

HB

156

SENATE COMMITTEE REPORT

DATE: 4/3/09

FURTHER: State Affairs

DATE TURNED
IN TO OFFICE: 4/9/09

Community and Regional Affairs Committee considered HOUSE BILL NO. 156

HB 156 ALLOWING CERTAIN LANDFILL FEE WAIVERS

"An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

and recommends:

- be replaced with SCS or CS _____ ()
- adopt previous SCS or CS _____ ()
- attached amendment(s)
- adopt _____ Letter of Intent
- further referral to _____ Committee

SENATE BILL:	
<input type="checkbox"/>	Same Title
<input type="checkbox"/>	New Title
<hr/>	
HOUSE BILL:	
<input type="checkbox"/>	Same Title
<input type="checkbox"/>	Technical Title Change
<input type="checkbox"/>	New Title w/ SCR # _____

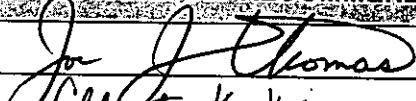
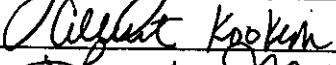
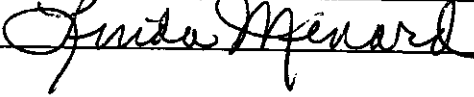
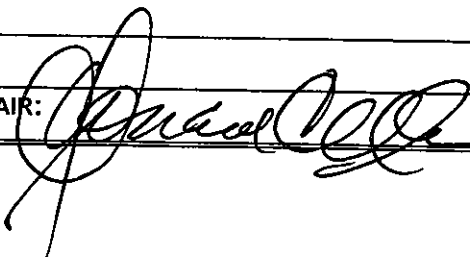
NEW FISCAL NOTE(S):

Department	Date	Fiscal	Indet	Zero	FN#

PREVIOUS FISCAL NOTE(S):

Department	Date	Fiscal	Indet	Zero	FN#
CEC	3/16			✓	1

APPROPRIATION - no fiscal note

SIGNATURES AND RECOMMENDATIONS:	PRINTED LAST NAME	DO PASS	DO NOT PASS	NO REC	AMEND
	Thomas	✓			
	KOOKESH			X	
	MENARD	✓			
CHAIR: 	OLSON			✓	

Alaska State Legislature

Chairman
State Affairs Committee

Member
Judiciary Committee
Labor & Commerce Committee
Health & Social Services Committee
Military & Veterans Affairs Committee

Finance Subcommittees
Labor and Workforce Development
Military and Veterans' Affairs
Public Safety



A Communication From
REPRESENTATIVE BOB LYNN
District 31 Anchorage

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"Bob Lynn's Alaska Blog" www.RepLynnBlog.com

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HOUSE BILL 156 **SPONSOR STATEMENT**

HB-156 grants municipalities the authority to waive disposal fees or "tipping fees" in municipal landfills for waste material resulting from renovations that take place on "deteriorated properties" as defined in Alaska Statute 29.45.050(o).

When run-down properties are allowed to go unattended and unrepaired, the negative impact on communities and their surrounding areas can be severe. Vacant deteriorated properties can become a haven for crime. The blighted conditions lower property values and the standard of living in the communities where they are located.

Currently Alaska statute does not provide for municipalities to waive or reduce tipping fees. HB-156 amends Alaska Statute 29.35.050 to allow municipalities the option, if they choose, to grant disposal fee waivers for properties classified as "deteriorated."

This measure will create an avenue, at no cost to the State, to allow cities to provide incentives to property owners to renovate and improve "deteriorated properties," and by doing so, encourage economic redevelopment in municipalities across the State of Alaska.

LEGAL SERVICES

DIVISION OF LEGAL AND RESEARCH SERVICES
LEGISLATIVE AFFAIRS AGENCY
STATE OF ALASKA

(907) 465-3867 or 465-2450
FAX (907) 465-2029
Mail Stop 3101

State Capitol
Juneau, Alaska 99801-1182
Deliveries to: 129 6th St., Rm. 329

MEMORANDUM

March 5, 2009

SUBJECT: Municipal fees for waste disposal; sectional summary (HB 156, Work Order No. 26-LS0470\R)

TO: Representative Bob Lynn
Attn: Dirk Moffatt

FROM: Tamara Brandt Cook
Director

TBC

Sec. 1. Technical change to limit home rule limitation list to the subsections of AS 29.35.050 that are currently home rule limitations. The subsection added in bill sec. 3 is optional rather than mandatory and, therefore, not appropriate to treat as a limitation.

Sec. 2. Technical change that conforms to bill sec. 1.

Sec. 3. Permits a municipality to exempt from a fee for the use of a landfill or dumping area the disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property. The exemption must be provided for in an ordinance and the ordinance may apply the exemption to some or all types of deteriorated property. Provides a definition of "deteriorated property."

TBC:plm
09-144.plm

FISCAL NOTE

STATE OF ALASKA
2009 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: HB 156
 () Publish Date: _____

Identifier (file name): HB156-CED-RCA-03-16-09 Dept. Affected: DCCED
 Title: Allowing Certain Landfill Fee Waivers RDU: Regulatory Commission of Alaska
 Component: Regulatory Commission of Alaska
 Sponsor: Representative Lynn
 Requester: House Community and Regional Affairs Component Number: 2417

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

	Appropriation Required	Information						
		FY 2010	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
OPERATING EXPENDITURES								
Personal Services								
Travel								
Contractual								
Supplies								
Equipment								
Land & Structures								
Grants & Claims								
Miscellaneous								
TOTAL OPERATING		0.0	0.0	0.0	0.0	0.0	0.0	0.0

CAPITAL EXPENDITURES								
-----------------------------	--	--	--	--	--	--	--	--

CHANGE IN REVENUES ()								
-------------------------------	--	--	--	--	--	--	--	--

FUND SOURCE (Thousands of Dollars)

	FY 2010	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
1002 Federal Receipts							
1003 GF Match							
1004 GF							
1005 GF/Program Receipts							
1037 GF/Mental Health							
Other Interagency Receipts							
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY2009) cost: _____

POSITIONS

	FY 2010	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Full-time							
Part-time							
Temporary							

ANALYSIS: (Attach a separate page if necessary)
 This legislation proposes to allow municipalities to partially or totally exempt landfill fees for the disposal of waste materials from work done to rehabilitate deteriorated properties. While the Regulatory Commission of Alaska issues certificates of convenience for landfills, the rates are not regulated. There would be no fiscal impact to the department due to passage of this bill.

Prepared by: Tyson Fick, Legislative Liaison Phone 465-2503
 Division: Department of Commerce, Community and Economic Development Date/Time: 3/16/09 - 2:00pm
 Approved by: _____ Date: _____

Relevant Alaska Statute

Title 29 Municipal Government, Chapter 35. Municipal Power and Duties

Sec. 29.35.050. **Garbage and solid waste services.**

(a) Notwithstanding AS 29.35.200 - 29.35.220, a municipality may by ordinance

(1) provide for the establishment, maintenance, and operation of a system of garbage and solid waste collection and disposal for the entire municipality, or for districts or portions of it;

(2) require all persons in the municipality or district to use the system and to dispose of their garbage and solid waste as provided in the ordinance;

(3) award contracts for collection and disposal, or provide for the collection and disposal of garbage and solid waste by municipal officials and employees;

(4) pay for garbage and solid waste collection and disposal from available money;

(5) require property owners or occupants of premises to use the garbage and solid waste collection and disposal system provided by the municipality;

(6) fix charges against the property owners or occupants of premises for the collection and disposal; and

(7) provide penalties for violations of the ordinances.

(b) The governing body of a municipality may not prohibit a person holding a valid certificate from the former Alaska Public Utilities Commission or from the Regulatory Commission of Alaska from continuing to collect and dispose of garbage, refuse, trash, or other waste material, or provide other related services in an area in the municipality if the certificate authorizes the collection and disposal of garbage, refuse, trash, or other waste material and providing of other services in the area, and the certificate was originally issued before the municipality provided similar services. Except as provided in (c) of this section, a municipality may not provide for a garbage, refuse, trash, or other waste material collection and disposal service in an area to the extent it lies in an area granted to a garbage, refuse, trash, or other waste material carrier by a

certificate issued by the former Alaska Public Utilities Commission or by the Regulatory Commission of Alaska to the carrier until it has purchased the certificate, equipment, and facilities of the carrier, or that portion of the certificate that would be affected, at fair market value. A municipality may exercise the right of eminent domain to acquire the certificate, equipment, and facilities of the carrier, or that portion of the certificate that would be affected.

(c) A municipality may establish an intermediate transfer site for the collection and disposal of garbage, refuse, trash, or other waste material without purchasing the certificate, equipment, or facilities of a waste material carrier certificated by the former Alaska Public Utilities Commission or by the Regulatory Commission of Alaska. The municipality may, without compensating a certificated waste carrier operating in the area, provide for or contract with a certificated or noncertificated entity to provide for the collection and disposal of waste material left at the intermediate transfer site.

(d) This section applies to home rule and general law municipalities.

Relevant Alaska Statute

“Deteriorated Property” as defined in Statute Sec. 29.45.050. (o)

Title 29 Municipal Government, Chapter 45. Municipal Taxation

Sec. 29.45.050. Optional exemptions and exclusions.

(o) A municipality may by ordinance partially or totally exempt all or some types of deteriorated property from taxation for up to 10 years beginning on or any time after the day substantial rehabilitation, renovation, demolition, removal, or replacement of any structure on the property begins. A municipality may by ordinance permit deferral of payment of taxes on all or some types of deteriorated property for up to five years beginning on or any time after the day substantial rehabilitation, renovation, demolition, removal, or replacement of any structure on the property begins. However, if the entire ownership of property for which a deferral has been granted is transferred, all tax payments deferred under this subsection are immediately due, and the deferral ends. Otherwise, deferred tax payments become due as specified by the municipality at the time the deferral is granted. The amount deferred each year is a lien on that property for that year. Only one exemption and only one deferral may be granted to the same property under this subsection, and, if an exemption and a deferral are granted to the same property, both may not be in effect on the same portion of the

property during the same time. An ordinance adopted under this subsection must include specific eligibility requirements and require a written application for each exemption or deferral. An application for a deferral must specify when payment of taxes for each year of deferral will become due, together with an explanation of the reasons for each proposed date for consideration by the municipality. In this subsection, "deteriorated property" means real property that is commercial property not used for residential purposes or that is multi-unit residential property with at least eight residential units, and that meets one of the following requirements:

(1) within the last five years, has been the subject of an order by a government agency requiring environmental remediation of the property or requiring the property to be vacated, condemned, or demolished by reason of noncompliance with laws, ordinances, or regulations;

(2) has a structure on it not less than 15 years of age that has undergone substantial rehabilitation, renovation, demolition, removal, or replacement, subject to any conditions prescribed in the ordinance; or

(3) is located in a deteriorating or deteriorated area with boundaries that have been determined by the municipality.

(p) A municipality may by ordinance partially or totally exempt from taxation a private leasehold, contract, or other interest held by or through an applicant or proposed applicant in any property, assets, project, or development project owned by the Alaska Industrial Development and Export Authority under AS 44.88. Nothing in this subsection prohibits a municipality from entering into an agreement and receiving payments in lieu of taxes authorized under AS 44.88.140 (b).

(q) A municipality may by ordinance partially or totally exempt from taxation land from which timber is harvested that is infested by insects or at risk of being infested by insects due to an infestation in the area in which the land is located. A municipality may provide that an exemption for land under this subsection applies only to increases in assessed value that result from the timber harvest. A municipality may by ordinance partially or totally exempt from taxation improvements to real property, including personal property affixed to the improvements, if the improvements are

(1) located on land from which timber is harvested that is infested by insects or at risk of being infested by insects due to an infestation in the area in which the land is located; and

(2) used for or necessary to the harvest of the timber that is infested by insects or in danger of insect infestation.

(r) A municipality may by ordinance exempt from taxation an amount not to exceed \$10,000 of the assessed value of real property owned and occupied as a permanent place of abode by a resident who provides in the municipality volunteer (1) fire fighting services and is certified as a fire fighter by the Department of Public Safety, or (2) emergency medical services and is certified under AS 18.08.082 . If two or more individuals are eligible for an exemption for the same property, not more than two exemptions may be granted.

(s) A municipality may by ordinance partially or wholly exempt from taxation the real property owned and occupied as a permanent place of abode by a resident who is the widow or widower of a member of the armed forces of the United States injured serving on active duty while eligible for hostile fire or imminent danger pay who dies because of the injury or complications related to the injury or its treatment. The ordinance must include requirements for determining eligibility for the exemption and a procedure for applying for the exemption.

1 IF ADOPTED, THIS ORDINANCE MAY BE REPEALED BY THE VOTERS THROUGH
2 REFERENDUM.

3
4 By: Bonnie Williams
5 Referred to the
6 Economic Development
7 Commission: 03/10/05
8 Introduced: 06/02/05
9 Postponed to the Call
10 Of the Chair: 06/23/05
11 Substituted: 07/14/05
12 Amended: 07/14/05
13 Adopted: 07/14/05

14 FAIRBANKS NORTH STAR BOROUGH

15
16 ORDINANCE NO. 2005-26

17
18 AN ORDINANCE AMENDING THE FAIRBANKS NORTH STAR BOROUGH CODE OF
19 ORDINANCES RELATING TO THE CRITERIA FOR TAX EXEMPTION AND/OR
20 DEFERRALS FOR PURPOSES OF ECONOMIC DEVELOPMENT OR
21 DETERIORATED PROPERTY AND PROVIDING FOR WAIVER OF TIPPING FEES
22 FOR MATERIALS REMOVED FROM DETERIORATED PROPERTY
23

24
25 WHEREAS, at various times in the past the borough has granted tax
26 exemptions in order to assist and encourage economic growth; and

27
28 WHEREAS, the assembly has established no eligibility requirements to
29 guide it in granting tax exemptions and deferrals; and

30
31 WHEREAS, state law requires that municipalities establish specific
32 eligibility requirements to grant economic development and deteriorated property tax
33 exemptions or deferrals; and

34
35 WHEREAS, established eligibility requirements would allow for greater
36 flexibility in accomplishing the borough's economic development goals; and

37
38 WHEREAS, tax exemptions and deferrals may encourage the
39 improvement of certain deteriorated properties.

40
41 NOW THEREFORE BE IT ORDAINED by the Assembly of the Fairbanks
42 North Star Borough.

43
44 Section 1. Classification. This ordinance is of a general and permanent nature
45 and shall be codified.
46

47 Section 2. Section 3.08.020 of the Fairbanks North Star Borough Code of
48 Ordinances is amended by adding the following:
49

50 O. As permitted by 29.45.050(m), AS 29.45.050(o), and Chapters 3.10 and 3.11,
51 economic development and deteriorated property.
52

53 Section 3. Title 3 of the Fairbanks North Star Borough Code of Ordinances is
54 hereby amended by adding the following:
55

56 CRITERIA FOR REAL PROPERTY TAX EXEMPTIONS AND DEFERRALS
57

58 3.11.010 General criteria
59

60 In order for property to be considered for an economic development or
61 deteriorated property tax exemption or deferral, an applicant must complete the
62 application process described in Chapter 3.10.
63

64 3.11.020 Categories
65

66 The two categories of tax exemptions provided under this chapter are "economic
67 development property" and "deteriorated property."
68

69 3.11.030 Economic Development Property – Specific Criteria
70

71 The assembly may grant a partial or total exemption and/or deferral for economic
72 development property only if there is a clear and convincing demonstration that such
73 exemption and/or deferral will provide direct economic benefit to the borough, and:
74

75 A. the property will be used by a trade, industry, or business that is not
76 already developed within the borough and such use will:

77 1.a. directly generate sales outside of the borough of goods
78 and/or services produced in the borough; or b. materially reduce
79 the importation of goods and/or services from outside of the
80 borough; and

81 2. directly create significant new employment in the borough;
82

83 B. the exemption and/or deferral is necessary to:

84 1.a. the long-term viability of the trade, industry, or business
85 operation; or b. the economic feasibility of initiating a trade,
86 industry, or business with the reasonable likelihood of long-term
87 economic viability; and

88 2. promote or improve the economic development of the
89 borough;

90 C. the exemption and/or deferral will provide measurable public benefits
91 commensurate with the level of incentive granted;

92 D. the property owner is in compliance with all Alaskan municipal and state of
93 Alaska tax obligations; and

94 E. the location of the trade, industry, or business is compatible with land use
95 and development plans of the borough.

96
97 3.11.040 Limitations on economic development property tax exemptions and deferrals
98

99 Real property that has previously been taxed by the borough shall not qualify for
100 an economic development property tax exemption or deferral under this chapter.
101

102 3.11.050 Deteriorated Property – Specific Criteria
103

104 The assembly may grant a partial or total exemption and/or deferral for
105 deteriorated property only if there is a clear and convincing demonstration that such
106 exemption and/or deferral will provide direct economic benefit to the borough, and;

107 A. the exemption and/or deferral is necessary to

108 1. the economic feasibility of completing improvements on the
109 property; and

110 2. promote or improve the economic development of the borough;

111 B. the property is commercial property not used for residential purposes, or is
112 multi-unit residential property with at least eight residential units;

113 C. the property

114 1. within the last five years, has been the subject of an order by a
115 government agency requiring environmental remediation of the property or requiring the
116 property to be vacated, condemned or demolished by reason of noncompliance with
117 laws, ordinances, or regulations; or

118 a. is located in a deteriorating or deteriorated area with boundaries
119 that have been determined by the assembly after a public hearing;

120 b. the exemption and/or deferral will provide measurable public
121 benefits commensurate with the level of incentive granted;

122 D. the property owner is in compliance with all Alaskan municipal and state of
123 Alaska tax obligations; and

124 E. the improvements planned for the property are compatible with land use
125 and development plans of the borough.
126

127 3.11.060 Limitations on deteriorated property tax exemptions and deferrals
128

129 Any tax exemption or deferral for deteriorated property shall not take effect until
130 January 1 of the year after:

131
132 A. the exemption or deferral has been approved by the Assembly; and

133 B. the planned improvements on the property have been substantially
134 completed or the property is beneficially occupied.
135
136

136 3.11.070 Definitions

137
138 "Deteriorating or deteriorated area" as used in this chapter means an area that is
139 characterized by:

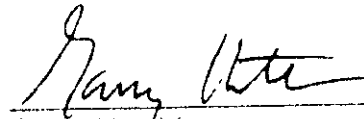
- 140 1. unsafe, unsanitary, vacant, or overcrowded building(s);
- 141 2. overgrown or unsightly vacant lots;
- 142 3. a significant percentage of tax delinquent properties; and/or
- 143 4. economically or socially undesirable land uses.

144
145 Section 4. Subsection 8.12.055.C. of the Fairbanks North Star Borough Code of
146 Ordinances is amended as follows:

147
148 The borough mayor may waive tipping fees for materials to the landfill for
149 borough recycling or hazardous waste disposal programs and for community cleanup
150 activities. The mayor may waive tipping fees for debris from private residences in the
151 borough damaged by fire if there is no reimbursement for such waived fees from any
152 other source. The mayor, when there is a direct and primary benefit to the public, may
153 waive tipping fees for materials removed from deteriorated property, as defined in
154 Section 3.11.070(D), during the course of rehabilitation, repair, construction,
155 reconstruction, renovation, demolition, removal or replacement of any structure on such
156 property.

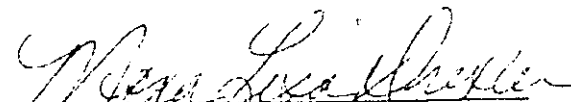
157
158 Section 5. Effective Date. This ordinance is effective at 5:00 p.m. on the first
159 Borough business day following its adoption.

160
161 PASSED AND APPROVED THIS 14TH DAY OF JULY 2005.



Garry Hutchison
Presiding Officer

ATTEST:



Mona Lisa Drexler, CMC
Municipal Borough Clerk

162
163 Ayes: Romans, Sattley, Rex, Hopkins, Aldridge, Frank, Hutchison
164 Noes: None
165 Excused: Williams, Bartos

House Community and Regional Affairs Committee
Alaska State Legislature
State Capitol
Juneau, AK 99801



317 West 4th Avenue, Suite 317
Anchorage, AK 99507
Tel 907-279-5650
Fax 907-279-5651

March 10, 2009

Re: Support for HB 156

To the House Community & Regional Affairs Committee:

On behalf of Anchorage Downtown Partnership, Ltd., I would like to ask for passage of House Bill 156 introduced by Representatives Bob Lynn, Jay Ramras and Harry Crawford.

We believe HB 156 ("An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property") will give municipalities the flexibility they need to assist developers who tackle difficult development or redevelopment projects in deteriorated zones throughout our state.

We respectfully ask that you approve this bill.

Warm regards,

A handwritten signature in black ink, appearing to read "Chris Schutte", written over a horizontal line.

Christopher M. Schutte
Executive Director



Fairbanks North Star Borough
Office of the Mayor

809 Pioneer Road • PO Box 71267 • Fairbanks, Alaska 99707-1267 •

907/459-1300
Fax 907/459-1102
Email mayor@co.fairbanks.ak.us

March 5, 2009

Statement of Support of HB 156

Fairbanks North Star Borough Mayor's Office

Good morning, my name is Kathryn Dodge. I work as Mayor Whitaker's Economic Development Specialist and I am also the Fairbanks North Star Borough's Alaska Regional Development Organization (ARDOR) director. I am here to speak on HB 156, a bill that would allow municipalities to waive tipping fees for substantial rehabilitation, renovation, demolition, removal or replacement of a deteriorated property.

I am certain that all of you can think of a deteriorated property in your community that you would love to see redeveloped. I am equally certain that as you think of that property, and you envision it being renovated or rehabilitated and returned to productive use, you intuitively recognize the value that action would have to your community's well-being and surrounding property values.

For these reasons, I have no objection to HB 156. It may be helpful in rehabilitating deteriorated properties in our municipalities. Further, given that adoption of this change requires Assembly approval and therefore, public comment on the public value of granting waivers to deteriorated properties, and presumably for each actual waiver considered, I encourage you to support this bill.



Alaska Commercial Properties, Inc.

1901 Airport Way, Suite 102

Fairbanks, AK 99701

Phone: (907) 456-6008

Fax: (907) 456-6474

realty@realtyalaska.com

March 3, 2009

Regarding: House Bill No. 156

Dear Senate Bunde,

I would like to express my opinion that I support House Bill No. 156, "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

We have many properties in several major cities here in Alaska that have been neglected and abandoned due to their age or construction methods that hinder our communities. Many of the reasons are the safety, health risks, and fire hazards. These properties also put blight on the neighborhoods and a heavy burden on our cities.

With the economy being in such disarray and municipalities facing short falls in their budgets, it makes sense to give developers a helping hand in trying to either restore such properties or simply remove them if it enhances the property and nearby properties. These actions can make our cities a safer place to live without taxing our cities financial resources, as when the fire or police departments are called out to spend countless hours looking for vandals.

I believe that this bill will help better the communities throughout the State of Alaska.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shawn Evans", written in dark ink.

Shawn Evans
REALTOR, GFBR, NAR

March 3, 2009

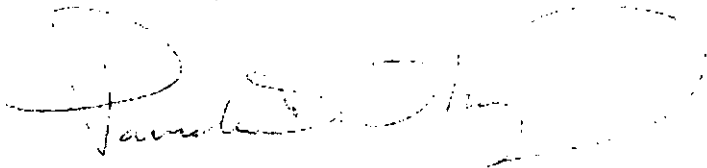
Regarding: House Bill No. 156

Dear Representative Ramras,

I am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

This bill will give investors incentive to purchase run down properties that hinder our communities and renovate or remodel them to bring up the property value. This bill will create renovation projects to the high number of buildings abandoned due to their poor construction and age in the State of Alaska. These abandoned buildings have created safety issues, health risk, and fire hazards.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pamela Throop".

Pamela Throop
Owner, Broker
Alaska Commercial Properties, Inc.

March 3, 2009

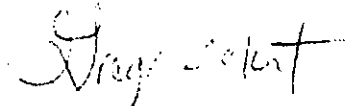
Regarding: House Bill No. 156

Dear Representative Ramras,

I, Greg Eckert, am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

This bill will give investors incentive to purchase run down properties that hinder our communities and renovate or remodel them to bring up the property value. This bill will create renovation projects to the high number of building abandoned due to their poor construction and age in the State of Alaska. These abandoned buildings have created safety issues, health risk, and fire hazards.

Sincerely,



Greg Eckert
Equipment Operator
American Mechanical Inc.

March 3, 2009

Regarding: House Bill No. 156

Dear Representative Ramras,

I, Rebecca Norris, am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

This bill will give investors incentive to purchase run down properties that hinder our communities and renovate or remodel them to bring up the property value. This bill will create renovation projects to the high number of building abandoned due to their poor construction and age in the State of Alaska. These abandoned buildings have created safety issues, health risk, and fire hazards.

Sincerely,

Rebecca Norris

Rebecca Norris
Executive Assistant
Alaska Commercial Properties, Inc.

March 3, 2009

Regarding: House Bill No. 156

Dear Representative Ramras,

I, Andrea Barker, am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

This bill will give investors incentive to purchase run down properties that hinder our communities and renovate or remodel them to bring up the property value. This bill will create renovation projects to the high number of building abandoned due to their poor construction and age in the State of Alaska. These abandoned buildings have created safety issues, health risk, and fire hazards.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Barker".

Andrea Barker
REALTOR, GFBR, NAR
Alaska Land & Residential Properties

March 3, 2009

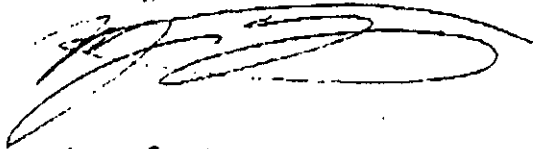
Regarding: House Bill No. 156

Dear Representative Ramras,

I, Morgan Evans, am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

This bill will give investors incentive to purchase run down properties that hinder our communities and renovate or remodel them to bring up the property value. This bill will create renovation projects to the high number of building abandoned due to their poor construction and age in the State of Alaska. These abandoned buildings have created safety issues, health risk, and fire hazards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Morgan Evans', with a large, sweeping flourish underneath.

Morgan Evans
Vice President
Alaska Commercial Construction

March 3, 2009

Regarding: House Bill No. 156

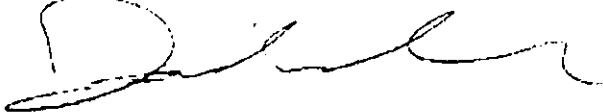
Dear Representative Ramras,

I, Dave Schroeder, am in support of House Bill No. 156 regarding "An Act relating to municipal fees charged for disposal of waste material from the substantial rehabilitation, renovation, demolition, removal, or replacement of a structure on deteriorated property."

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Sincerely,

Dave Schroeder
Superintendent
Alaska Commercial Construction



March 3, 2009

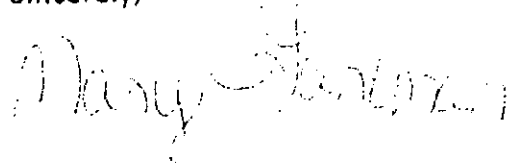
Regarding: House Bill No. 156

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Sincerely,



Mary Gantman
Bookkeeper
Alaska Commercial Construction