



Application for Appointment to Boards, Committees, and Commissions
City and Borough of Sitka

Board/Commission/Committee: GARY PAXTON INDUSTRIAL PARK BOARD
Name: CHARLES HORAN Daytime Phone: 907-747-~~6666~~ 6666
Address: 403 LINCOLN ST Evening Phone: CELL 907-738-1666
Email Address: CHARLES@HORANAPPRAISALS.COM Fax Number: 907-747-6471
Length of Residence in Sitka: 40 YEARS Registered to vote in Sitka? Yes ___ No
Employer: SELF HORAN & CO LLC

Organizations you belong to or participate in: CATHOLIC COMMUNITY SERVICE, CHAMBER OF COMMERCE,

Explain your main reason for applying: FILL OUT TERM TO JULY 2017

What background, experience or credentials will you bring to the board, commission, or committee membership?
PAST/PRESENT BOARD, REAL ESTATE APPRAISAL BACKGROUND.

Please disclose any potential conflicts of interest that may arise from your appointment. These may include but are not limited to:

- A substantial financial interest of \$1000 annually that could be influenced by your appointment.
- An immediate family member employed within the scope of this appointment.

NONE

Please attach a letter of interest, outline, or resume which includes your education, work, and volunteer experience that will enhance your membership.

SEE ATTACHED.

→ (To be considered, your application must be complete AND be accompanied by one of the above supporting documents.)

Date: 1/30/17 Signature: Charles Horan

Your complete application and resume should be returned to the Municipal Clerk's Office by noon on the Wednesday prior to an advertised Assembly meeting.

Please note: all information submitted will be made public and published online. Appointments are normally made during open session of an Assembly meeting, however, Assembly members may vote to discuss applicant(s) in closed executive session. In this case, do you wish to be present when your application is discussed? ___ Yes ___ No

Return to:

Melissa Henshaw, Deputy Clerk/Records Specialist, 100 Lincoln Street
Fax: 907-747-7403 Email: melissa.henshaw@cityofsitka.org

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation	MAI, Member Appraisal Institute, No. 6534
State Certification	State of Alaska General Appraiser Certification, No. AA41
Bachelor of Science Degree	University of San Francisco, B.S., Business Administration, 1973

Employment History:

8/04 – now	Owner, HORAN & COMPANY, LLC
3/87 – 7/04	Partner, HORAN, CORAK AND COMPANY
1980 – 2/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976 – 80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975 – 76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973 – 75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations:

2007, "Conservation Easements" Presentation - Alaska Association of Assessing Officers, Fairbanks, AK
1998, "Easement Valuation Seminar," Alaska Chapter Appraisal Institute, Anchorage, AK
1998, "Easement Valuation Seminar," Seal Trust, Juneau, Alaska
1997, "Sitka Housing Market," Sitka Chamber of Commerce
1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
1994, developed and taught seminar "Introduction to Real Estate Appraising," UAS, Sitka Campus
1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
Day 1: Introduction of Appraising, Cost and Market Data Approaches
Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
1983, "The State of Southeast Alaska's Real Estate Market"
1982, "What is an Appraisal?"

Types of Property Appraised:

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

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

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

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial, and office building absorption studies. Contract review appraiser for private individuals, municipalities, and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for

Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony:

2009 Expert at mediation - Talbot's Inc vs State of Alaska, et al. IKE-07-168CI
 2008 Albright vs Albright, IKE-07-265CI, settled
 2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled
 2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled
 2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled
 2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau
 2000 Alaska Pulp Corporation vs National Surety - Deposition
 U.S. Senate, Natural Resources Committee
 U.S. House of Representatives, Resource Committee
 Superior Court, State of Alaska, Trial Court and Bankruptcy Courts
 Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska
 Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients:

Federal Agencies

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

Lending Institutions

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

ANCSA Corporations

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

Companies

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

Municipalities

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

Other Organizations

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

State of Alaska Agencies

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

Education

- 7-Hour National USPAP Update Course, Mount Vernon, WA, April 2013
- Fall Real Estate Conference 2012, Seattle, Wa November, 2012
- Appraising the Appraisal: Appraisal Review-General, Rockville, MD, May 2012
- Information Security Awareness for Appraisal Professionals Webinar, December, 2012
- Fall Real Estate Conference 2011 Seattle, WA October, 2011
- Appraisal Curriculum Overview (2-day General) Milwaukee, WI, August 2011
- Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010
- Business Practices and Ethics, Seattle, WA, Apr 2010
- Fall Real Estate Conference, Seattle, WA, Dec 2009
- 7-hour National USPAP Update Course, Seattle, WA, May 2009
- Fall Real Estate Conference, Seattle, WA, Nov 2008
- Attacking and Defending an Appraisal in Litigation, Kent, WA, Sep 2008
- Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008
- Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007
- Business Practices and Ethics, Seattle, WA, Jun 2007
- 7-hour National USPAP Update Course, Seattle, WA, Jun 2007
- Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007
- Basic Appraisal Procedures, Seattle, WA, Feb 2007
- USPAP Update Course, Anchorage, AK, Feb 2005
- Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005
- Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005
- Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003
- Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002
- UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002
- USPAP, Part A, Burr Ridge, IL, Jun 2001
- Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
- Partial Interest Valuation - Divided, Anchorage, AK, May 2001
- Easement Valuation, San Diego, CA, Dec 1997
- USPAP, Seattle, WA, Apr 1997
- The Appraiser as Expert Witness, Anchorage, AK, May 1995
- Appraisal Practices for Litigation, Anchorage, AK, May 1995
- Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
- Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
- Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
- USPAP, Anchorage, AK, Apr 1991
- General State Certification Review Seminar, Anchorage, AK, Apr 1991
- State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
- Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
- Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
- Real Estate Appraisal Reform, Gregory Hoefler, MAI, OTS, Juneau, AK, Jul 1990
- Standards of Professional Practice, Anchorage, AK, Oct 1987
- Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987
- Market Analysis, Boulder, CO, Jun 1986
- Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985
- Litigation Valuation, Chapel Hill, North CA, Aug 1984
- Standards of Professional Practices, Bloomington, IN, Jan 1982
- Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980
- Course 6, Introduction to Real Estate Investment Analysis, Aug 1980
- Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976
- Course 2A, Case Studies in Real Estate Valuation, Aug 1976
- Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974



GARY PAXTON INDUSTRIAL PARK BOARD OF DIRECTORS

NAME	CONTACT NUMBERS	TERM STARTS	EXPIRES	CATEGORY
SCOTT WAGNER 304 Nicole Drive	747-6850 w 747-3791 h scott_wagner@nsraa.org	11/25/14 6/28/16	6/24/16 6/28/18	CHAIR
DAN JONES 719 Sirstad Street	738-6998 c 747-6373 h danielgjonespe@gci.net	10/11/11 10/22/13 10/27/15	10/11/13 10/22/15 10/27/17	VICE- CHAIR
HUGH BEVAN 720 Pherson Street	747-2709 h kbdsitka@gmail.com	7/12/16	6/14/18	<i>Miller's term</i>
CHARLES HORAN 403 Lincoln Street	747-6666 w 747-7417 fax charles@horanappraisals.com	3/24/15	7/9/15	<i>Fondell's term</i>
PTARMICA MCCONNELL 2575 Sawmill Creek Rd.	738-9941 c ptarmica@sheeatika.com	6/10/14	6/10/16	
Garry White 329 Harbor Drive, #212	747-2660 w 747-7688 fax garrywhite@gci.net			GPIP Director
Mark Gorman City & Borough of Sitka 100 Lincoln Street	747-1808 w 747-7403 fax mark.gorman@cityofsitka.org			Municipal Administrator
Steven Eisenbeisz 208 Lincoln Street	738-9075 c assemblyeisenbeisz@cityofsitka.org			Assembly Liaison
Mary Suminski 329 Harbor Drive, #212	747-2660 w 747-7688 fax sedasitka@gmail.com			Secretary

Established by Ordinance 00-1568

Five members appointed by the Assembly for 2-year terms, one designated At-Large

Revised: October 10, 2016