

# **CONFIRMATIONS 2015**

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2015</SUBJECT><COMM>SCRA29</COMM></TARGET>

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**ALASKA STATE LEGISLATURE**  
Senate Community & Regional Affairs Committee

**Senator Click Bishop**  
Chair

Room 115  
Phone (907) 465-2327  
Sen.click.bishop@akleg.gov



Members:  
Sen. Bert Stedman –Vice Chair  
Sen. Anna MacKinnon  
Sen. Lyman Hoffman  
Sen. Donald Olson

## Agenda

Tuesday, February 10, 2015

1. Discussion item: Local Boundary Commission decision on Allakaket
2. Governor's appointments to State Assessment Review Board
  - a. William Roberts, Kodiak
  - b. Steve Van Sant, Palmer
3. SB22 – Vehicle Registration Tax: Collection Costs
  - a. Prime Sponsor – Sen. Cathy Giessel

**SENATE  
CONFIRMATION COMMITTEE REPORT**

Date: 02/10/2015

In accordance with AS 39.05.080, the Community and Regional Affairs Committee reviewed the following and recommends the appointments be forwarded to a joint session for consideration:

**State Assessment Review Board**

William Roberts – Kodiak

Appointed: 11/24/2014

Reappointed: 1/19/2015

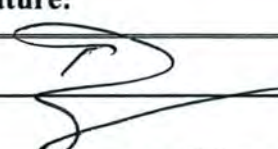
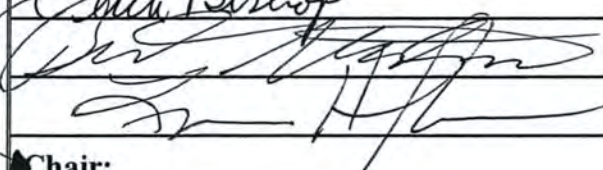
No defined term

Steve Van Sant – Palmer

Appointed: 1/19/2015

No defined term

This does not reflect an intent by any of the members to vote for or against the confirmation of the individuals during any further sessions.

Signature:	Printed Last Name
	Egan
Anna J Mackinnon	MacKinnon
Chick Bishop	Bishop
	Hoffman
Chair:	

Please return to the Senate Secretary's Office (Room 211).



# Alaska State Legislature

## Senate


### Office of the Secretary

State Capitol, Room 211  
Juneau, Alaska 99801-1182  
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Official Business

## Memorandum

TO: Senator Bishop, Chair  
Community and Regional Affairs Committee

FROM:  Liz Clark  
Secretary of the Senate

DATE: January 26, 2015

SUBJECT: Confirmation of Governor's Appointments

Pursuant to AS 39.05.080, the President has referred the following names for legislative confirmation to your committee for a hearing, recommendation and report:

#### **State Assessment Review Board**

William Roberts – Kodiak

Appointed: 11/24/2014

Reappointed: 1/19/2015

No defined term

Steve Van Sant – Palmer

Appointed: 1/19/2015

No defined term

Resumes will be transmitted electronically.

LC:bbr

gl #1

May 19, 2014

QUALIFICATIONS

2014

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Professional qualifications for William Roberts

## **PROFESSIONAL QUALIFICATIONS**

### **WILLIAM ROBERTS**

Resident of Kodiak Island, Alaska since August 1976 and is currently the Kodiak Island Borough Assessor. Prior to his current occupation he owned and operated the Kodiak Appraisal Company, Inc. for 23 years. Past non-appraisal work experiences include eight years in the commercial fisheries, owner operator of a landscaping business as well as a navy communications technician.

### **Experience**

January 2010 to Present	Kodiak Island Borough Assessor Implemented a new computer assisted mass appraisal system and a complete re-inspection and re-assessment of all Kodiak properties.
July 1988 to January 2010	Owner/Appraiser of Kodiak Appraisal Company, Inc. Completed approximately 99% of all residential and 75% of all commercial appraisals for the borough of Kodiak
May 1987 to October 1990	Affiliate Appraiser with Dirksen Appraisal, Inc., Anchorage, AK Completed appraisals for FDIC on commercial properties including malls, office buildings, warehouses, industrial properties and large multi-family complexes as well as other assignments
January 1987 to June 1988	Appraiser with Island Valuation Service, Inc. General residential appraiser
January 1983 to April 1987	Appraiser with Kodiak Island Borough Completed individual residential, industrial and commercial assessments as well as participated in a complete re-appraisal of borough properties
May 1989 to January 1995	Member Kodiak Board of Equalization Heard appeals on assessments of both real and personal properties

HUD Appraiser since 1986

VA Approved Appraiser since 1990

Qualified as an expert witness, State of Alaska Superior Court

### **Education**

1963 - 1964 Harpur College (now Binghamton State University), New York majoring in Math

1965 - 1969 U. S. Navy

1972 - 1976 Northern Arizona University majoring in Fine Arts

1983 - Present 300+ hours in Class Appraisal and Assessment course work

Including residential and commercial classes from single-family appraisals to complex commercial properties

**PROFESSIONAL QUALIFICATIONS**  
**WILLIAM ROBERTS**

**Type of Appraisal Experience**

- Mass Appraisal of both commercial and residential properties
- Single Family Residences - Form & Narrative
- Multi-family Two to Four Family - Form & Narrative
- Multi-family Five Family and Above – Form & Narrative
- Vacant Land Residential Lots - Form & Narrative
- Vacant Land Residential Subdivisions - Narrative
- Commercial Vacant Land - Narrative
- Rural Land Tracts - Narrative
- Commercial and Industrial Buildings Including Warehouse, Retail, Office, Processing Plants and Special Use Buildings - Narrative
- Tidelands - Narrative
- Right of Way Appraisals

**Professional Organizations and Memberships**

- |   |                               |
|---|-------------------------------|
| ➤ Appraisal Institute                             | 2000-Present                  |
| ➤ International Association of Assessing Officers | 1983-1987 and 2010 to Present |
| ➤ International Right of Way Association Member   | 1987-2000                     |
| ➤ Kodiak Home Builders Association                |                               |
| ○ Charter Member/Board of Directors               | 1995-1999                     |
| ➤ Kodiak Island Realtors Association              |                               |
| ○ Associate Member                                | 1994-2010                     |
| ➤ Kodiak Island Board of Equalization Member      | 1989-1995                     |

**Assessment Review Board**

Van Sant, Steve State Assessment Review Board
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**General Information**

Board/Commission and seat you are seeking:  
Assessment Review Board, Chairman

Additional Boards/Commissions of interest:

Preference Order Board

2) Assessment Review Board

State Boards/Commissions on which you have served:  
State Assessment Review Review Board

First Name Steven	Middle Name Lynn	Last Name Van Sant
Mailing Address [REDACTED]	City [REDACTED]	State & Zip [REDACTED]
Home/Message Phone [REDACTED]	Business Phone	Cell Phone [REDACTED]
Email Address [REDACTED]	Are you a registered voter? Yes	
Date of Birth [REDACTED]	Gender	Ethnicity White
Military Service National Guard		

**Conflict of Interest**

Certain boards and commissions require full disclosure of personal financial data under AS39.50.010. If required for the board or commission for which you are applying, are you willing to do so?

Yes

Could you or any member of you family be affected financially by decisions to be made by the board or commission for which you are applying?

Yes

Please explain the potential financial benefit

No |

**Employment History**

Employment work history including paid, unpaid, or voluntary.

Appraiser for a reappraisal company in Texas, 1965-1968

Appraiser for Fairbanks North Star Borough, 1970-1978

Assistant State Assessor, State of Alaska, 1978-1980

Assessor for the Matanuska-Susitna Borough, 1980-1984

Self Employed and owner and appraiser for Property Analysis Company, 1984-1988

Assessor for the Municipality of Anchorage 1988-1993

State Assessor, State of Alaska, 1993-2014

**Education, Training, Experience & Qualifications**

List both formal and informal education and training experiences:

High school diploma

Worked in both the assessment and fee appraisal fields from 1965-2014

Successfully completed educational courses from the Appraisal Institute and the IAAO in Real Estate appraisal, all approaches to valuation including cost, market and income. Taught these same courses for over 30 years.

List any professional licenses, certifications, or registrations and dates obtained that may be used as qualifying criteria:

I taught appraisal and assessment courses for both assessment personnel as well as fee appraisers. I was a state certified instructor by the International Association of Assessment Officers (IAAO) for over 30 years. I was also the primary instructor for assessment classes in Alaska since 1980 until my retirement in 2014.

List any community service, municipal government, and state positions held, and any awards received.  
Assistant State Assessor and State Assessor for State of Alaska  
Served as Assessor for Mat-Su Borough and the Municipality of Anchorage.  
Served on Board of Directors of Alaska Municipal League (AML) for several years  
Volunteered as instructor for Tax Policy for Newly Elected Officials during AML  
President of the Palmer Chamber of Commerce

### Conviction Record

Have you ever been convicted of a misdemeanor within the past five years or a felony within the past ten years?

No

Conviction Circumstances

### Certification of Accuracy & Completeness

By submitting this online application, I swear the information I have entered on this form is true to the best of my knowledge. I understand that if I deliberately conceal or enter false information on the form my application may be rejected, I may be removed from the list of eligible candidates, or I may be removed from the position. I agree that the Office of the Governor may contact present or former employees or other persons who know me to obtain an additional information about my skills and abilities. I understand that the information on this application is public information and may be released through a legal request for such information.

Type "I certify"

"I certify"

Resume Addendum:

### Press Release Wording

Steve Van Sant, 67 of Palmer is the retired State Assessor of Alaska where he served for 21 years. While he does not hold a college degree, he served as assessor for several municipalities and worked in the assessment/appraisal field for over 40 years in Alaska. He also owned several businesses including an appraisal business, a clothing store, land development company and a dance club in Fairbanks.

Submitted: 12/4/2014 2:35:11 AM

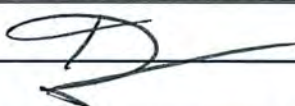
**SENATE  
CONFIRMATION COMMITTEE REPORT**

Date: March 17, 2015

In accordance with AS 39.05.080, the Community and Regional Affairs Committee reviewed the following and recommends the appointment be forwarded to a joint session for consideration:

**Commissioner – Department of Commerce, Community and Economic Development**  
 Chris Hladick  
 Appointed: 1/20/2015

This does not reflect an intent by any of the members to vote for or against the confirmation of the individual during any further sessions.

Signature:	Printed Last Name
	EGAN
Anna MacKinnon	MacKinnon
<del>Celita Bishop</del>	<del>B</del>
<del>Chris Hladick</del>	<del>STEENMAN</del>
Chair: <del>Celita Bishop</del>	Bishop

Please return to the Senate Secretary's Office (Room 211).

Chris Hladick

Hladick, Chris Commissioner - Department of Commerce, Community and Economic Development
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## Objective

Seeking the position of Commissioner for the State of Alaska.

## Profile

City Manager in Alaska since 1990 with experience in the following areas: capital projects, strategic planning, budget and finance, management and organizational development, utilities, union contract negotiation, grant writing, managing legal disputes, construction contracts, policy development, disaster preparedness, Preferred Use Agreements, and lobbying experience at the State and Federal levels. I am very familiar with NEPA and ESA issues and have had a diverse array of experiences working with Federal and State Agencies. I have built or overseen the construction of powerhouses and distribution systems, roads, bridges, schools, landfill facilities, docks, sewer and water plants and distribution systems, pools, recreation facilities, office buildings, clinics, mooring buoys, boat harbors, paving projects, and many custom homes. I have a special interest in Arctic Policy Issues.

## Experience

### **CITY MANAGER, UNALASKA, ALASKA 2001-PRESENT**

Responsible for \$50M operating budgets for General and Enterprise Funds; supervising 160 employees and administering five union contracts. The City encompasses the following departments: Police, Fire and EMS, Public Works & Utilities (Water, Sewer, Electric, Landfill), Clerks, Parks Culture and Recreation, Port of Dutch Harbor, Planning, Finance and Administration. Upon arrival projects were stalled, morale was low, and a general lack of leadership was present. The following are a few of my accomplishments to date:

- Carle E Moses boat Harbor \$72M and various dock projects \$15M
- New state of the art Powerhouse \$62M, installation of fourth engine in progress \$7.5M
- New Water and Sewer Plants in construction \$42M
- Developed Ten year visioning process and Comp Plan Update, multiple year capital plans, 45 year development plan for landfill facility, currently planning for possible oil and gas exploration impacts.
- Multiple construction projects, paving, schools, pool, Parks Culture and Recreation, and landfill cells.
- Developed assessment tools and long range plans for use in 5 year Capital and Major Maintenance Plan.
- Emergency Towing System, disabled vessel planning, planned and constructed emergency mooring buoy.

### **CITY MANAGER, DILLINGHAM, ALASKA 1994-2001**

Responsible for \$12M General and Enterprise Funds supervising 73 employees. Police, Fire & EMS, Finance, Planning, Senior Center, Public Works, Dock, Landfill, Library and Museum. Upon arrival dealt with serious financial concerns, negative cash flows, lack of training and a host of organizational issues. Employees were organizing under Local 71. The following are some of my accomplishments while there:

Chris Hladick resume page two

- Drafted city's first Strategic Plan, Comp Plan Update, Dock Tariff update, Water and Sewer Master Plans, Long Range Harbor Plan, GIS, completed a 20 year project for erosion control on the Nushagak River, harbor improvements, roads, Local 71 left without organizing the employee's.
- Water and Sewer improvements and Landfill design and construction.
- Planned and constructed a new 1.5 acre sheet pile dock facility.

**CITY MANAGER, GALENA ALASKA 1990-1994**

Responsible for \$4.6M operating budget supervising 57 employees; city operates the Electric Utility, Public Works, Water and Sewer, Medical and Dental Clinic, Mental Health, Finance, and Administration. City was in the final stages of completing the Galena Powerhouse Project. Bid at \$1.2M and built for \$6.5M. I was the sixth manager on the project in five years (with no previous experience). Acted as Public Works Director, Electric Utilities Supervisor as well as City Manager. The following is a partial list of my accomplishments.

- Maintained Air Force power supply contract during \$1M in failures during summer of 1991. Air Force contract was underbid by \$500K. After 2.5 years of claims processing and negotiation with the Air Force the Federal Government paid off the City's bond indebtedness of \$2.8M and renegotiated the power sales agreement for the Galena Air Force Station.
- Upgraded transmission system, water plant, sewer lines, streamlined Public Works and Utility departments, developed maintenance programs, rate structures, and upgraded waste heat utilization.
- Obtained funding for New Water Plant, Bond issue for powerhouse, revetment projects on the Yukon, planning for new Health Clinic, BIA Road Project.

Education

BS Environmental Biology, Eastern Illinois University 1979  
Geology and Engineering, Ft. Lewis College, University of Colorado 1983-85

Various Employments

Lead Carpenter, Custom Homes, Colorado; Derrick Hand, Oil Rigs, Wyoming; Fire Cache Everglades National Park Florida; Deck Hand Barges on Upper Mississippi River.

Organizations-Present and Past

Alaska Arctic Policy Commission, Northern Waters Task Force, Board member Museum of the Aleutians, Municipal Managers Association, BBAHC Jake's Place Advisory Board (Dillingham), SWAMC committees, Past Co-Chair of Legislative Committee AML, Coung Nhu Martial Arts, OUR BAND.