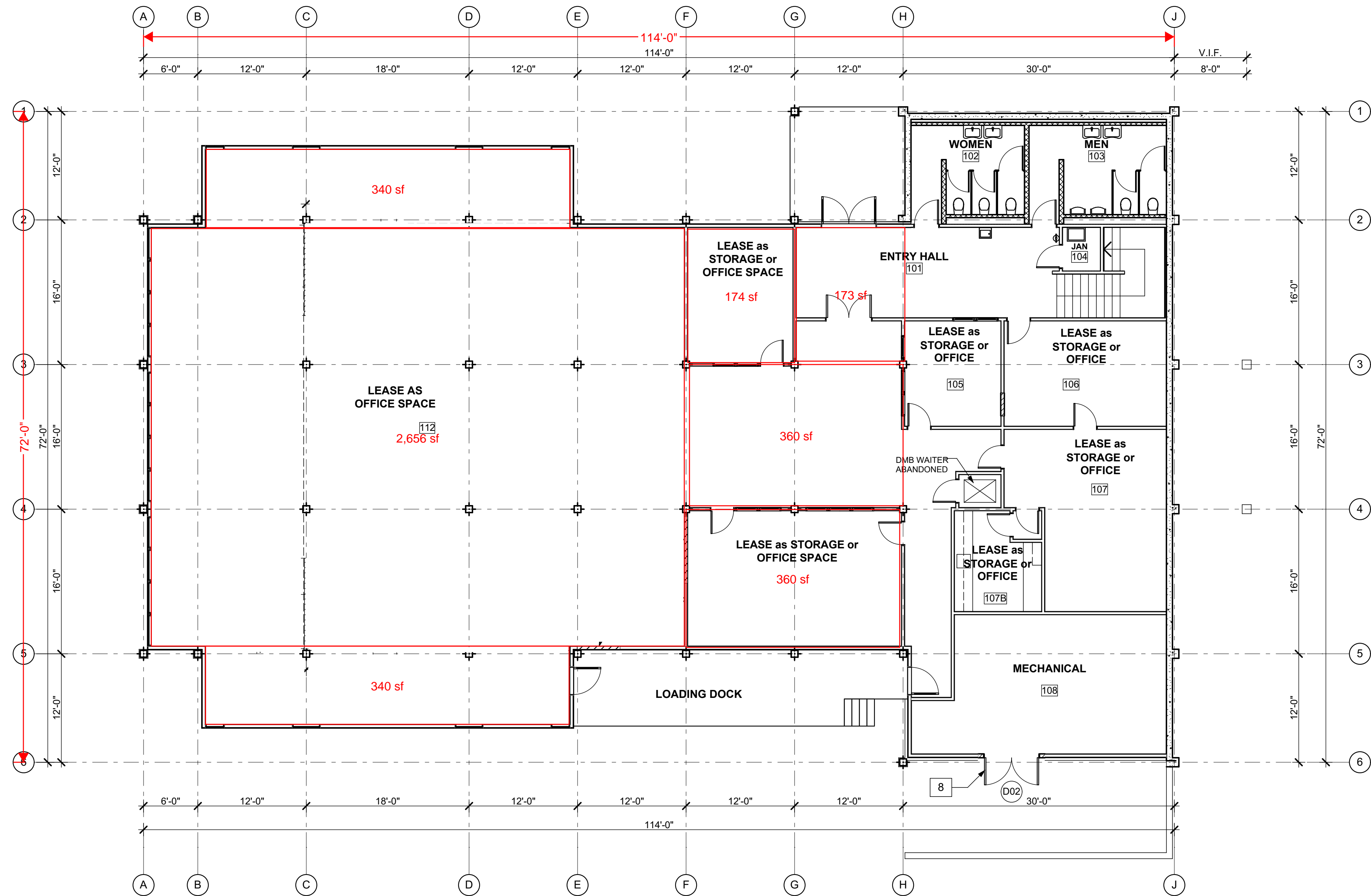
1 SITE PLAN  
SCALE: 1" = 20'

CONSTRUCTION DRAWINGS	
ADDENDUM NUMBER	
ATTACHMENT NUMBER	
RECORD OF REVISIONS	
No.	DATE DESCRIPTION
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES	
STATEWIDE PUBLIC FACILITIES	
STRATTON BUILDING ADAPTIVE REUSE & RENOVATION - PHASE II	

NorthWind Architects, LLC  
126 Seward St  
Juneau, Alaska, 99801


DRAWN BY: RE, JB	
A0.0	
SITE PLAN ADD ALT # 1	
PROJECT DESIGNATION NUMBER	
RSA0520243	
STATE	YEAR
ALASKA	2017





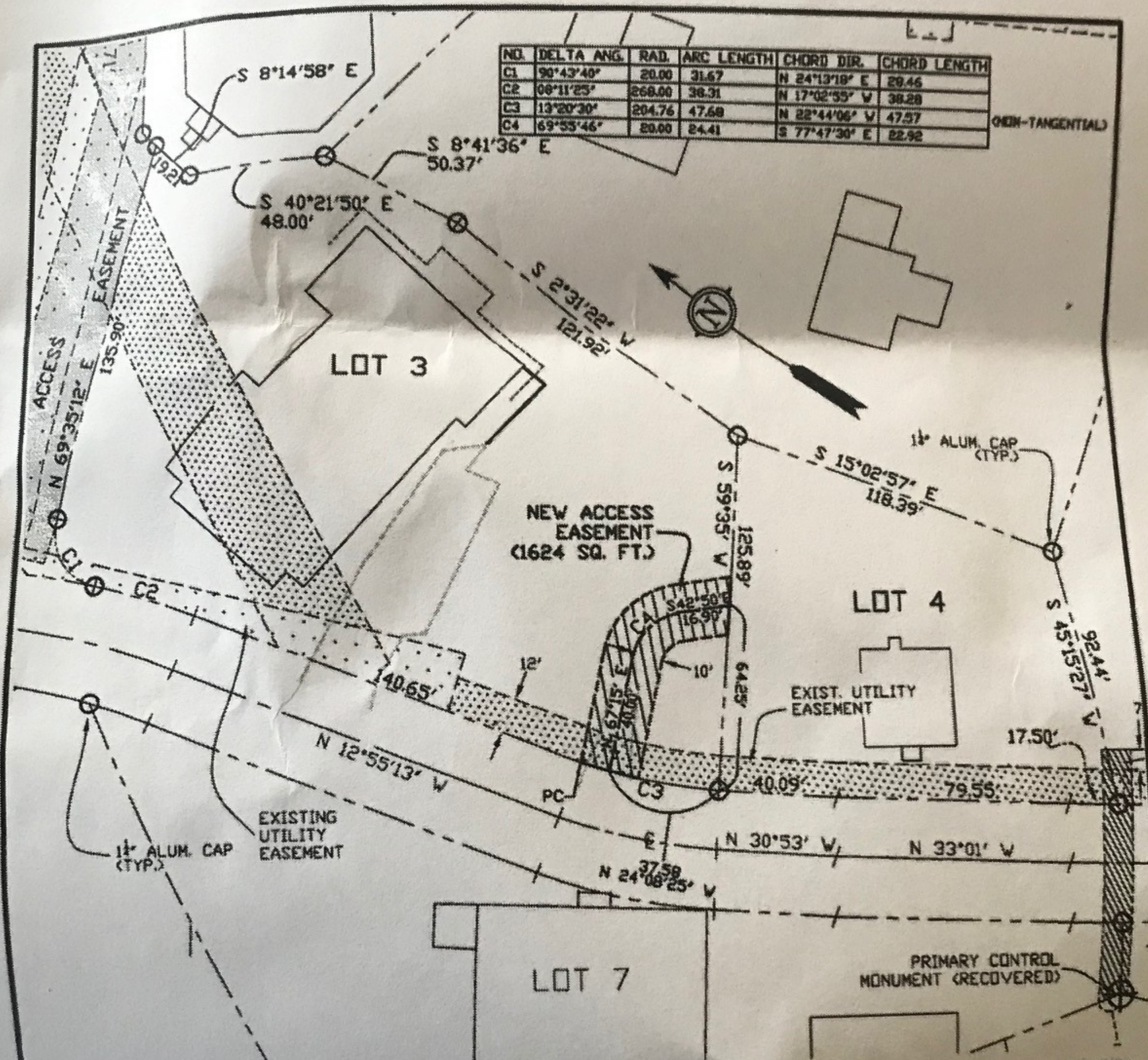
Proposal:  
Lease first floor office and storage rooms as professional office space to a single agency or business. Lease would include access to restrooms, parking space, and front and loading dock exits.  
The second floor will remain storage for the Alaska Division of Libraries, Archives, and Museum - primarily the Sheldon Jackson Museum.

1 FIRST FLOOR  
SCALE: 1/8" = 1'-0"

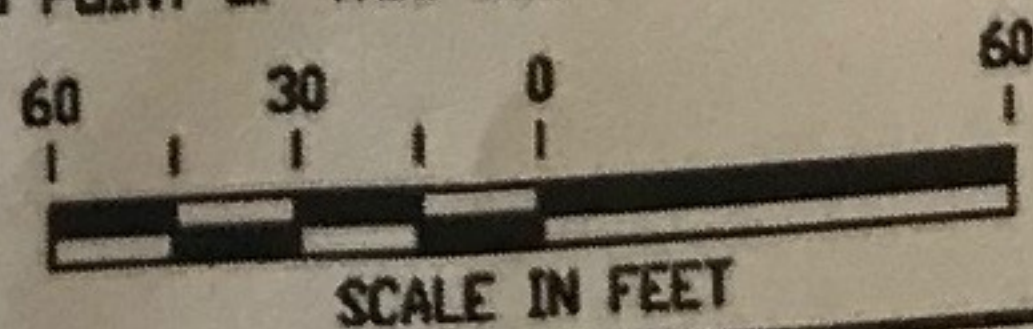
CONSTRUCTION DRAWINGS		
ADDENDUM NUMBER		
ATTACHMENT NUMBER		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES		STATEWIDE PUBLIC FACILITIES
STRATTON BUILDING ADAPTIVE REUSE & RENOVATION - PHASE II		
		
NorthWind Architects, LLC 126 Seward St Juneau, Alaska, 99801		
DRAWN BY: RE, JB		
A1.1		
FIRST FLOOR PLAN		
PROJECT DESIGNATION NUMBER		
RSA0520243		
STATE	YEAR	
ALASKA	2017	



# EASEMENT DESCRIPTION FOR DRIVEWAY TO 883 LINCOLN ST. HOUSE



THE ACCESS EASEMENT IS TO BE 20 FT. WIDE X APPROX. 81 FT. LONG, LOCATED WITHIN LOT 3 OF THE SHELDON JACKSON CAMPUS SUBDIVISION (PLAT #2009-8, SITKA RECORDING DISTRICT) FOR WHICH THE CENTERLINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE COMMON CORNER OF LOTS 3 AND 4 ON THE LINCOLN STREET RIGHT-OF-WAY, THENCE N 24°08'25" W A CHORD DISTANCE OF 37.58 FT. ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 204.76 FT., ARC LENGTH OF 47.68 FT., AND CENTRAL ANGLE OF 13°20'30", TO THE TRUE POINT OF BEGINNING AND THE CENTERLINE OF SAID 20 FT. WIDE ACCESS EASEMENT, THENCE N 67°15' E A DISTANCE OF 40.00 FT. ALONG THE CENTERLINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FT, THENCE SOUTHEAST A DISTANCE OF 24.41 FT. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°55', THENCE S 42°50' E A DISTANCE OF 16.90 FT. TO A POINT ALONG THE COMMON BOUNDARY OF LOTS 3 AND 4 AND THE END POINT OF THIS DESCRIPTION CONTAINING 1624 SQ. FT. MORE OR LESS.



O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835  
(907) 741-6700

SHELDON JACKSON COLLEGE  
(REPRESENTED BY PACIFIC  
TOWERS PROPERTIES)

LOT 3 OF THE SHELDON  
JACKSON CAMPUS  
SUBDIVISION  
SITKA, ALASKA

EASEMENT  
DRAWING

EXHIBIT A



**From:** Mark Rowley  
**To:** Kito, Sam (EED)  
**Subject:** FW: easement next to Stratton library  
**Date:** Wednesday, December 29, 2010 11:01:19 AM

---

Sam-  
FYI

Mark Rowley  
PTP

-----Original Message-----

From: ndavis@gci.net [<mailto:ndavis@gci.net>]  
Sent: Wednesday, December 29, 2010 10:58 AM  
To: Mark Rowley; mgeraghty@dmgz.com  
Subject: easement next to Stratton library

Today I delivered a copy of the letter to Trista Patterson that has been sent to her along with a copy of the easement documents. I advised her of the notice to terminate with all the terms. I also discussed with her that she is encroaching past the easement and that the easement is to be used for access, not storing property.

She was glad I came to discuss it with her and seemed ok with it. She said she would like to contact the State in the future to see if they would sell that portion to her and I indicated that was something she could discuss with the state in the future.

She understands she has one year to put in her driveway on her property and she will receive the \$7,000 to do so. She understands that I will have the funds in my trust account on her behalf.

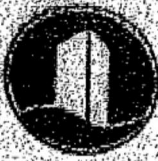
Just wanted to give you both the update.

Nancy

--

Nancy Davis  
Owner/Broker  
Davis Realty  
104 Lake Street  
Sitka AK 99835  
907-747-1032      866-747-1032 (toll free)  
907-752-1045 (cell)      907-747-1035 (fax)  
ndavis@gci.net      www.davisrealtysitka.com

Confidentiality Notice: This message is a confidential and privileged communication intended only for the use of the individual or entity to whom it is addressed, and should not be read or used by anyone else. If you have received this message in error, please notify us immediately by return e-mail or by calling 866-747-1032 (toll-free) or 907-747-1032. Please delete this message from your system and destroy all hard copies of this document.



PTP Management, Inc.

A Pacific Trust Properties, Inc. Subsidiary

December 28, 2010

Ms. Trista Patterson  
P.O. Box 6481  
Siler, AK 99835

Re: Access Easement Agreement Termination Notice

Dear Ms. Patterson:

This letter is to serve as a Notice Of Termination of the Grant Of Permanent Access Agreement dated October 7, 2009 between yourself as the owner of Lot 3 of the Sheldon Jackson and Sheldon Jackson College. There is a one - year notice period, so the date of the final termination will be December 31, 2011. You are due a payment fee of \$7,000.00. We intend to deposit those funds in the Trust Account of Davis Realty to be dispersed to your contractor or to you upon completion of driveway improvements.

During the remaining one year of the agreement, please be reminded that this agreement is for your use as "access" only and not to store vehicles, other items or other uses.

If you have any questions, Nancy Davis of Davis Realty may be contacted to clarify any questions or concerns you may have.

Sincerely,

PTP Management, Inc.

Mark W. Rowley

Property Manager for Sheldon Jackson College

CC: John Holt

Nancy Davis

John Holt

## **State of Alaska Department of Education and Early Development**

### **Preliminary Best Interest Decision of Land Conveyance**

Stratton Library  
AS 14.07.030(a)(6)

Notice is hereby given that, pursuant to the provisions of AS 14.07.030(a)(6), the Alaska Department of Education and Early Development (DEED) has made a preliminary determination that it is in the best interest of the State of Alaska, DEED, and the Division of Libraries, Archives and Museums (LAM), to sell the real property known as the “Stratton Library.” The basis for this determination is explained in a written best interest decision prepared by DEED.

The state land affected by the decision is located at 831 Lincoln Street, Sitka, Alaska, known as the “Stratton Library,” and is more particularly described as: Lot 3, of the Sheldon Jackson Campus Subdivision, Plat 2009-8, Sitka Recording District, First Judicial District, State of Alaska, consisting of an irregular shaped, 35,277 SF parcel.

Persons who believe that the written decision should be altered because it is not in the best interests of DEED and LAM, or because the decision is inconsistent with DEED’s authority to manage its real property assets, must provide written comments on or before 4:00 PM, Wednesday, May 8, 2024. Comments should be submitted to DEED at P.O. Box 110500, Juneau, AK 99811-0500, or by fax to (907) 465-4156 or e-mail at [deed.commissioner@alaska.gov](mailto:deed.commissioner@alaska.gov). Following the comment deadline, DEED’s commissioner will consider timely comments that question the decision on the basis of the best interest of DEED and LAM or inconsistency with DEED’s authority to manage its real property assets, and the best interest decision may be changed in response to such written comments or other information.

Commenting parties will be provided a copy of the final best interest decision after the end of the notice period.

To be eligible to file for reconsideration of the final best interest decision, or to file a subsequent appeal to the Superior Court, a person must have submitted written comments during the notice period. Eligible persons will have fifteen (15) calendar days after published notice of the final written decision to request that the Commissioner reconsider the decision. A copy of the written decision is available upon request. If you have any questions concerning this action, please contact DEED at (907) 465-2800.

In compliance with the Americans with Disabilities Act, DEED is prepared to accommodate individuals with disabilities. Please contact (907) 465-2800 for assistance. Requests for assistance must be received at least five days prior to the comment deadline to ensure that any necessary accommodations can be provided.

DEED reserves the right to waive technical defects in this notice or to amend, postpone, or vacate the preliminary best interest decision.

# **Alaska Department of Education and Early Development PRELIMINARY BEST INTEREST DECISION**

## **Stratton Library Property Sale**

This Preliminary Best Interest Decision is the State of Alaska’s best interest finding regarding a proposed disposal of interest in state land. The public is invited to comment on this Preliminary Best Interest Decision. The deadline for commenting is 4:00 PM, Thursday, May 16, 2024. Please see the Public Notice section of this preliminary best interest decision for requirements related to submitting comments for consideration.

### **Requested Action**

The Alaska Department of Education and Early Development wishes to dispose of the real property known as the “Stratton Library” (Attachment A). The parcel is identified as Lot 3, of the Sheldon Jackson Campus Subdivision, Plat 2009-8, Sitka Recording District, First Judicial District, State of Alaska, and located at 831 Lincoln Street, Sitka, Alaska (Attachment B).

### **Proposed Action**

DEED does not have statutory authority to transfer real property to an entity that is not a federal agency, state agency, or political subdivision of the state. Therefore, the Alaska Department of Education and Early Development (DEED) proposes to sell the Stratton Library to a federal or state agency or political subdivision, subject to the following conditions:

1. The sale is approved by the State Board of Education and Early Development.
2. Title document remains with DEED if property is not sold.
3. DEED must sell the parcel to a federal or state agency or political subdivision for fair market value, plus any administrative costs, survey costs, appraisal costs, or other costs statutorily required to conduct a sale. The property is conveyed under “as-is, where-is” conditions, inclusive of known or unknown contaminations.
4. Sale of the property from DEED must occur in a fiscal year where appropriation language provides sale proceeds are to be appropriated to DEED to support the Division of Libraries, Archives, and Museums and renovation of the Sheldon Jackson Museum.
5. Title document requires parcel to maintain a public purpose.

If DEED does not dispose of the property to a federal or state agency or political subdivision, the property will remain with DEED under management of LAM for their continued management or future disposition.

### **Scope of Decision**

The scope of this decision is to determine if it is in the State’s best interest for DEED to sell the Stratton Library property. If the property is not sold, the title will remain with DEED. The administrative review is limited to (1) reasonably foreseeable, significant effects of the uses to be

authorized; (2) applicable statutes and regulations; (3) the facts pertaining to the land or resources; and (4) any issues that are material to the determination.

### **Authority**

The sale of this property is authorized under AS 14.07.030(a)(6), powers of the department:

Sec. 14.07.030. Powers of the department.

(a) The department may . . .

(6) acquire and transfer personal property, acquire real property, and transfer real property to federal agencies, state agencies, or to political subdivisions; . . . .

### **Subject Property**

Geographic Location: The property is located at 831 Lincoln Street, Sitka, Alaska. It is on the upland side of Lincoln Street on the former campus of the Sheldon Jackson College.

Legal Description: Lot 3, of the Sheldon Jackson Campus Subdivision, according to Plat 2009-8, a re-subdivision of Lots 1, 2A, 2B, 3A and 3B of the SJC-Lincoln Subdivision, according to Plat 2005-20 and 2008-9, situated in the Sitka Recording District, First Judicial District, State of Alaska (Attachment B).

### **Title**

The State of Alaska, Department of Education, received title to this parcel via Statutory Warranty Deed 2010-001785-0 from the Sheldon Jackson College on December 28, 2010, recorded in the Sitka Recording District on December 30, 2010.

### **Adjacent Landowners**

The property has approximately 226 feet of frontage on Lincoln Street on its western boundary across from which are the grounds of the Sitka Sound Science Center and a city park. The property aligns approximately 167 feet of frontage on College Drive on its northern property boundary across from the grounds of the Sitka Fine Arts Campus. The property aligns on its northeast side with the Sheldon Jackson Museum, owned by the State of Alaska. The property's southeast boundary aligns with a privately owned lot.

### **Third Party Interests**

The property has a 12-foot utility easement along the southern portion of the subject's frontage on Lincoln Street. This easement is within the 14-foot street setback required by the subject's zoning. The property has a 30-foot-wide easement for a penstock, which serves the fish hatchery in the Sitka Sound Science Center across the street. This easement runs diagonally from the property's northeast corner in a southwesterly direction, emerging approximately halfway through the site's frontage on Lincoln Street. The exact location of the penstock is unknown but appears to cross under the front of the building according to a topographic survey.

There are no other known third-party interests that would prevent the issuance of this land transfer.

## **Hazardous Materials and Potential Contaminants**

A 2013 site inspection and sample testing by NORTECH, indicated no friable Category 1 Asbestos Containing Materials (ACM) or lead based paint were observed. However, the following materials of concern were identified:

1. Non-Friable Asbestos (Category 2)
  - a. All 12"x12" Tan floor tiles
  - b. All sheet vinyl
  - c. Gypsum wallboard with ACM joint compound
2. Ceramic sinks with lead-based glazing
3. Other hazardous materials associated with the structure that were identified include:
  - a. polychlorinated biphenyls (PCB) containing light fixture ballasts,
  - b. presumed mercury containing florescent bulbs,
  - c. mercury thermostats,
  - d. smoke detectors with radioactive component,
  - e. HID mercury vapor lights,
  - f. lead-acid batteries in emergency lighting,
  - g. refrigerators with Freon canister, and
  - h. fire extinguishers.

Mold is likely to be present throughout the building.

## **Background**

The Stratton Library was built in 1974 down the hill from the Sheldon Jackson Museum in Sitka, Alaska. The State of Alaska purchased the Stratton Library property from the Sheldon Jackson College for \$2M in 2010.

The property is an irregular shaped, 35,277 SF parcel at the corner of Lincoln Street and College Drive on the former Sheldon Jackson College campus in Sitka, Alaska. According to the plat, the subject has approximately 226 feet of frontage on Lincoln Street on its western boundary and approximately 167 feet of frontage on College Drive on its northern property boundary. This width narrows to 125.89 feet on its southern boundary where it abuts a private residence at 833 Lincoln Street. To the rear of the subject is Sheldon Jackson Museum and a cluster of single-family homes which are part of the Sitka Fine Arts Camp campus.

The State of Alaska purchased the Stratton Library to address pressing facility needs at the Sheldon Jackson Museum, including inadequate storage space for the growing museum collection and a dedicated area for educational programming. Responsibilities of the Sheldon Jackson Museum are outlined under Alaska Statute 14.57.010(b).



The Stratton Library is managed by the Division of Alaska State Libraries, Archives and Museums within the Alaska Department of Education and Early Development.

### **Alternatives and Discussion**

DEED and LAM are considering the following alternatives:

**Alternative 1:** (Preferred). Sale of the Stratton to help meet the original intent of its acquisition to provide critical museum-quality space for the Sheldon Jackson Museum.

**Alternative 2:** (No Action) Do not offer the Stratton building for sale. Retain the property within DEED under management of LAM.

The Stratton Library has suffered a series of ongoing facility issues since its acquisition in 2010. Some of these challenges include:

- Water intrusion
- Structural instability
- Mold and rot
- Plumbing and electrical issues
- Exterior damage

The maintenance issues identified above have substantially reduced both the condition and value of the Stratton. An appraisal of the Stratton Library building was completed in November 2023 with a fair market value of \$1.8M.

There are approximately \$14.5M in identified rehabilitation costs for the Stratton. Critical maintenance needs include: a pre-action fire suppression system, HVAC, plumbing, electrical, security, and hazmat abatement. Additional renovations needed before any storage of museum collections would include finalization of the building envelope of siding, windows, and wall insulation, renovation of collections storage and workspace on the second floor and connecting corridor and utilities from Sheldon Jackson Museum to the Stratton Library.

Due to persistent building problems and the high cost of renovation, the Stratton has not been adequate for its intended purpose of safeguarding and sharing the historical collections of the Sheldon Jackson Museum. Instead, the Stratton is used primarily as a storage unit for surplus museum supplies and gift store merchandise.

Continued management of the Stratton does not make best use of department resources and staff time and does not address the pressing needs of the Sheldon Jackson Museum. Further, costs to rehabilitate the 50-year-old structure to meet modern museum facility standards greatly outweigh the property's current value.

**For the aforementioned reasons, Alternative 1 is the preferred alternative.**

Specifically, the Division requests that proceeds from sale of the Stratton be used to launch design and construction of a renovation at the Sheldon Jackson Museum to better care for, share, and increase access to the museum's prominent collection of historical and cultural materials. The fiscal year 2023 operating budget bill, House Bill 268, sec. 19(d), page 60, lines 16-20,

Preliminary Best Interest Decision: Stratton Library

provides that “the proceeds from the sale of the Stratton Building in Sitka by the Department of Education and Early Development or the Department of Natural Resources are appropriated from the general fund to the Department of Education and Early Development, Alaska State Libraries, Archives and Museums, for maintenance and operations for the fiscal year ending June 30, 2025.” This bill is currently pending before the Legislature.

Supplemental documents along with a presentation on the condition of the Stratton Library and the Sheldon Jackson Museum were provided during the Alaska State Board of Education & Early Development meeting on June 8, 2023, along with a request for how to proceed from the board at the next regular meeting.

During the Board of Education meeting on July 26, 2023, the board approved a motion to “authorize and approve the acting commissioner to pursue sale of the Stratton Library, with the Governor’s approval, and with the following conditions: Proceeds from the sale of the Stratton Library shall be directed towards the Sheldon Jackson Museum; and The Department of Education and Early Development shall retain oversight of the Sheldon Jackson Museum including its facilities, operations, and grounds.” (Attachment C).

### **Performance Guaranty and Insurance**

Following the sale of this property, DEED will no longer have any ownership rights to the site. All rights and responsibilities will be transferred to the property owner. No transfer, sale, or construction is authorized prior to the final conveyance.

### **Compensation**

Any compensation for the Stratton Library property sold by DEED in fiscal year 2025 will be appropriated to DEED for LAM, under the operating budget bill, House Bill 268, which is currently pending before the Legislature:

The proceeds from the sale of the Stratton Building in Sitka by the Department of Education and Early Development or the Department of Natural Resources are appropriated from the general fund to the Department of Education and Early Development, Alaska State Libraries, Archives and Museums, for maintenance and operations for the fiscal year ending June 30, 2025.

Compensation received by DEED beyond fiscal year 2025 may be subject to similar appropriation language.

### **Public Notice**

This decision will be advertised for a 30-day public comment period, starting on April 16, 2024. The notice will be posted on the State of Alaska Online Public Notice website located at: [aws.state.ak.us/OnlinePublicNotices/Default.aspx](https://aws.state.ak.us/OnlinePublicNotices/Default.aspx).

Public notice will also be provided to all agencies of the State of Alaska.

The public is invited to comment on this Preliminary Best Interest Decision. All comments received during the public comment period will be considered by the Alaska State Board of Education & Early Development at its meeting from June 4-6, 2024. In addition, the SBOE will

be listening to public comment during their meeting on June 6.

Information on how to provide comment that day will be posted at the following link:

[https://education.alaska.gov/State\\_Board](https://education.alaska.gov/State_Board)

A copy of the Final Decision, along with instructions on filing a request for reconsideration and appeal, will be sent to all persons who comment on this Preliminary Best Interest Decision. If public comments result in significant changes to this Preliminary Best Interest Decision, additional public notice may be given.

To be eligible to appeal, a person affected by the Final Decision must provide written comments during the public comment period.

**Written comments about this decision must be received by DEED no later than 4:00 PM on Thursday, May 16, 2024, to be considered.**

To submit comments please choose one of the following methods:

Mail: Department of Education and Early Development

Facilities Section

P.O. Box 110500

Juneau AK 99811-0500

Email: [deed.commissioner@alaska.gov](mailto:deed.commissioner@alaska.gov)

Fax: (907) 465-4156

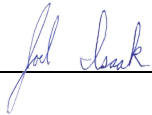
Persons with disabilities who need accommodations to participate should contact Kathijo Jolin at 907-269-1092 e-mail [kathijo.jolin@alaska.gov](mailto:kathijo.jolin@alaska.gov) at least five days before the accommodation is needed. For more information, call 907-269-1092.

Questions about the property sale can be directed to DEED at (907) 465-2800.

### **Recommendation**

This preliminary best interest decision of land conveyance for the Stratton Library described throughout this document and its attachments are consistent with the overall management intent for State-owned property. Alternative 1 is the preferred alternative because it provides the maximum benefit to the State and helps meet the educational mission of the Alaska Department of Education and Early Development and the Alaska State Libraries, Archives and Museums.

The Preliminary Best Interest Decision above, as represented by the preferred alternative, has been reviewed and considered. I find that the recommended action may be in the best interest of the State and that it is hereby approved to proceed to public notice.



4/15/2024

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Joel Isaak, Deputy Commissioner, DEED

Date



04/15/2024

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Deena Bishop, Ed.D., Commissioner, DEED

Date

**Attachments**

Attachment A – Photograph of Property

Attachment B – Plat 2009-8

Attachment C - State Board of Education Approved Motion

## Attachment A

Photograph looking NE towards the Stratton Library Building at 831 Lincoln Street, Sitka, AK.



Preliminary Best Interest Decision: Stratton Library





VICINITY MAP

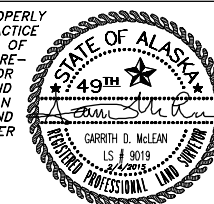
 USGS QUADRANGLE SITKA (A-4) SW  
 DATE: 1987 SCALE: 1:25000

## GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN PRIMARY MONUMENTS CP-108 AND CP-109 OF CPET CRESCENT HARBOR SEAWALK PART C (CBS PROJECT NO. 80244-2010) HAVING A RECORD BEARING OF N31°41'21.51"W.
2. BASIS OF VERTICAL CONTROL FOR THIS SURVEY WAS TBM FH-1, NORTH BOLT FIRE HYDRANT TOP FLANGE, WITH A PUBLISHED ELEVATION OF 22.58' PER CPET CRESCENT HARBOR SEAWALK (CBS PROJECT NO. 80244-2010).
3. INFORMATION UTILIZED TO PRODUCE THIS PLAT IS SHELDON JACKSON CAMPUS SUBDIVISION PLAT NO. 2009-8, RECORD OF SURVEY PLAT NO. 96-13, SJC-LINCOLN SUBDIVISION PLAT NO. 2005-20, A.T.S. 649, U.S.S. NO. 1258 SITKA NATIONAL MONUMENT, U.S.S. NO. 407 TRACT B, SJC-LINCOLN SUBDIVISION PLAT NO. 2005-20, A.T.S. 15, SITKA RECORDING DISTRICT AND CPET CRESCENT HARBOR SEAWALK (CBS PROJECT NO. 80244-2010).
4. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON GTS-3000 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.
5. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF FIELD MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESES WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR OTHER ENCUMBRANCES OF RECORD DENOTED BY THIS SURVEY OR NOT.
7. UNDERGROUND UTILITIES AS SHOWN PER AS-BUILT SURVEYS PROVIDED BY THE CITY AND BOROUGH OF SITKA AND FIELD UTILITY LOCATES BY CITY AND BOROUGH OF SITKA ELECTRICAL DEPARTMENT.

## SURVEYOR'S CERTIFICATE

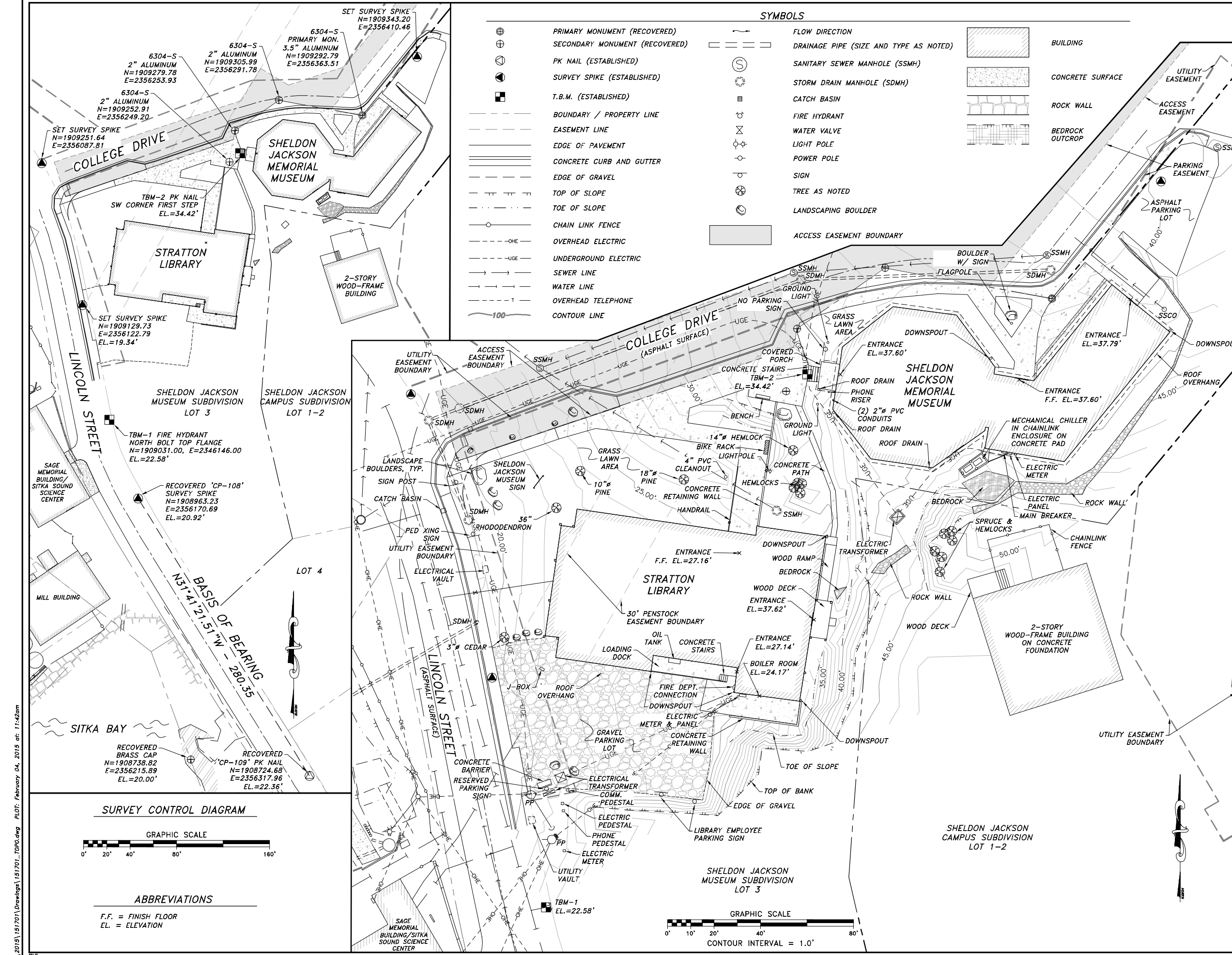
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



A LIMITED TOPOGRAPHIC SURVEY  
 OF  
**STRATTON LIBRARY  
 & SHELDON JACKSON MUSEUM**  
 WITHIN U.S.S. 407, TRACT B  
 CITY & BOROUGH OF SITKA, ALASKA

 CLIENT:  
 NORTHWIND ARCHITECTS  
 126 SEWARD STREET  
 JUNEAU, ALASKA 99801

 SURVEYOR:  
 R&M ENGINEERING, INC.  
 6205 GLACIER HIGHWAY  
 JUNEAU, ALASKA 99801

 DATE: FEBRUARY 4, 2015 SHEET **1** OF 1  
 R&M PROJ. NO. 151701




## **Attachment C**

**State Board of Education & Early Development  
Approved Minutes  
July 26, 2023  
Virtual Meeting Platform  
Department of Education & Early Development  
333 Willoughby Avenue  
Juneau, AK 99801**

### **Business Meeting**

#### **Agenda Item 8 - Approve Library, Archives and Museum's Straton Library & Sheldon Jackson Museum**

First Vice Chair Van Diest motioned, and Member Erickson seconded the following motion: I move that the State Board of Education and Early Development authorize and approve the acting commissioner to pursue sale of the Straton Library, with the Governor's approval, and with the following conditions: (1) Proceeds from the sale of the Straton Library shall be directed towards the Sheldon Jackson Museum; and, (2) the Department of Education and Early Development shall retain oversight of the Sheldon Jackson Museum including its facilities, operations, and grounds. There was no discussion. The motion passed unanimously in a roll call vote.