

ALASKA LEGISLATURE COMMITTEE FILES 1983 - 1984 86/2

2667 SLC SCR 18 - SJR 44

2667



Senate Committee on State Affairs

Vic Fischer, Chairman • 1024 W. 6th Ave., Suite 204 C,
Anchorage, Alaska 99501
(907) 278-3654

MBE/Interim
Page.....13

Official Business

SUBCONTRACTOR QUESTIONNAIRE

To: Minority Business subcontractors

From: Senator Vic Fischer, Chair
Senate State Affairs Committee

Date: September 29, 1982

Re: MBE contracting on state funded projects.

In June of 1980 the state Human Rights Commission entered into an agreement with the Department of Transportation and Public Facilities (DOTPF) to increase participation of minority owned businesses in contracting for state funded capital projects.

As the committee of oversight on the Human Rights Commission, the Senate State Affairs Committee is vitally interested in how seriously state agencies comply with agreements made with the Commission. We cannot do this without your help.

The enclosed questionnaire was prepared by the Committee to help determine just how effective this agreement has been. Direct information from you is the only way to verify or refute information about compliance with that agreement.

The purpose of the agreement was to help, not hinder, efforts to include small minority owned businesses in subcontracting procedures. We need to know if you think it has been successful and where you feel the system could be improved.

Please return this questionnaire by October 15 to: Senator Vic Fischer, Chair, Senate State Affairs Committee, 1024 W 6th Avenue, Suite 204-C, Anchorage, Alaska 99501. We have enclosed a self-addressed, stamped envelope for your convenience. For further information call Ginger Baim, in my office, at 278-3654.

COMPANY NAME: _____
ADDRESS: _____
PHONE: _____

1. List the date your business was certified as a minority or female owned business by the state Department of Transportation and Public Facilities (DOTPF), Office of Minority Business Enterprises (OMBE).

2. What services are you aware of being performed by DOTPF's OMBE.

- 1. _____
- 2. _____
- 3. _____

3. How many times during the last year has your firm received information on contracting activity from DOTPF? _____
Was that information presented in a timely and understandable manner to you? _____ Yes _____ No. (Space is provided at the end of this questionnaire for additional comments).

4. Have you contacted DOTPF on your own? _____ Yes _____ No

If yes, under what circumstances, for what purpose, when etc.

5. Did you contract on a DOTPF project from June 1980 through June 1982?
_____ Yes _____ No. If yes, was DOTPF or the prime contractor aware that you are a minority owned business? _____ Yes _____ No.

6. List all prime contractors that have requested subcontract bids from your firm from June 1980 through June 1982.

- 1. _____ 3. _____
- 2. _____ 4. _____
- 5. _____ 6. _____

(List additional firms on space provided at end of questionnaire)

7. List the jobs you have performed on DOTPF projects and their contract value amount.

Contracts	Amounts	Year
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

(Use additional space at end of questionnaire if necessary)

8. Are you aware that DOTPF cannot approve a subcontract until a MBE has been contacted and a completed contact form submitted? Yes No.

9. Are you aware of any subcontracts approved by DOTPF that did not contain the required MBE contact form? Yes No

10. Is obtaining bonding a problem? Yes No

11. Is getting lines of credit at local financial institutions a problem? Yes No Comments?

12. How long have you been in business? _____

13. How long have you lived in Alaska? _____

14. What do you feel are the major obstacles to your company's success in Alaska?

15. What would you like to see the legislature do to address the problem of minority business access to state contracting jobs, particularly through DOTPF?

Any other comments: _____

Name and Phone number of person filling out questionnaire:

SCR

40

NOTE REGARDING THE FOLLOWING FRAME(S) ON MICROFILM:
COMPLETE DOCUMENT IS AVAILABLE IN ORIGINAL FILES.
TITLE PAGE ONLY HAS BEEN FILMED.

PERFORMANCE AND POLICY REVIEW OF
ALASKA TRANSPORTATION COMMISSION
REGULATORY PRACTICES

JANUARY 31, 1984

STATE OF ALASKA
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF MANAGEMENT



OCR 40 TITLE & SPONSOR SUMMARY 16:50 6/04/84 PAGE 1 OF 2

SHORTEST TITLE:
RELATING TO THE APPOINTMENT OF A TRANSPORTATION SAFETY
TASK FORCE

PRIME SPONSOR: SENATE LABOR&COMM COMMITTEE.

CO-SPONSORS:

CURRENT STATUS: 3/23/84 IN (S) FINANCE

OCR 40 SENATE ACTION 16:50 6/04/84 PAGE 2 OF 2

DATE	SEQ	PAGE	LEGISLATIVE ACTION
03/16/84	01	2376	FIRST READING -- COMMITTEE REPORTS
03/23/84	02	2445	L&C -- CS02, NR03
05/23/84	03	2445	L&C F/NOTE SEN SUPPL #66 FINANCE RULES

**** XX XX XXX XXX XXX

STATE OF ALASKA 1984 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: _____

REQUEST

Bill/Resolution No.: SCR 40
 Title: Appointment of Transportation
 Safety Task Force
 Sponsor: Labor & Commerce
 Requestor: _____
 Date of Request: _____

FISCAL DETAIL

Agency Affected: Commerce & Economic Development
 Program Category Affected: _____
 Protection _____
 BRU, Program or Subprogram(s) Affected: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 84	FY 85	FY 86	FY 87	FY 88	FY 89
OPERATING						
100 PERSONAL SERVICES						
200 TRAVEL	7.0	18.3				
300 CONTRACTUAL	.7	1.8				
400 SUPPLIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 CRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING	7.7	20.1				
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND	7.7	20.1				
FEDERAL FUNDS						
OTHER						
TOTAL	7.7	20.1				

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

Assumptions:

One meeting per month, April 1984 through January 1985 held in conjunction with SCR 41. Costs prorated between SCR 40 and SCR 41.

ANALYSIS: Attach a separate page for analysis

Prepared By: Lois J. Cook, Director Phone: 465-2505
 Division: Administrative Services Date: 3/23/84

Approved by Commissioner: Richard A. Lyon Date: 3/23/84
 Agency: Commerce and Economic Development

Distribution (by Agency preparing fiscal note):

Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

12/1/83

COMMITTEE REPORT

SENATE

FURTHER: FINANCE

3/10/51

Date 3/22/51

Mr. President

The Committee on LABOR AND COMMERCE considered SCR 40

and a Transportation Safety Task Force.

and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass
- do pass with attached amendment(s)
- replace with/or adopt GS for SCR 40 (230)
- new title
- same title and recommends to pass
- and attached a "LETTER OF INTENT" NEW FISCAL NOTE
- reports it back without recommendation
- recommends referral to _____ Committee

MEMBERS SIGNING
DO PASS

MEMBERS HAVING
OTHER RECOMMENDATIONS

Mr. [Signature]
[Signature]
[Signature]

[Signature]
 Chairman

[Signature]
 Chairman recommendation

SCR

41

NOTE REGARDING THE FOLLOWING FRAME(S) ON MICROFILM:
COMPLETE DOCUMENT IS AVAILABLE IN ORIGINAL FILES.
TITLE PAGE ONLY HAS BEEN FILMED.

PERFORMANCE AND POLICY REVIEW OF
ALASKA TRANSPORTATION COMMISSION
REGULATORY PRACTICES

JANUARY 31, 1984

STATE OF ALASKA
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF MANAGEMENT



HR 41 TITLE & SPONSOR SUMMARY 16:50 6/04/84 PAGE 1 OF 2

AMENDED TITLE:
RELATING TO THE ECONOMIC DEREGULATION OF THE TRANSPORTATION
INDUSTRY

PRIME SPONSOR: SENATE LABOR&COMM COMMITTEE.

CO-SPONSORS:

CURRENT STATUS: 3/23/84 IN (S) FINANCE

HR 41 SENATE ACTION 16:50 6/04/84 PAGE 2 OF 2

DATE	SEQ	PAGE	LEGISLATIVE ACTION
3/16/84	01	2376	FIRST READING -- COMMITTEE REPORTS
3/23/84	02	2445	L&C -- CS02, NR03
3/23/84	03	2446	L&C F/NOTE SEN SUPPL #36 FINANCE RULES

*** ** ** *** ** *

STATE OF ALASKA 1984 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: _____

REQUEST

Bill/Resolution No.: SCR 41
 Title: Transportation Economic
Deregulation Task Force
 Sponsor: Labor & Commerce
 Requestor: _____
 Date of Request: _____

FISCAL DETAIL

Agency Affected: Commerce & Economic Development
 Program Category Affected: _____
 BRU, Program or Subprogram(s) Affected:
Commissioner's Office

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 84	FY 85	FY 86	FY 87	FY 88	FY 89
OPERATING						
100 PERSONAL SERVICES						
200 TRAVEL	2.5	6.4				
300 CONTRACTUAL	.7	1.8				
400 SUPPLIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING	3.2	8.2				
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND	3.2	8.2				
FEDERAL FUNDS						
OTHER						
TOTAL	3.2	8.2				

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

Assumptions:

One meeting per month, April 1984 through January 1985 held in conjunction with SCR 41. Costs prorated between SCR 40 and SCR 41.

ANALYSIS: Attach a separate page for analysis

Prepared By: Lois J. Cook, Director Phone: 465-2505
 Division: Administrative Services Date: 3/23/84

Approved by Commissioner: Richard A. Lyon Date: 3/23/84
 Agency: Commerce and Economic Development

Distribution (by Agency preparing fiscal note):

- Legislative Finance
- Legislative Sponsor
- Requestor
- Office of Management and Budget
- Impacted Agency(ies)

COMMITTEE REPORT
SENATE

FURTHER: FINANCE

3/25/84

Date 3/22/84

Mr. President

The Committee on LABOR AND COMMERCE considered SCB 41

economic deregulation of the transportation industry.

and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass
- do pass with attached amendment(s)
- replace with/or adopt CS for SCB 41 (L+C)
- new title
- same title and recommends do pass
- and attached a "LETTER OF INTENT" NEW FISCAL NOTE
- reports it back without recommendation
- recommends referral to _____ Committee

MEMBERS SIGNING
DO PASS

MEMBERS HAVING
OTHER RECOMMENDATIONS

Mr. Robert ...

...

...

William
Chairman

Do pass
Chairman recommendation

SJR

20

98TH CONGRESS
1ST SESSION

H. R. 1176

To amend the Internal Revenue Code of 1954 to continue to allow Mortgage Revenue Bonds to be issued.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 2, 1983

Mr. DOWNEY of New York (for himself, Mr. FRENZEL, Mr. HEFTEL of Hawaii, Mr. DUNCAN, Mr. GEPHARDT, Mr. GUARINI, Mr. ANTHONY, Mr. FORD of Tennessee, Mrs. KENNELLY, Mr. VANDEE JAGT, Mr. THOMAS of California, Mr. JENKINS, Mr. PEASE, Mr. CAMPBELL, Mr. MATSUI, Mr. CONABLE, Mr. MARTIN of North Carolina, Mr. DOBOAN, Mr. FLIPPO, Mr. FOLEY, and Mr. LOTT) introduced the following bill; which was referred to the Committee on Ways and Means

A BILL

To amend the Internal Revenue Code of 1954 to continue to allow Mortgage Revenue Bonds to be issued.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 SECTION 1. SHORT TITLE.

4 This Act may be cited as the "Housing Finance Oppor-
5 tunity Act of 1983".

1 SEC. 2. REQUIREMENTS FOR MORTGAGE SUBSIDY BONDS.

2 (a) IN GENERAL.—Section 103A(c)(1) of the Internal
3 Revenue Code of 1954 (relating to the definition of a quali-
4 fied mortgage bond) is amended to read as follows:

5 “(1) QUALIFIED MORTGAGE BONDS DEFINED.—

6 “(A) IN GENERAL.—For purposes of title,
7 the term ‘qualified mortgage bond’ means an obli-
8 gation which is issued as part of a qualified mort-
9 gage issue.”

10 (b) The amendment made by this section applies to obli-
11 gations issued after December 31, 1983.

○

98TH CONGRESS
1ST SESSION

S. 137

II

To amend the Internal Revenue Code of 1954 to continue to allow mortgage bonds to be issued.

IN THE SENATE OF THE UNITED STATES

JANUARY 26 (legislative day, JANUARY 25), 1983

Mr. ROTH (for himself, Mr. MITCHELL, Mr. SASSER, Mr. DURENBERGER, Mr. DANFORTH, Mr. HEFLY, Mr. DODD, Mr. TSONGAS, Mr. MELCHER, Mr. ABDNOE, Mr. PACKWOOD, Mr. D'AMATO, Mr. STAFFORD, Mr. COCHRAN, Mr. LEVY, Mr. TRIBLE, Mr. RIEGLE, Mr. WALLOP, Mr. CRANSTON, Mr. MUEKOWSKI, Mr. PELL, and Mr. HUDDLESTON) introduced the following bill; which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1954 to continue to allow mortgage bonds to be issued.

1. *Be it enacted by the Senate and House of Representa-*
2. *tives of the United States of America in Congress assembled,*

3 SECTION 1. SHORT TITLE.

4 This Act may be cited as the "Housing Finance Oppor-
5 tunity Act of 1983".

1 SEC. 2. REQUIREMENTS FOR MORTGAGE SUBSIDY BONDS.

2 (a) IN GENERAL.—Section 108A(c)(1) of the Internal
3 Revenue Code of 1954 (relating to the definition of a quali-
4 fied mortgage bond) is amended to read as follows:

5 “(1) QUALIFIED MORTGAGE BOND DEFINED.—

6 “IN GENERAL.—For purposes of this title,
7 the term ‘qualified mortgage bond’ means an obli-
8 gation which is issued as part of a qualified mort-
9 gage issue.”

10 (b) The amendment made by this section applies to obli-
11 gations issued after December 31, 1983.

§ 103A. Mortgage subsidy bonds

(a) **General Rule.** Except as otherwise provided in this section, any mortgage subsidy bond shall be treated as an obligation not described in subsection (a)(1) or (2) of section 103.

(b) **Mortgage subsidy bond defined.**

(1) In general. For purposes of this title, the term "mortgage subsidy bond" means any obligation which is issued as part of an issue a significant portion of the proceeds of which are to be used directly or indirectly for mortgages on owner-occupied residences.

(2) **Exceptions.** The following shall not be treated as mortgage subsidy bonds:

- (A) any qualified mortgage bond; and
- (B) any qualified veterans' mortgage bond.

(c) **Qualified mortgage bond; qualified mortgage issue; qualified veterans' mortgage bond.**(1) **Qualified mortgage bond defined.**

(A) In general. For purposes of this title, the term "qualified mortgage bond" means an obligation which is issued as part of a qualified mortgage issue.

(B) **Termination December 31, 1983.** No obligation issued after December 31, 1983, may be treated as a qualified mortgage bond.

(2) **Qualified mortgage issue defined.**

(A) **Definition.** For purposes of this title, the term "qualified mortgage issue" means an issue by a State or political subdivision thereof of 1 or more obligations, but only if—

- (i) all proceeds of such issue (exclusive of issuance costs and a reasonably required reserve) are to be used to finance owner-occupied residences, and
- (ii) such issue meets the requirements of subsections (d), (e), (f), (g), (h), (i), and (j).

(B) **Good faith effort to comply with mortgage eligibility requirements.** An issue which fails to meet 1 or more of the requirements of subsections (d), (e), and (f) and paragraphs (2) and (3) of subsection (j) shall be treated as meeting such requirements if—

- (i) the issuer in good faith attempted to meet all such requirements before the mortgages were executed,
- (ii) 95 percent or more of the proceeds devoted to owner-financing was devoted to residences with respect to which (at the time the mortgages were executed) all such requirements were met, and
- (iii) any failure to meet the requirements of such subsections and paragraphs is corrected within a reasonable period after such failure is first discovered.

(C) **Good faith effort to comply with other requirements.** An issue which fails to meet 1 or more of the requirements of subsections (g), (h), and (i), and paragraph (1) of subsection (j) shall be treated as meeting such requirements if—

- (i) the issuer in good faith attempted to meet all such requirements, and
- (ii) any failure to meet such requirements is due to inadvertent error after taking reasonable steps to comply with such requirements.

(3) **Qualified veterans' mortgage bond defined.** For purposes of this section, the term "qualified veterans' mortgage bond" means any obligation—

- (A) which is issued in registered form as part of an issue substantially all of the proceeds of which are to be used to provide residences for veterans.
- (B) the payment of the principal and interest on which is secured by the general obligation of a State, and
- (C) which is part of an issue which meets the requirements of subsection (j)(2).

(d) **Residence requirements.**

(1) For a residence. A residence meets the requirements of this subsection only if—

- (A) it is a single-family residence which can reasonably be expected to become the principal residence of the mortgagor within a reasonable time after the financing is provided, and
- (B) it is located within the jurisdiction of the authority issuing the obligation.

(2) For an issue. An issue meets the requirements of this subsection only if all of the residences for which owner-financing is provided under the issue meet the requirements of paragraph (1).

(e) **3-year requirement.**

(1) In general. An issue meets the requirements of this subsection only if each mortgagor to whom financing is provided under the issue had a present ownership interest in a principal residence of such mortgagor at no time during the 3-year period ending on the date the mortgage is executed. For purposes of the preceding sentence, the mortgagor's

RENDED TITLE:

SUPPORTING PASSAGE OF H.R. 1176 AND S. 137 IN THE CONGRESS
 OF THE UNITED STATES, AMENDING THE INTERNAL REVENUE
 CODE TO ALLOW CERTAIN HOME MORTGAGE BONDS TO CONTINUE TO
 BE TAX-EXEMPT

PRIME SPONSOR: ROBEY.

CO-SPONSORS: FISCHER, P. , ZIEGLER, MALFORD, STURGULEVSKI, FERGUSON, JOSEPHSON,
 FISCHER, V. , KERTTULA.

CURRENT STATUS: 6/30/83 SIGNED BY GOVERNOR

JR 20 SENATE ACTION

DATE	SEQ	PAGE	LEGISLATIVE ACTION
03/16/83	01	0404	FIRST READING -- COMMITTEE REPORTS
04/06/83	02	0589	L&C -- DP03
05/06/83	03	1213	RLS -- OTHER03 TAKEN UP IMMEDIATELY
06/06/83	04	1215	SECOND READING
06/06/83	05	1216	ADVANCED TO 3RD READING BY UNAN CONSENT
06/06/83	06	1216	THIRD READING
06/06/83	07	1216	PASSED BY DIV 18-00-02
06/25/83	14	1510	TRANSMITTED TO GOVERNOR
06/30/83	15	1625	SIGNED BY GOVERNOR
06/30/83	16	1625	LEGISLATIVE RESOLVE NO. 21

XXXX XX XX XXX XXX XXX

JR 20 HOUSE ACTION

DATE	SEQ	PAGE	LEGISLATIVE ACTION
06/10/83	08	1656	FIRST READING -- COMMITTEE REPORTS
06/22/83	09	1903	L&C -- DP05, NR02
07/24/83	10	1957	SECOND READING
07/24/83	11	1957	ADVANCED TO 3RD READING BY UNAN CONSENT
07/24/83	12	1957	THIRD READING
07/24/83	13	1957	PASSED BY DIV 38-00-02

XXXX XX XX XXX XXX XXX



ALASKA STATE SENATE

M E M O R A N D U M

DATE: March 16, 1983
TO: Senator Patrick Rodey
FROM: Jim Kelly, Aide *JK*
RE: Fact Sheet on Housing Resolution / *SJR 20*

Purpose: This is an effort to persuade Congress to enact federal legislation this session which would continue the tax-exempt revenue bond program beyond 1983.

History: In an effort to increase tax revenues, Congress passed a piece of legislation three years ago, commonly known as the Ullman bill. This act severely curtailed tax-exempt bond financing by housing agencies across the country. One provision of the law, however, does contain an exception which allows each state to issue up to \$200 million per year of tax-exempt mortgage bonds, but only until December 31, 1983. Legislation has been introduced in both the U.S. House and Senate which would repeal this sunset clause, thus allowing the states to continue issuing \$200 million of these Mortgage Subsidy Bond Tax Act (MSBTA) bonds annually, indefinitely.

Information:

* If AHFC were able to continue issuing \$200 million of these MSBTA bonds annually, the State would save, each year, \$25 million in subsidy costs, at current interest rates.

* As of January 31, 1983, AHFC has purchased 2,723 mortgages financed with MSBTA bonds. The dollar amount of these mortgages is \$223 million.

* Characteristics of MSBTA-financed mortgages:

** 92 percent go to first-time homebuyers;

** the average sales price for a home is \$85,920, compared to \$116,938 for a taxable bond-financed home;

** the average loan amount is \$80,179, compared to \$98,147;

** recipients have an average monthly income of \$3,221, compared to \$4,711 under the taxable program;

** the average interest rate paid is 9.90 percent, compared to 12.26 percent under the taxable program;

** the average monthly P and I payments are \$698.19, compared to \$1,039.94 under the taxable program.

** current loan limits are \$104,986 for an existing single-family home, and \$128,143 for a newly-constructed home.

Alaska

HOUSING



FINANCE CORPORATION

March 23, 1983

The Honorable Rick Uehling
Chairman
House Special Committee on Loans
Pouch V
Juneau, Alaska 99811

MAR 28 1983

Dear Representative Uehling:

I am unable to attend the Loans Committee hearing today because of a prior commitment on another Corporation matter. I would like to offer the Corporation's support for the Resolution before you, HJR 37.

Since the passage of the Mortgage Subsidy Bond Tax Act of 1980, Alaska Housing Finance Corporation has issued \$385 million in tax-exempt bonds for first mortgages and \$15 million for home improvement loans, the amount authorized for the State by U.S. Department of Treasury. AHFC intends to fully utilize its 1983 bond authorization of \$200 million which must be issued prior to December, 1983.

Since the program was implemented in December of 1981, 2,603 mortgages totaling \$198,403,600 have been made to qualifying Alaskans, and we currently have outstanding commitments for an additional \$65,063,550. Seventy percent of these mortgages were for newly constructed homes, indicating the effect the program has on the Alaska economy.

We have met with the members of our Congressional delegation and are pleased that all three have signed on as co-sponsors of the housing bills in their respective bodies, H.R. 1176 and S. 137. The fact that 205 Representatives and 49 Senators are co-sponsoring the bills is an indication of the support nationwide for the extension of tax-exempt bonding for housing.

Passage of HJR 37 by the Legislature would add the support of all Alaskans at a critical time. The Administration in Washington D.C. continues to speak against tax-exempt mortgage bonds, and as yet only three senior members of the Way and Means Committee and four senior members of the Senate Finance Committee have co-sponsored the bills.

We hope that in the Loans Committee consideration of the Resolution, you will urge quick and unanimous passage, and we appreciate the support you have given this measure.

Sincerely,

A handwritten signature in dark ink, appearing to read "MSL", written over a light-colored background.

Michael S. Lynch
Executive Director

MSL:sel

TED STEVENS, ALASKA
LOWELL P. WEICKER, JR., CONN.
JAMES A. MC CLURE, IDAHO
PAUL LAXALT, NEV.
JAKE GARN, UTAH
THAD COCHRAN, MISS.
MARK ANDREWS, N. DAK.
JAMES ADDONOR, S. DAK.
ROBERT W. KASTEN, JR., WIS.
ALFONSE M. D'AMATO, N.Y.
MACK MATTINGLY, GA.
WARREN RUDMAN, N.H.
ARLEN SPECTER, PA.
PETE V. DOMENICI, N. MEX.

JOHN C. STENNIS, MISS.
ROBERT C. BYRD, W. VA.
WILLIAM PROXMIRE, WIS.
DANIEL K. INOUE, HAWAII
ERNEST F. HOLLINGS, S.C.
THOMAS F. EAGLETON, MO.
LAWTON CHILES, FLA.
J. BENNETT JOHNSTON, LA.
WALTER D. HUDDLESTON, KY.
QUENTIN N. BURDICK, N. DAK.
PATRICK J. LEAHY, VT.
JIM SASSER, TENN.
DENNIS DE CONCINI, ARIZ.
DALE BUMPERS, ARK.

J. KEITH KENNEDY, STAFF DIRECTOR
FRANCIS J. SULLIVAN, MINORITY STAFF DIRECTOR

United States Senate

COMMITTEE ON APPROPRIATIONS
WASHINGTON, D.C. 20510

MAR 22 1983

March 15, 1983

The Honorable Rick Uehling
House of Representatives
Alaska State Legislature
Pouch V
Juneau, AK 99811

Dear Rick:

Thank you for your fine letter concerning my co-sponsorship of S. 137, a bill which would repeal the sunset provision on mortgage revenue bonds.

The Housing Finance Opportunity Act of 1983 is an important piece of legislation for Alaska. Since the passage of the Mortgage Subsidy Bond Act of 1980, the Alaska Housing Finance Corporation (AHFC) has issued \$400 million in tax exempt bonds for Alaska housing. This has meant 2,396 mortgages to qualifying Alaskans. For the first half of fiscal year 1983, 40% of the first mortgages made by AHFC were done with mortgage revenue bonds. The program saves the State about \$30 million a year in financing costs.

As I understand it, many members of the Legislature are very supportive of the mortgage revenue bond program, and both chambers will shortly consider a resolution which would formally express this support. I welcome the State's enthusiasm for this program, and look forward to working with the Legislature and the Governor to preserve a law that provides quality housing opportunities to many Alaskans.

With best wishes,

Cordially,


TED STEVENS

FRANK H. MURKOWSKI

ALASKA

COMMITTEE ON ENERGY AND
NATURAL RESOURCES

COMMITTEE ON FOREIGN
RELATIONS

COMMITTEE ON VETERANS'
AFFAIRS

United States Senate

WASHINGTON, D.C. 20510

March 15, 1983

WASHINGTON OFFICE

(202) 224-6888

ANCHORAGE OFFICE:

701 C STREET, BOX 1
(907) 271-3738

JUNEAU OFFICE:

FEDERAL BUILDING, BOX 1847
(907) 588-7400

FAIRBANKS OFFICE:

101 12TH AVENUE, BOX 7
(907) 468-0233

MAR 22 1983

The Honorable Rick Uehling
House of Representatives
Pouch V
Juneau, Alaska 99811

Dear Rick:

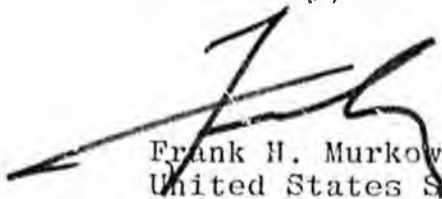
I appreciate your interest in S. 137. I am an original cosponsor of this bill. S. 137 would amend the Internal Revenue Code to allow the continued use of mortgage revenue bonds on a tax-exempt basis. Under current law, mortgage revenue bonds issued after December 31, 1983, would not be tax-exempt.

As you are probably aware, the mortgage revenue bond program is particularly important to Alaska. This year the Alaska Housing Finance Corporation (AHFC) expects to issue \$800 million in mortgage revenue bonds, of which \$200 million will be tax-exempt under the program. This is the maximum amount of tax-exempt mortgage revenue bonds that can be legally issued by the State of Alaska. Through the use of this program, AHFC will be able to provide favorable financing for home purchases to lower and middle income Alaskans who otherwise might not be able to afford to purchase those homes.

I will continue to press for prompt Congressional action on S. 137. There are now forty-four cosponsors of S. 137 in the Senate.

With best regards.

Sincerely,



Frank H. Murkowski
United States Senator

REMARKS BY REPRESENTATIVE RICK UEHLING ON BEHALF OF HJR 37

Thank you, Mr. Speaker. House Joint Resolution 37, supporting passage of House Resolution 1176 and Senate Bill 137 in the United States Congress, would express Alaska's official endorsement of the tax-exempt mortgage revenue bond program, currently set to expire on December 31 of this year, under the provisions of the Uhlman amendment found in 26 U.S. Code 103A(c) (1) (B).

S. 137, co-sponsored by Senators Murkowski and Stevens in the U.S. Senate, and H.R. 1176, co-sponsored by Representative Young in the U.S. House of Representatives, would repeal the sunset provision on mortgage revenue bonds to allow the continuation of this valuable program.

As you know, Mr. Speaker, since its implementation in December of 1981, the M.R.B. program has allowed Alaska Housing Finance Corporation to effectively finance 2,603 mortgages totaling \$198,403,600.

Based on my own knowledge and understanding of the dynamics of the housing finance market, as well as discussion with the Executive Director of A.H.F.C., with Senators Stevens and Murkowski, and with representatives of

the Alaskan home construction industry, I believe that the extension of the M.R.B. program is essential to the continuation of the present level of A.H.F.C. activity.

I urge all of my colleagues to support this resolution.

SENATE LABOR AND COMMERCE
STANDING COMMITTEE
April 5, 1983
1:35 p.m.

Members Present: Senator Dick Eliason, Chair
Senator Bob Mulcahy
Senator Pat Rodey

Members Absent: Senator Don Bennett
Senator John Sackett

COMMITTEE CALENDAR

SB 182

"An Act relating to elevator safety standards."

SJR 20

"Supporting passage of J.R. 1176 and S. 137 in the Congress of the United States, amending the Internal Revenue Code to allow certain home mortgage bonds to continue to be tax-exempt."

SB 188

"An Act relating to bank holding companies."

WITNESS REGISTER

(SB 182)

Judy Knight, Special Assistant to the Commissioner
Dept. of Labor
P. O. Box 1149
Juneau, Alaska 99802
465-2700

Position statement: Department supports SB 182.

(SB 188)

Willis Kirkpatrick, Director, Division of Banking, Securities and
Corporations, Dept. of Commerce and Economic Development
Pouch D
Juneau, Alaska 99811
465-2521

Position statement: Knows of no opposition to SB 188.

PREVIOUS ACTION

(In Senate Labor and Commerce only.)

No previous action on any of these measures.

ACTION NARRATIVE

Tape #17
Number 008

Senator Eliason called the meeting to order with members Senator Rodey and Senator Mulcahy present. Senate Bill 182, concerning elevator safety standards. Senator Josephson, prime sponsor, had provided a memorandum on the measure for the information of committee members.

Judy Knight, Special Assistant to the Commissioner of the Department of Labor, provided the department position on the measure. She stated that the department supports SB 182, which adopts the 1981 American National Standards Institute Safety Code, and permits municipalities to adopt and enforce standards at least as strict as those set forth in the Code.

Sen. Mulcahy inquired if it was that case that existing elevator operations will not be affected by passage of this legislation, for example, old elevators will not need to have telephones installed, etc.

Number 100

Judy responded that this was correct. Just future elevator construction will conform to the new safety requirements. This bill will not affect existing elevators. There is one elevator inspector for the state, and Anchorage has one to serve their municipal inspection program. The inspector covers elevators, and amusement rides. There are 886 elevators in the state (425 in Anchorage are covered by the City Inspector), and the inspector is quite busy with 225 inspections per year.

Number 193

Senator Rodey moved that SB 182 be passed out of committee with individual recommendations, his own a "do pass". There being no objection, it was so ordered.

Number 203

SJR 20, concerning the amending of the Internal Revenue Code to allow certain home mortgage bonds to continue to be tax-exempt, was taken up for consideration. Senator Rodey, prime sponsor, described the measure as the companion to House Joint Resolution 37. The committee developed the intention, with Sen. Rodey's agreement, to have the Senate pass HJR 37. Senator Rodey outlined the matters addressed by the resolution. He explained that the savings to the state would be great if the tax-exempt mortgage bonds program is continued. He has heard no opposition to the measure, and feels that the program it supports is desirable, especially in Alaska. Senator Rodey then suggested using the House Resolution as a vehicle to pass the measure. Senator Eliason suggested that the committee pass out SJR 20 and waive referral of HJR 37 in order to expedite its arrival in the Rules Committee.

Senator Rodey moved that SJR 20 be passed out of committee with individual recommendations. There were no objections, it was passed out.

Number 280

Senator Rodey then

addressed SB 188, of which he is also the prime sponsor. The measure relates to bank holding companies. Its purpose is to allow all financial institutions "to be on a level playing field", to establish parity. Sen. Rodey stated that the bill has unanimous support, including from the Div. of Banking, Securities and Corporations.

Number 340

Willis Kirkpatrick, Director of the Division of Banking, Securities and Corporations described the purpose of the measure. The bill makes a single change in the domestic bank holding companies section of the Alaska Banking Code. The problem is that domestic bank holding companies, of which Alaska presently has four, are prohibited from establishing new banks in the state, and recently formed banks are prohibited from establishing domestic bank holding companies. (These prohibitions went into effect as a result of passage of a comprehensive interstate banking bill last session. The problem described above had not been previously detected or anticipated.) Mr. Kirkpatrick knows of no reason why there would be opposition to the measure.

Number 426

Wes Coyner, lobbyist for Alaska Bankers Association, did not testify on the measure, but the committee members asked if he supported the measure. He stated that he did not oppose the measure, he supported it. Senator Rodey moved that SB 188 be passed out with individual recommendations. There being no objections, it was so moved.

Number 435

The meeting adjourned at 2:00 p.m.

COMMITTEE REPORT
SENATE

3/16/83

FURTHER:

Date: 4/5/83

Mr. President:

The Committee on Labor & Commerce has had SJR 20

Supporting passage of H.R. 1176 and S. 137 in the Congress of the United States, amending the Internal Revenue Code to allow certain home mortgage bonds to continue to be tax-exempt.

under consideration and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass do not pass
- do pass with attached amendments(s)
- replace with CS for _____ same title
- and recommends _____ new title
- AND attaches a "Letter of Intent" New Fiscal Note
- reports it back without recommendation
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

MEMBERS HAVING
OTHER RECOMMENDATIONS:

[Signature]

[Signature]

CHAIRMAN

Name (please print)	Address	Representing	Testify?? (YES or NO)	Phone Number
Senator Rodey				

SENATE LABOR AND COMMERCE COMMITTEE

HEARING DATE 4/5/83

Supporting passage of H.R. 1176 + S. 137

Bill Fact Sheet

Date Received 3/16/83

Bill Number STR20 Title Support HR 1176/S 137 bonds / exempt

Fiscal Note - Date Requested _____ Date Received _____

- Of Whom _____

Dept. Position Paper - Date Requested _____ Date Received _____

- Of Whom _____

Resource People

Initial Hearing - Date 4/5/83
People Contacted

Rodey 3/31

Follow-up Hearing - Date _____

Final Action _____ Date _____

SJR

44

37710

SOUTHEAST ALASKA ANILCA VISITOR CENTER
SITE RECOMMENDATION

by

The Southeast Alaska ANILCA Visitor Center
Project Group

of the

Alaska Land Use Council

April 1984

EXECUTIVE SUMMARY

Under Section 1305 of the Alaska Lands Act, Congress authorizes the U.S. Department of Agriculture to investigate and plan for an information and education center in either Sitka, Juneau, or Ketchikan, Alaska.

The Forest Service, U.S. Department of Agriculture, proposed a study plan to the Alaska Land Use Council (ALUC) to investigate and plan for an ANILCA center in Southeast. After ALUC adopted the study plan, a Project Group was formed which consisted of representatives of State and Federal agencies and Native organizations.

The purpose of this study is to recommend to ALUC a site for an ANILCA public lands visitor center in Southeast Alaska.

Under ANILCA, three communities were to be considered for the center: Sitka, Ketchikan, and Juneau. In early March 1984, the City of Juneau informed the Project Group that it would not seek the center. In a letter to the Project Group Chairman, the City Manager of Juneau stated that the decision was made in an effort to aid the economies of Sitka and Ketchikan.

Site recommendation criteria included an analysis of the site and facility proposed by each community, the number of visitors to each city, visitor access modes, entry and exit points to Southeast Alaska, and each community's commitment to tourism.

The communities of Sitka and Ketchikan submitted excellent, professional proposals, both written and oral, to the Project Group.

After carefully considering the proposals as they relate to the recommendation criteria, the Project Group is recommending Ketchikan as the site of the Southeast Alaska ANILCA visitor center, if the facility is funded by Congress. The Project Group concluded that locating the center in Ketchikan would best meet the needs of visitors (non-residents from outside Southeast Alaska). Major factors leading to this recommendation included the larger number of visitors to Ketchikan, the potential for more visitors to Ketchikan, and the strategic location of Ketchikan as a more frequent first "port of call" in Southeast.

The Project Group experienced significant difficulty in making its recommendation, given the high quality of the Sitka and Ketchikan proposals and the sincere effort of each community to secure the center. There were many advantages inherent in each presentation. During the Group's deliberation and evaluation process, the ample support given each community was a direct result of the well-conceived nature of both proposals.

ACKNOWLEDGEMENTS

The members of the Project Group wish to thank Ann Strain of the Sitka Visitors Bureau, Nancy Harrington and Leeta Rice of the Ketchikan Visitors Bureau, and Joe Leahy of the Davis Log Cabin Information Center in Juneau for serving as community contacts for the Project Group. Their hard work in contributing to this study is an example of their commitment to presenting the unique qualities of Southeast Alaska to travelers from around the world.

We would also like to thank the people of all three cities for their hospitality, willingness to supply information, and eagerness to show the Project Group every courtesy. Their pride in their communities is certainly justified.

The fact that Juneau withdrew from the competition process should be noted. In an effort to boost the economies of the other communities, Juneau decided not to seek the center. This gesture speaks well for Juneau's concern for the economic stability of Southeast Alaska as a region.

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I. INTRODUCTION

Section 1305 of the Alaska National Interest Lands Conservation Act of 1980 (ANILCA) states that:

"The Secretary of Agriculture is authorized to investigate and plan for...an information and education center for visitors to Alaska in either Juneau, Ketchikan, or Sitka, Alaska."

The Act further states that the Secretary of Agriculture may

"...accept contributions of funds, personnel, and planning and program assistance from...State agencies, other Federal agencies, and Native representatives."

The Alaska Land Use Council (ALUC) adopted a proposal submitted by the Forest Service (U.S. Department of Agriculture) to establish a Project Group to address the appropriate part of Section 1305 of ANILCA. ALUC established the Southeast Alaska ANILCA Visitor Center Project Group in August 1983 and directed it to prepare three products:

1. A recommendation to ALUC on the need to create such an information center based on what visitor facilities currently exist in Southeast Alaska.
2. A recommendation on a site for such a center (Juneau, Ketchikan, or Sitka) should such a facility not exist.
3. A general conceptual plan for the center.

The Project Group consists of representatives from the following agencies and Native organizations:

Alaska Department of Fish and Game
Alaska Division of Libraries and Museums
Alaska Division of Tourism
Alaska Department of Natural Resources
Sealaska Corporation
Tlingit and Haida Central Council
U.S. Fish and Wildlife Service
National Park Service
USDA Forest Service (lead agency)

A representative from the Southeast Alaska Tourism Council also attended Project Group meetings.

To facilitate an information exchange between the Project Group and the communities of Juneau, Sitka, and Ketchikan, the mayor of each municipality selected a representative to work with the Group.

In December 1983, the Project Group issued its report on the need to create an ANILCA information center in Southeast. After

surveying present information facilities in the Southeast region, the Group determined that no single facility provides the necessary regional and statewide public land background and perspective required in an ANILCA center. This background and perspective is similar to that planned for the ANILCA centers presently funded and being developed in Anchorage and Fairbanks. These centers will contain an exhibit area, a publication sale area (managed by the Alaska Natural History Association), a trip planning area, and a theatre. Recreational opportunities and the natural and cultural history of each region of the State are addressed, providing a balanced view of Alaska's State and Federal lands.

The second task of the Project Group is to recommend to ALUC a site for the center. This is the purpose of this report.

ALUC will consider the Project Group's recommendation at its May 1984 meeting. The Council's recommendation will then be forwarded to the Secretary of the U.S. Department of Agriculture.

Pending approval of the site recommendation by ALUC, the Project Group will proceed to develop a conceptual plan for the center in close cooperation with the communities in Southeast Alaska.

II. STUDY PROCEDURE

After the Project Group determined that there was a need to create an ANILCA information and education center in Southeast Alaska in December 1983, the work of site recommendation began.

In early January 1984, the Group met to draft preliminary site recommendation criteria. These criteria were released to the public for comment. On January 25, 26, and 27, public meetings were held in Ketchikan, Sitka, and Juneau, respectively, to receive public comment on the proposed recommendation criteria and the general procedure being followed.

The community of Sitka stated that a land-based center would not meet the needs of many visitors and that audio-visual programs should be produced for viewing on the ferries and cruise ships. Sitka stressed the importance of this outreach program. This outreach emphasis will result in a greater effort to contact travelers before they embark for Alaska and during their trip to the State. This approach is particularly important when considering visitor travel modes and patterns based on the geographic characteristics of Southeast.

After considering the comments received from the communities and individuals, the Project Group finalized the site recommendation criteria in late February. The final criteria reflected the comments received.

Each community was asked by the Project Group to make a presentation detailing its proposal for the center.

In March, Juneau informed the Project Group that it would not seek the center. In withdrawing, Alaska's capital city expressed its interest in supporting the economies of Sitka and Ketchikan and Southeast Alaska as a whole.

On March 19 and 20, the Project Group traveled to Ketchikan and Sitka, respectively, to hear proposals from the two communities. Written documents detailing each community's recommendation were also given to Project Group members. Later that month, the Project Group met to evaluate the proposals and make a site recommendation.

III. COMMUNITY PROPOSALS ADDRESSING RECOMMENDATION CRITERIA

The criteria were addressed by the communities through their proposals.

The final site recommendation criteria are as follows:

1. Suitable existing facility or potential site.
2. Number of visitors to community.
3. Visitation to community via access mode (cruise ship, ferry, and air).
4. Number of visitors who enter and exit Southeast Alaska through community.
5. Community support for tourism.

The data required in criteria 2, 3, and 4 were supplied to the communities by the Alaska Division of Tourism. A more detailed description of the recommendation criteria is included in the Appendix.

The Project Group did not weight the criteria in an order of importance. Such a procedure would be too judgmental and arbitrary.

A. Criterion 1: Suitable Existing Facility or Potential Site

Under this criterion, each community was asked to present its proposal for the center based on a specific site or existing building, whichever the city favored. Subjects such as the following were addressed: purchase price of land for the center, if a new facility was proposed; any lease or rental cost; estimated cost of capital construction, if appropriate; size and location of facility; accessibility to visitors. The communities were also encouraged to present additional appropriate information related to this criterion.

Visitor center building:

Sitka:

The proposal from Sitka recommended new capital construction. Sitka selected a site on the Crescent Harbor wharf adjacent to its Centennial Building and the cruise ship lightering dock. To permit construction of the center, part of the harbor would either have to be backfilled or have pilings installed to support the center building. Usable interior space would total 5,000 square feet. The facility would be complementary in design to the existing Centennial Building in Sitka.

Ketchikan:

In contrast to the Sitka proposal, Ketchikan recommended adaptive use of part of an existing facility. This facility is the Federal Building on the southwest corner of Mill and Stedman Streets in downtown Ketchikan. The community is proposing that most of the main floor (5,000 square feet) of the Federal Building be renovated for the ANILCA center. The space, currently occupied by the USDA Forest Service, would be available in about one year, when much of the Forest Service staff will be moving to another facility.

Cost:

It should be noted that both communities were asked not to include the cost of exhibits or the cost of internal building modifications (in the case of an existing structure) in their estimates. This will come later when the Project Group, in cooperation with the communities in Southeast, develops the exhibit package and a building modification proposal, if required. Exhibit costs are assumed to be similar under either proposal.

Sitka:

The City of Sitka would provide land for the center through a long-term lease agreement at no fee. The lease would require that the exterior of the center be compatible with the adjacent Centennial Building and Kettleson Memorial Library complex. Capital construction would include the cost of either back-filling a portion of Crescent Harbor or installing pilings, plus actual center construction.

The Sitka proposal quotes a local developer's estimate of \$75/square foot for center construction at the Crescent Harbor site. The building could be finished inside for that price, according to the proposal; exhibits and special build-ins are excluded.

Under the proposal, three options were suggested. In the first, the building would be constructed by a private contractor and then leased back to the government. The second option provides for a lease/purchase agreement between the building owner and the government. The local developer estimated the annual lease rate to be less than 15% of the cost of the facility. If the center is privately financed and constructed, the facility would be subject to the current property tax rate in Sitka of three mils.

The third option would provide for the government to construct the facility. Under this alternative, the building would not be subject to property taxes.

Ketchikan:

The current General Services Administration (GSA) lease rate for the main floor of the Federal Building in Ketchikan is \$17/square foot. For a 5,000 square foot center, this would translate into an annual lease cost of \$85,000.

Location:

Sitka:

The Crescent Harbor wharf site is at the hub of most community and visitor activities in Sitka. The wharf is the staging area for lightering passengers from all cruise ships that visit Sitka and is the mid-point on the community's walking tour. Parking is also available in front of the proposed site.

In summer and winter, the nearby Centennial Building hosts a variety of activities which attract people arriving by air and ferry, as well as cruise ship. The Bishop's House, administered by the National Park Service, St. Michael's Cathedral, and the Sheldon Jackson Museum are three of the attractions accessible to visitors on foot in Sitka.

Downtown shopping is within convenient walking distance from the proposed center site. In addition, Crescent Harbor provides a staging area for pleasure boating and sport fishing excursions, as well as docking facilities for commercial fishing boats.

Ketchikan:

Located on the southwest corner of Mill and Stejman Streets and overlooking the Thomas Basin Boat Harbor, the Federal Building in downtown Ketchikan is two blocks from the cruise ship dock. The site is close to two major visitor attractions, "Creek Street" and the Tongass Historical Society Museum and Ketchikan Library complex.

Convenient shopping is within walking distance from the proposed center site.

The Thomas Basin Boat Harbor is next to the Federal Building parking lot, allowing visitor access to commercial and sport fishing and pleasure boat cruising.

Existing Ketchikan bus service currently includes a stop in front of the Federal Building.

Lightering:

Sitka:

All cruise ship visitors who come ashore in Sitka from cruise ships are transferred in lighters.

Ketchikan:

Lighters are not used in Ketchikan, since passengers arriving on cruise ships disembark directly onto the dock.

Handicapped access:

Handicapped access at both facilities would be excellent.

Parking:

Sitka:

The large lot in front of the Centennial Building in Sitka provides ample parking for visitors attending activities at the Centennial Building, sightseeing in the downtown area, or shopping. Bus on-loading and off-loading is not difficult.

Ketchikan:

There is sufficient parking in the area of the Federal Building in Ketchikan for visitors with vehicles.

Conclusion: criterion 1: suitable existing facility or potential site

A suitable site for an ANILCA visitor center exists in both Sitka and Ketchikan. The proposals from both communities had different advantages and disadvantages. Considering the characteristics of each proposal as they relate to criterion 1, however, neither site shows a clear advantage.

The Sitka center location within the community was better than if the center were located two blocks from the cruise ship dock, as proposed by Ketchikan. In Sitka, however, there may be some congestion in the visitor center area in getting passengers from the lightering dock into the community and back again to the cruise ships.

In Ketchikan, with the center two blocks from the dock, passengers could disperse into town more easily without a bottle-neck developing at the center. Shops and restaurants are available to visitors along the two block walk from the cruise ship dock to the proposed center site.

The primary difference in the economics of the two proposals is the timing of capital expenditures. The Sitka proposal would require a much larger "front end" capital investment for new construction. Annual lease rates including operation and maintenance would be roughly comparable for both sites.

An advantage to building a new facility is that it could be constructed as desired, within budgetary constraints. The building and exhibit package could be designed as one unit.

With the proposed visitor center on the wharf where all cruise ship passengers enter the community of Sitka, virtually all of them would probably visit the center during their stay.

To direct people to a center in the Federal Building in Ketchikan, an effective signplan would be needed. At the present time, the small visitor facility operated by the Forest Service in the Federal Building receives 7,000 people, annually. This small facility, although in an excellent location for visitors, is not notably advertised or signed.

Wherever the center would be located, an aggressive outreach program is essential to inform the public of the facility and of the recreational, cultural, and historical opportunities available to them on the public lands in Southeast and throughout the State.

The fact that the Federal Building in Ketchikan is two blocks from the dock facilities is partially offset by the greater number of visitors to Ketchikan and the potential of more visitors. This will be considered in more detail in the analysis of criterion three.

The Federal Building in Ketchikan was designed as an administrative facility and not a special purpose structure to receive large numbers of visitors. The Project Group recommends that the entrance to the building be renovated to make it more inviting as a visitor facility. Larger restroom facilities would also have to be installed to accommodate more people at one time. A separate entrance would be required to permit direct access to Forest Service offices remaining in the building.

The sites chosen by both communities are convenient to downtown areas, shopping, and visitor facilities. Pleasure boat cruising, sport fishing opportunities, and points of interest are near the sites proposed by each city.

All visitors arriving in Sitka from cruise ships are brought to shore in lighters. Although the average time in port for cruise ship passengers is seven hours, the lightering process would cut some time from each end of a visitor's stay in Sitka, limiting the actual time ashore. An even shorter visitor stay would be necessitated from ships in port for less than seven hours.

Passengers arriving from cruise ships in Ketchikan disembark directly from the ships to the dock. No lighters are used. Although the average length of stay in port for cruise ships at both communities is seven hours, Ketchikan has an advantage in that visitors do not have to contend with time lost during the lightering process.

Provisions for the handicapped would not be a problem at either facility. Construction or renovation would be guided by strict adherence to Federal and State laws addressing handicapped needs.

More parking is available adjacent to the Centennial Building in Sitka than is present next to the Federal Building in Ketchikan. Bus off-loading and on-loading in Sitka should be convenient. Very little, if any, modification would be required in the parking lot in Sitka.

In Ketchikan, the parking pattern in the lots adjacent to the visitor center site would probably have to be altered somewhat to permit bus parking and bus off-loading and on-loading.

Some sort of covering would be appropriate in both Sitka and Ketchikan to keep visitors out of the rain as they board and disembark from the buses.

B. Criterion 2: Number of Visitors to Community in Calendar Year 1983

Sitka hosted 82,047 visitors in calendar year 1983. Ketchikan's visitation was 148,869 in the same time period.

Conclusion: criterion 2: number of visitors to community during calendar year 1983

Ketchikan has a distinct advantage judging from the number of visitors to each community. Of the 148,869 travelers to the community, 111,652 visited Ketchikan during the peak tourist period between May 15, 1983 and September 15, 1983. This means that Ketchikan gets 36% more visitors during the summer than Sitka hosts during the entire year. Considering the totals in 1983, Ketchikan receives 81% more visitors than Sitka.

C. Criterion 3: Visitation to Community Via Access Mode (Cruise Ship, Ferry, or Air)

The breakdowns of visitors to each community per access mode are listed in the following table:

	<u>Sitka</u>	<u>Ketchikan</u>
Total number of people visiting community via cruise ship in calendar year 1983	60,000	89,876
Total <u>potential</u> number of visitors via cruise ship if all ships were full and each passenger came ashore in calendar year 1983	78,642	100,984
Total <u>potential</u> number of visitors via cruise ship if all ships were full and each passenger come ashore in calendar year 1984 (projected)	87,504	116,000
Average length of stay in community of visitors arriving by cruise ship in calendar year 1983	7 hours	7 hours
<hr/>		
Total number of people visiting community via ferry from May 1 to October 1, 1983	14,433	14,249
Total <u>potential</u> number of visitors to community via ferry if all ferries were full and each passenger came ashore, May 1 to Oct. 1, 1983	70,250	200,000
Average length of stay of visitors arriving by ferry, May 1 to Oct. 1, 1983	3.5 days	2 days
<hr/>		
Total number of visitors from outside of Southeast Alaska who arrived in community by air during in calendar year 1983	7,614	16,515 (this figure is from May 1 to Oct. 1 1983, only)
Average length of stay of visitors arriving by air	4.5 days	4.3 days

Conclusion: criterion 3: visitation to community via access mode (cruise ship, ferry, or air)

Based on the information provided, Ketchikan hosts many more visitors than Sitka and has a greater potential for hosting more visitors.

Cruise ship:

In 1983, Ketchikan received almost 30,000 more cruise ship visitors than Sitka. This means that Ketchikan hosts 50% more cruise ship visitors than Sitka.

When the potential number of visitors via cruise ship is considered, Ketchikan also has an edge. If all of the cruise ships that visited each community in 1983 were full and each passenger disembarked, Ketchikan would receive 28% more people (78,642 for Sitka vs. 100,984 for Ketchikan). If the same analysis were projected for 1984, Ketchikan would receive 33% more visitors than Sitka via cruise ship (87,504 for Sitka vs. 116,000 for Ketchikan).

Although the average length of stay for cruise ships in each community was reported to be seven hours, the lightering process in Sitka would reduce the actual time ashore. This would compromise the ability of visitors to adequately experience an ANILCA center. It also would limit shopping time and might interfere with a quality experience at Sitka's other excellent historical and cultural sites.

Ferry:

The total number of people arriving by ferry between May 1 and October 1, 1983, was about the same for each community (14,433 for Sitka compared to 14,249 for Ketchikan). However, if all of the ferries were full and each passenger disembarked during the same time in 1983, Ketchikan would have a much stronger potential for visits. If this were the case, 70,000 people would have visited Sitka, while 200,000 would have visited Ketchikan. This translates to an advantage of 186% more potential visitors in Ketchikan.

Visitors arriving in Sitka via ferry stay 3.5 days, while in Ketchikan they stay an average of 2 days. This is considered adequate, in most instances, for visitors to experience the sites in each community.

Air:

Ketchikan showed far more visitors entering via air than Sitka did. In calendar year 1983, 7,614 people from outside Southeast Alaska flew into Sitka. Ketchikan reported 16,515 people in the same category except that Ketchikan's figure was only for air visitors from May 1 to October 1, 1983. Completely disregarding the number of visitors to Ketchikan from outside Southeast during the other seven months of the year, Ketchikan still received 117% more visitors via air.

The average length of stay of visitors arriving by air in each community is 4.5 days and 4.3 days in Sitka and Ketchikan, respectively. Since these figures were so similar, any results that may be derived from them are inconclusive.

D. Criterion 4: Number of Visitors Who Enter and Exit Southeast Alaska Through Community (First and Last Stop in Southeast)

The total number of people who enter and exit Southeast Alaska through Sitka is 64,000, while 316,000 enter and exit through Ketchikan.

Conclusion: criterion 4: number of visitors who enter and exit Southeast Alaska through community (first and last stop in Southeast)

The Project Group considered a visitor's first stop in Southeast to be an important criterion for the center site recommendation. Although most visitors arrive by cruise ship and their itinerary is mostly set, there is still a significant advantage to being a first stop. Plans can be made for visiting sites within communities where the cruise ship will stop. The first stop would be even more important for those who have more time to plan their itinerary during their trip, such as people arriving by air or ferry.

A first impression can set the tone for an entire trip. A broad background on Southeast's, and indeed the entire State's, recreational opportunities, cultural and historical perspectives, and geographical orientation is essential to set the stage for a memorable experience. This is particularly important considering the time, money, and effort most people put into a trip to Alaska.

A visitor center being the last stop on the trip is also significant. More people are returning to Alaska than ever before. The last stop, particularly one that presents a broad overview of the entire State, can supply much-needed information required to plan a return trip.

Ketchikan has an overwhelming advantage under this criterion. Sitka reported 64,000 visitors making their first and last stops in Southeast Alaska in Sitka, while Ketchikan reported 316,000 in the same category. In other words, Ketchikan hosted 394% more "first and last stop" visitors than Sitka.

E. Criterion 5: Community Support for Tourism

Sitka:

Sitka has a number of year-round and seasonal events, many of which are held at the Centennial Building, a first-rate facility. Whether the events are held at the Centennial Building or not, an impressive number and a very wide variety of conventions, meetings, and seminars take place in Sitka each year.

Events scheduled for 1984 in Sitka include the American Legion Basketball Tournament, Masonic Conference, State Library Convention, House District Democratic Meeting, U.S. Postal Conference, Sitka Summer Music Festival, All Alaska Logging Championships, State Hospital Association Convention, and the ANB Convention. This is, by no means, an exhaustive list.

Although not all totally funded and sponsored by the City of Sitka, the community's attractions are first-class.

St. Michaels Cathedral, the Sitka National Historical Park, the Sheldon Jackson Museum, and the Historical Society Museum are excellent examples. Once the National Park Service completes the restoration of the Bishop's House, it will be one of the most significant historical building restorations in the United States, let alone Alaska.

It is not surprising that Sitka is so popular among visitors.

The significance of the Russian period in Sitka and the rest of Southeast, both religiously and politically, is superbly displayed and interpreted in facilities like the Sitka National Historical Park and St. Michael's Cathedral. The totems at the Sitka National Historical Park provide visitors with an inspirational introduction to this unique Southeast Alaska art form.

The Sitka proposal also emphasized possible environmental education aspects of the visitor center, coordinating the efforts with programs at Sheldon Jackson College and Mt. Edgecumbe High School.

Another key point in the Sitka proposal was that a center outreach program would be very important. This outreach program would involve, in part, the production of audio-visual material and publications for use on cruise ships and ferries.

The operational budget for the Sitka Visitors Bureau (SVB) totals \$51,046. The combined promotional and advertising budgets for the SVB is \$57,030. For 1984, the total anticipated SVB budget is estimated at \$108,076.

In 1984, the community is expecting \$42,000 in dues from local businesses and organizations. In addition, local hotels provide \$2 per room per month to the SVB. The City of Sitka allocates \$12,500 to the SVB; this may increase markedly in 1984.

In 1983, the City of Sitka provided \$5,000 for the operation of the museum in the Centennial Building.

Ketchikan:

In Ketchikan, the principal attractions include "Creek Street," the Ketchikan Totem Heritage Center and the adjacent Deer Mountain Fish Hatchery, and the Tongass Historical Society Museum. Totem Bight State Historical Park is located outside of town. A small Forest Service visitor center, located on the first floor of the Federal Building, is open year-round but is staffed only in summer.

A convention center/hotel is planned overlooking the downtown area. Although funding for the complex has not yet been obtained, \$1.1 million in public funds were combined with private money to bring utilities and roadways to the site. The city has reserved \$552,000 for construction of the community and convention center.

The Ketchikan Historical Commission has been formed to aid in the restoration of over 100 historic buildings in Ketchikan. The commission will be developing guidelines for commercial signs and building facades.

In 1984, the City of Ketchikan will support the Totem Heritage Center and the museum with funds totaling \$423,921. This fine facility interprets the fascinating stories of Alaska's totems to over 50,000 visitors, annually.

The Ketchikan Convention and Visitors Bureau (KVB) held the first "Seafest" in August of 1983. The purpose of the festival was to raise local awareness of the fishing industry and to increase interest in Ketchikan as a visitor destination. The KVB is hoping that the great success of the first "Seafest" will help make the event an annual one.

Ketchikan also hosts a king salmon derby each year.

A comprehensive analysis of the Ketchikan visitor industry was completed in November 1983. The study, directed by the KVB, surveyed travelers to the community to analyze visitors' desires and favorite sites in the Ketchikan area. The KVB plans to update the study, annually.

An impressive document entitled "Atlas of the Ketchikan Region" prepared by the Ketchikan Gateway Borough Planning Department supplies baseline data necessary for future planning, much of which will address tourism.

The Port of Ketchikan is supported by a \$279,217 budget in 1984. The city has spent several million dollars since the mid-1970's in purchasing, renovating, and expanding the Port's dock facilities. A \$1.5 million westward expansion is planned to accommodate larger cruise ships which will dock at Ketchikan in the future.

The KVB 1984 budget calls for expenditures of about \$233,000. Of this amount, \$176,000 will be generated locally, while \$57,000 will be provided by the State. Support for the visitor industry, through the KVB, is provided through membership investments, hotel-motel tax revenues, the general fund, and matching grants.

In 1984, the proposed KVB budget is \$266,301. This includes \$99,112 from the City of Ketchikan, \$17,500 from the Ketchikan Gateway Borough, \$57,000 in State grants, \$14,800 in KVB membership investments, \$2,500 in interest commissions, \$33,250 in in-kind services, and \$42,139 as a balance brought forward.

Bed tax revenues of \$68,000 will be received by the KVB in 1984, while property taxes will contribute another \$29,000 to the organization.

Conclusion: criterion 5: community support for tourism

Both Sitka and Ketchikan have exhibited and continue to exhibit a strong commitment to tourism by helping to provide quality visitor experiences and services. In addition to the information given here, each community presented long lists of local organizations that actively participate in making visitors feel welcome.

With so much support for tourism exemplified by the people and the administrations of both communities, neither community showed a clear-cut advantage under this criterion.

IV. CONCLUSION SUMMARY

After carefully considering the final recommendation criteria and how each community responded to them, Ketchikan is recommended as the best overall choice for the Southeast Alaska ANILCA Visitor Center, should Congress appropriate funding for the facility.

The following is a summary of the conclusions reached by the Project Group based on each recommendation criterion:

Criterion 1: Both new construction, as proposed by Sitka, and adaptive use of an existing facility, as proposed by Ketchikan, were considered throughout the study by the Project Group. Considering such factors as the economics of both proposals, the location of the sites within the communities, lightering of cruise ship passengers, and possible congestion of visitors in the area of the center, neither proposal held a clear advantage based on criterion 1.

Criterion 2: Considering the number of visitors to each community, Ketchikan had a decided advantage. In 1983, Ketchikan hosted 81% more visitors than Sitka (148,869 for Ketchikan and 82,047 for Sitka). With 111,652 visitors to Ketchikan from May 15, 1983, to September 15, 1983, the community saw 36% more visitors during this period than Sitka did during the entire year.

Criterion 3: When visits were categorized by access modes (cruise ship, ferry, and air), Ketchikan, exhibited an overwhelming advantage. In 1983, Ketchikan received 50% more cruise ship passengers than Sitka. Although the number of 1983 summer ferry passengers were similar for both communities, Ketchikan showed a much higher potential for more visits via ferry (a 186% advantage), if all ferries to both cities were full. In addition, Ketchikan receiv

ed 117% more visitors via air between May 1, 1983, and October

1, 1983, than Sitka did during the entire year.

Criterion 4: Many more visitors enter and exit Southeast Alaska through Ketchikan than do through Sitka (316,000 for Ketchikan as opposed to 64,000 for Sitka). This "first stop" advantage is heavily in Ketchikan's favor.

Criterion 5: Evaluating each community's commitment to tourism was particularly difficult, given the two proposals. There is no question that Sitka and Ketchikan recognize the importance of tourism to them and act on this realization by promoting visitation in many ways. Evaluation of this criterion revealed that one community could not be viewed as having a greater commitment to tourism than the other. Although each community directs its promotional efforts in slightly different directions, both Sitka and Ketchikan share an exemplary dedication to providing visitors with very special experiences.

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With criteria 1 and 5 showing no clear advantage for either community and criteria 2, 3, and 4 exhibiting a strong advantage for Ketchikan, Ketchikan is the Project Group's recommendation because of its much larger number of visitors and potential for more visitors, its strategic location, and the fact that it serves as the first "port of call" for so many travelers to Southeast Alaska.

V. APPENDIX: SITE RECOMMENDATION CRITERIA

1. Suitable existing facility or potential site

This should include a discussion of the following:

1. Purchase price of land, if new facility.
2. Estimated property taxes, if applicable.
3. Lease or rental cost, if existing facility.
4. Estimated cost of capital construction, if new construction is proposed.
5. Size and location of facility or proposed facility.
6. Accessibility to visitors.

Please feel free to include additional information that you may think appropriate.

2. Number of visitors to community in calendar year 1983

3. Visitation to community via access mode (cruise ship, ferry, or air)

1. Cruise ship:

1. Total number of people visiting community via cruise ship in calendar year 1983.
2. Total potential number of visitors via cruise ships if all ships were full and each passenger came ashore in community in calendar years 1983 & projected 1984.
3. Average length of stay at community of visitors arriving by cruise ship in calendar year 1983.
4. Cruise ship schedules for community for calendar years 1983 and 1984.

2. Ferry:
 1. Total number of people visiting community via ferry from May 1, 1983 to October 1, 1983.
 2. Total potential number of visitors to community via ferry if all ferries were full and each passenger came ashore, May 1, 1983 - October 1, 1983.
 3. Average length of stay of visitors arriving by ferry, May 1, 1983 - October 1, 1983.
 4. Ferry schedules for calendar years 1983 and 1984.
3. Air:
 1. Number of visitors from outside of Southeast Alaska who arrived in community by air during calendar year 1983.
 2. Average length of stay of visitors arriving by air.
4. Number of visitors who enter and exit Southeast Alaska through community (first and last stop in Southeast)
5. Community support for tourism
This criterion should include the following:
 1. Community commitment to tourism including budget, publications, promotions, amount of bed tax dedicated to tourism,

-20-

existing visitor-related facilities, seasonal and year-round programs offered to visitors, future community growth plans that relate specifically to tourism, tourism-related community organizations, etc.

2. Other ways center may be used, other than its main purpose as a visitor information facility. (The Anchorage and Fairbanks ANILCA visitor centers will have four basic parts: 1. exhibit area, 2. trip planning area, 3. publication and material sale area, and 4. a theatre.)
3. What unique or unusual visitor opportunities in Southeast Alaska might be exhibited in the center that currently are not adequately displayed anywhere in Southeast?

SJR 44 TITLE & SPONSOR SUMMARY

14:38 5/22/84 PAGE 1 OF 2

AMENDED TITLE:

REQUESTING THE ESTABLISHMENT OF AN ALASKA NATIONAL INTEREST
LANDS ACT INFORMATION AND EDUCATION CENTER IN
KETCHIKAN

PRIME SPONSOR: SENATE RESOURCES COMMITTEE.

CO-SPONSORS:

CURRENT STATUS: 4/25/84 IN (S) LABOR & COM

SJR 44 SENATE ACTION

14:38 5/22/84 PAGE 2 OF 2

DATE	SEQ	PAGE	LEGISLATIVE ACTION
02/29/84	01	2211	FIRST READING -- COMMITTEE REPORTS
04/23/84	02	2795	L&C COMM REFERRAL ADDED BY UNAN CONSENT
04/25/84	03	2815	RES -- CS05, NR01, OTHER01 LABOR & COMMERCE RULES

XXXX XX XX XXX XXX XXX



Sitka Visitors Bureau



March 9, 1984

Senator Richard Eliason
Juneau, Alaska

Dear Dick;

The attached is my complete file on the proposed ANILCA Visitor Information center to be located in either Sitka or Ketchikan. In order to save you time I will capsulize in the following paragraphs:

Section 1305 of the Alaska Lands Act of 1980 directs the Secretary of Agriculture to investigate and plan for an information and education center in Southeast Alaska. A project group has been formed under ALUC to address the following issues related to Section 1305:

1. Determine whether a need exists for such a center in Southeast.
2. If a need does exist, recommend to ALUC a site, either Sitka, Ketchikan, or Juneau. Juneau has since withdrawn.
3. Develop a conceptual plan for the center

The first reaction of the Visitors Bureau and the City of Sitka was that such a land based unit would be ineffective since studies show that not that many people really utilize such a center. Our feeling was that a greater service would be rendered the public if complete information on the communities were placed on ferries, cruise ships and in strategic locations such as airports etc. We pursued this goal and made our feelings known to the ANILCA study group, however, we never withdrew our desire to have a land based center in Sitka.

After the group met in January we were informed that by law the center would have to be land based, but as a result of our request an outreach program to ferries etc. would be part of the program.

We have recently received the final criteria which is also inclosed with the file and are working on our presentation at this time. Unfortunately our figures don't match those of Ketchikan, however we feel that Sitka would be an ideal location because of the history, major visitor attractions, hotels, convention facility and sheer beauty of the place. A recent study verifies that Sitka is the most popular place of all those that visit.

Part of our presentation will include land adjacent to the Centennial Building, at no cost to the Government. However, I don't think we want this made public at this time, simply because of the presentation. For your information, the land is that "hole" in the dock next to the cruise ship float. A building could be placed in that area, extend slightly over the grass without losing any parking places in the Crescent parking lot and still give them plenty of space.

We would certainly appreciate any help you can give us as far as killing that resolution. I am composing letters to the Ketchikan Daily News and Sen. Zeigler and will see that you get copies.

Hope Tiger got his plumbing cleared out.

Sincerely,



Ann Strain,
Director

State committee backs local site

By DAVID S. KIFFER
Daily News Staff Writer

The Senate's resources committee, at the request of Sen. Bob Ziegler, D-Ketchikan, supports Ketchikan as the site of a proposed U.S. Forest Service Alaska National Interest Conservation Lands Act (ANILCA) center.

A multi-disciplinary team made up of the Forest Service, the Bureau of Land Management and other agencies is currently studying Ketchikan, Juneau and Sitka as possible sites for a Southeast ANILCA center. The Alaska Lands Act of 1980 requires four regional centers in Alaska. Centers have already been built in Anchorage, Fairbanks and Tok.

Last week, the Senate resources committee introduced Senate Joint Resolution 44 supporting Ketchikan for the center. That resolution was patterned after a resolution previously passed by the Ketchikan City Council, according to Ziegler aide Guy Van Doren.

Van Doren said Juneau has already announced it is dropping out of the contest for the center, leaving only Ketchikan and Sitka to vie for the \$1 million center.

Ketchikan also appears to have Sitka support for the center in southern Southeast. Sitka's Sen. DON Edlason is a member of the resource committee.

"This is strictly conjecture," Van Doren said. "But I doubt if Sen. Ziegler requested the resolution without checking around to make sure there weren't any strenuous objections."

Van Doren said he hopes the resolution has an impact on the final Forest Service decision process.

If the center is built in Ketchikan it will probably occupy the lower floor of the current Forest Service quarters in the Federal Building, according to the USFS information officer Carl Holguin. Holguin said recently that one of the things the team is looking for is a already completed building to house the center.

The center will be staffed by a variety of officials from state and federal governments, Holguin said. He said the team will make its final decision by the end of the summer. Then the center faces Congressional approval.

Juneau is dropping out

*Juneau is dropping out
sitka is in
Ketchikan is in*



United States
Department of
Agriculture

Forest
Service

Chugach
National
Forest

2221 E. Northern Lights Blvd.
Suite 238
Anchorage, Alaska 99508

Reply to: 1620

Date: February 29, 1984

┌
Sitka Visitors Bureau
P.O. Box 1226
Sitka, Alaska 99835
Attn.: Ann Strain
└

Dear Ann,

The Southeast Alaska ANILCA Visitor Center Project Group has finalized the selection criteria for center site selection. The criteria are enclosed.

If any of the criteria are unclear or you have any questions, just give me a call at 279-5541. The Alaska Division of Tourism will help you obtain the data needed in criteria 2, 3, and 4.

I have established the following tentative schedule for community presentations of their proposals for the center:

Monday, March 19, 1984, in Ketchikan

Tuesday, March 20, 1984, in Sitka

Wednesday, March 21, 1984, in Juneau

If this schedule does not meet with your approval, please let me know, and we will make other arrangements.

Thank you very much for your continued involvement in the work of the project group.

Sincerely,

DAVID L. ALLEN
Project Group Chairman

Enclosure



Final site selection criteria for the Southeast Alaska ANILCA visitor center:

1. Suitable existing facility or potential site: ?

This should include a discussion of the following:

1. Purchase price of land, if new facility.
2. Estimated property taxes, if applicable.
3. Lease or rental cost, if existing facility.
4. Estimated cost of capital construction, if new construction is proposed.
5. Size and location of facility or proposed facility.
6. Accessibility to visitors.

Please feel free to include additional information that you may think appropriate.

2. Number of visitors to your community during the following time periods, if possible:

1. winter (Dec. 1, 1982 - Mar. 15, 1983)
2. Spring (Mar. 15, 1983 - May 15, 1983)
3. Summer (May 15, 1983 - Sept. 15, 1983)
4. Fall (Sept. 15, 1983 - Dec. 1, 1983)

3. Visitation to your community via access mode (cruise ship, ferry, or air).

1. Cruise ship:

1. Total number of people visiting your community via cruise ship in calendar year 1983.
2. Total potential number of visitors via cruise ships if all ships were full and each passenger came ashore in your community in calendar years 1983 & projected 1984.
3. Average length of stay at your community of visitors arriving by cruise ship in calendar year 1983.
4. Cruise ship schedules for your community for calendar years 1983 and 1984.
5. Total number of crew members per cruise ship; we will assume that each crew member of each ship will visit the community once a year.

2. Ferry: (Main line and feeder line - two sets of data)

1. Total number of people visiting community via ferry from May 1, 1983 to Oct. 1, 1983.
2. Total potential number of visitors to your community via ferry if all ferries were full and each passenger came ashore, May 1, 1983 - Oct. 1, 1983.
3. Average length of stay of visitors arriving by ferry, May 1, 1983 - Oct. 1, 1983.
4. Ferry schedules for calendar years 1983 and 1984.

3. Air:

1. Number of visitors from outside of Southeast Alaska who arrived in your community by air during the following time periods:
 - a. October 1, 1982 - May 1, 1983.
 - b. May 1, 1983 - October 1, 1983.
2. Average length of stay of visitors arriving by air during the following time periods:
 - a. October 1, 1982 - May 1, 1983.
 - b. May 1, 1983 - October 1, 1983.

4. Number of visitors who enter and exist Southeast Alaska through your community. (First and last stop in Southeast).

5. Community support for tourism.

This criterion should include the following:

1. Community commitment to tourism including budget, publications, promotions, amount of bed tax dedicated to tourism, existing visitor-related facilities, seasonal and year-round programs offered to visitors, future community growth plans that relate specifically to tourism, tourism-related community organizations, etc.
2. Other ways center may be used, other than its main purpose as a visitor information facility. (The Anchorage and Fairbanks ANILCA visitor centers will have four basic parts: 1. exhibit area, 2. trip planning area, 3. publication and material sale area, and 4. a theatre.)
3. What unique or unusual visitor opportunities in Southeast Alaska might be exhibited in the center that currently are not adequately displayed anywhere in Southeast.



City and Borough of Sitka

~~PO BOX 79~~ · SITKA, ALASKA · 99835
304 Lake Street
Room 104

February 14, 1984

David L. Allen
Project Group Leader
Alaska Land Use Council
Box 100120
Anchorage, Alaska 99510

Dear Mr. Allen:

Enclosed are Sitka's recommendations for changes in your site selection criteria for the I & F Center.

We are willing to compete for projects like this; however, we do want the ground rules and decision criteria well defined. You will find that we have spent considerable time on your proposed criteria. We believe our suggestions will help you and be fairer to all communities.

Cordially,

Fermin Gutierrez
Administrator

enclosure

cc: Sitka Visitor's Bureau

SEND REQUEST ACCEPTED

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SITKA
VISITORS
BUREAU



RECOMMENDATIONS FOR SITE SELECTION CRITERIA
ANILCA I&E Center for Southeastern Alaska

Prepared by: Sitka Convention and Visitors Bureau
February 13, 1984

We have studied the "proposed site selection criteria" from the standpoint of preparing a proposal.

To be fair to all communities, the criteria must include only items directly related to the success of the Center in its mission. And the primary mission defined in ANILCA is serving the "visitors to Alaska." Some of the existing criteria are not related to that mission. In fact, they are not relevant to the I&E Center. Hence, we are recommending substantial changes.

The study-group's ground-rules must be explained. If decisions have already been made or side-boards have been imposed on the decision, the communities need to know of them.

For the Study Group's decision to be creditable, any data used in that decision must be verifiable. Where appropriate, we have included in our comments how community submitted data can be verified.

There are, undoubtedly, a number of limiting factors that help define how a community's proposal will be viewed. The communities need to know of these ground-rules.

At the January hearings, Dave Allen explained that the Study Group can not consider a proposal unless it includes a land-based I&E Center in either Juneau, Ketchikan, or Sitka. Since that decision has been made, it should be stated as one of the ground-rules.

The Study Group also reported that they will recommend an "outreach program" that will develop information and interpretive programs for the ferries and cruiseships. If that is true, it should be included in the ground rules or criteria. This will save us from again discussing the need for the ferry and cruiseship programs.

Any limits on total funds, capital-investment vs. operation-and-maintenance funds, or other factors that affect how a community proposal will be viewed are ground-rules. And they should be explained.

The following discussion is keyed to the numbers of the Study Group's proposed criteria:

1. Suitable existing or potential site -- Suitability needs some definition. The site must be large enough to accommodate the building. The site should be attractive and accessible to the public including the handicapped. Parking for buses and private cars must be available. And there must be assurance that title or a lease is available. Since the government may not act immediately, there should be some assurance that the government can still get the title or lease some reasonable period, say three-years, in the future.

The Study Group should have something in writing to verify the availability of the title or a lease. The remaining factors can be verified by the Study Group on-site.

Suggested wording for the criteria:

"Suitability of the proposed site."

2. Number of visitors to community -- First we need to be sure that we are talking of the "tourist" type visitors, as used in the State's Transportation User Survey. A far higher percentage of the "tourist" class visitors will use the Center than people visiting the community for business reasons. Hence, use of the cruiseship passengers plus the tourist arriving by ferry or airline gives the clearest picture of the people who may visit the center. And these statistics are readily verified with existing surveys. Use the 1983 cruiseship reports of the communities and the State's Transportation User Survey report.

However, the total number of tourists visiting a community is only a part of the information that is needed to determine how well the Center will be used. To evaluate the potential success of an I&E Center site, you need a realistic estimate of the number of people that will use the Center.

Surveys of existing information offices in Alaska and the western United States demonstrate that you can not draw a very high percentage of the visitors to an information office. It would take an investment far beyond the implied scope of this project for the Center to become a major attraction.

Hence, total number of visitors to a community is not the only factor related to the success of the proposed Center. Rather the location of the center has to be carefully selected to intercept the visitor. It is, after all, the number of visitors using the Center that is the measure of its success. And the mission of the center makes it important that the people being counted are the "visitors to Alaska."

Each community should estimate the number of visitors that will use the Center at the site they propose within their community. Through their narrative they should explain how they arrived at their estimate. With use of existing survey reports, your study group can verify each community's estimates within reasonable parameters.

Hence, we suggest the following wording for this criteria:

"Number of Visitors that can reasonably be expected to use the Center:

(1) Number of visitors to the community,

-- Summer, June 1 to September 30: _____.

-- Shoulder season, April, May, October, and November: _____.

-- Winter, December 1 to March 31: _____.

(2) Analyze the location of your site or sites for its ability to intercept visitors. Give the total number of visitors expected to use the Center. Explain through comparisons with existing information outlets, museums or other facilities how you arrived at the number of visitors that will use the I&E Center in the proposed location."

3. Access -- air/sea/land -- All three communities have reasonable access by jet-aircraft, cruiseships, and State ferries. We can not understand why you are concerned with frequency of service.

The number of visitors to the community as it relates to the I&E Center is covered above; it should not be duplicated here. The frequency of jet-aircraft or ferries is immaterial to the I&E Center beyond knowing that the service is reasonable for the visitor; you already know that. Also the time in town for air- or ferry-passengers is always adequate to use an I&E Center.

The only thing new and pertinent to this evaluation is the time in-port of the cruiseships. The cities should give you data to show the minimum, maximum, and average number of hours that the cruiseships are in port. The study group can verify the city's reports from the cruiseship brochures.

This criteria should be changed to read:

"Availability of time for cruiseship passengers to use the Center.

From the cruiseship brochures calculate the minimum, maximum, and average length of time that cruiseships spend in your city."

4. Entry point to Southeast Alaska -- This criteria disqualifies both Juneau and Sitka. It might still be a

reasonable criteria if it had any meaning to the visitor, but it doesn't.

It has already been shown, using existing government surveys, that a Center in any of the communities can not get information to the visitors in a timely manner. To do that, you must take the information and certain programs aboard the ferries and cruiseships.

This criteria is meaningless for site selection and arbitrarily eliminates Juneau and Sitka from consideration. This criteria must be eliminated.

5. Community support for tourism -- Subsection-1 places emphasis on the community subsidizing the visitor industry. That criteria reflects a community's attitude towards business, not its interest in tourism. A bed-tax and high rental rates at a convention center are a deterrent to the visitor, not support. A community that holds down taxes by paying-as-it-goes and supporting development by the private sector should be commended, not penalized. In our society, this should not be a criteria. Eliminate it.

Sub-sections-2 and -3 are suitable criteria as written. In making your decision, these two criteria are important. They should be shown as criteria and not as sub-sections to explain the community's support of tourism.

6. Cost/Benefit analysis of proposed center -- The Study Group has said that a cost/benefit analysis is too complex for the cities' proposals. Definition of benefits would have to be spelled out by the agencies in detail. And the process is too complex and expensive to be used.

However, the cost of serving each visitor at the center is a legitimate part of the evaluation. Hence, the title of this section should be changed to "Cost per visitor to the center."

Any program aimed at helping the visitor and all of the communities in Southeastern will also place information and interpretive programs aboard the ferries and cruiseships. Since the cost of developing and distributing those programs will be the same regardless of the community in which the I&E Center is based, the cost/visitor of shipboard programs should not be a part of the criteria.

To standardize the approach, we suggest you supply the dollar estimates as follows:

Space Rental Costs -- The annual cost for a building can be estimated by calculating the amortization costs, interest on the investment, and the utility, cleaning, and maintenance costs. However, that requires complex calculations, and the figures will be difficult to verify. The space rental approach is easier and more accurately shows the cost to the taxpayer.

The General Service Administration rental rates are readily available for government offices in each community. Basically, the I&E Center space is similar to modern office space from a cost standpoint. Hence, it will be easiest to use a dollar-per-square foot rental rate for the building. We suggest using the current figure for GSA office space.

Display and Equipment Costs -- For displays and equipment, use 15-percent of the capital investment cost for some comparable information office; i.e., Anchorage or Fairbanks. Fifteen-percent approximates the interest rate for government bonds plus maintenance costs. This will place the displays and equipment on a lump-sum annual cost which can be added to the space-rental costs by the city.

Salaries, travel, and supplies -- These items should be about the same regardless of which city the Center is in. Dave Allen said that the other Centers will have two, yearlong employees plus seasonal employees. We suggest using the standard staffing patterns developed for Anchorage or Fairbanks. This would then be a lump-sum item.

Calculating the cost per visitor -- The cities would only need to insert the square-footage of their information office to complete the cost totals. They would then divide the total cost by the number of visitors reported in Item-2 above. We would expect the Study Group to verify these figures for reasonableness.

The criteria should read:

"Cost per visitor using the proposed Center.
Submit these estimates for each proposed site."

7. Long-range growth potential of community and proposed center

All three communities have the land necessary to double or triple their populations. However, we fail to see how a community's growth, or policy towards growth, will affect the Center. In fact, you can argue that community growth changes the character of the community and diminishes its attraction to the visitor. What you should be after here -- and perhaps this is what you intended -- is the potential growth of the number of tourists that may use the Center.

An important factor in long term growth of tourism in a community is how the visitor perceives the community as an attraction. There is at least one government survey of visitors

that ranks the communities according to the visitors preferences. Let the cities cite reputable surveys on this subject.

Suggested wording for this criteria is:

"Community Attractiveness to the Visitor -- Cite any reputable visitor surveys that will help the Study Group rank the communities in this regard."

The capacity of the existing visitor facilities is a legitimate concern for the Center. This tells how well the community can handle the existing tourist load and future growth. What are the capacities of existing campgrounds (verifiable from Forest Service, State Parks records), hotels and motels, and convention centers (verifiable from their brochures)? And what are the existing occupancy rates? If existing demand meets capacity, what are the plans for increasing capacity. If existing capacity exceeds demand, what is the slack-capacity. What are the city's plans to encourage growth in the visitor industry?

Suggested wording for this criteria is:

"Capability of Community to Handle Visitors

-- Hotels/Motels:

Number of rooms? _____

Occupancy rates: June 1 To September 30? _____

October, November, April, May? _____

December 1 to March 31? _____

-- Campgrounds and R/V Parks:

Number of units? _____

Identify the operator of campgrounds or R/V Park and state how many unit-days of occupancy the facility had in 1983 from tourists. _____

-- Convention Centers

Capacity of auditorium space: _____

Capacity for banquets: _____

Describe how well the community's existing capacity is used, its capability to handle tourism growth, and the community's plans to overcome any deficiencies."

8. Off-season programs offered by the community for the visitors. This should be changed to read: "Off-season programs available to the visitor within the community." It shouldn't make any difference who offers the program. The availability of programs could help attract more visitors in the off-season. However, it needs to be recognized that as the use grows more programs will become available.

--END--



Sitka Visitors Bureau



PRESENTATION TO THE SOUTHEAST ALASKA ANILCA VISITOR CENTER
PROJECT GROUP, JANUARY 26, 1984.

The Sitka Convention and Visitors Bureau has always been in favor of an Information and Education Center in Southeast Alaska. We understand that there is a definite need for informative materials so that our visitors get the most out of the dollars they spend. We also recognize the need for dissemination of information before they reach a destination. It was because of that concern that we originally determined that the I&E Center should be on ferries and cruise ships, thus our proposal to the study group that this should be your prime objective.

Recent information has been supplied to the Visitors Bureau that as a result of our request, a definite outreach program to the ferries and cruise ships would be part of the duties of the I&E Center. If this is true, we urge you to still consider Sitka as the location. We are centrally located, have always been steeped in Alaska history, have some of the major visitor attractions in Southeast Alaska, and have always enjoyed the reputation of being a favorite of visitors to the state. A comment was made in my office last summer, "We came to Alaska, but we'll always remember Sitka".

Please don't forget us in your deliberations. We are presently preparing a report on the eight proposed site selection criteria and will see that you have it prior to the deadline. In the meantime the Sitka Convention and Visitors Bureau will continue to work with the City of Sitka and I'm sure you will be pleased with their proposal.



United States
Department of
Agriculture

Forest
Service

Chugach
National
Forest

2221 E. Northern Lights Blvd.
Suite 238
Anchorage, Alaska 99508

Reply to: 1620

Date: January 13, 1984

ANNOUNCEMENT OF PUBLIC MEETINGS

SUBJECT: ESTABLISHMENT OF AN ANILCA INFORMATION AND EDUCATION CENTER IN SOUTHEAST ALASKA

PURPOSE: To receive public comment on the proposed center site selection criteria, present background information, and provide an opportunity for anyone to make other comments about the ANILCA center establishment process.

MEETING TIMES AND PLACES:

WEDNESDAY, JANUARY 25, 1984, IN KETCHIKAN:

7:00 TO 9:30 P.M. AT THE KETCHIKAN TOTEM HERITAGE CENTER
601 DEERMOUNT
KETCHIKAN, AK 99901

THURSDAY, JANUARY 26, 1984, IN SITKA:

7:00 TO 9:30 P.M. AT THE SITKA CENTENNIAL BUILDING

FRIDAY, JANUARY 27, 1984, IN JUNEAU:

7:00 TO 9:30 P.M. AT THE JUNEAU ASSEMBLY CHAMBERS
155 SOUTH SEWARD
JUNEAU, AK 99801

BACKGROUND:

Section 1305 of the Alaska Lands Act of 1980 (ANILCA) directs the Secretaries of the Interior and Agriculture to "investigate and plan for" public lands information and education centers in Alaska. The Secretary of Agriculture (USDA) is directed to investigate and plan for such a center in Southeast Alaska in either Sitka, Juneau, or Ketchikan.

Three ANILCA information and education centers have already been funded and are currently being developed in Anchorage, Fairbanks, and Tok.

The USDA Forest Service is presently chairing a project group under the Alaska Land Use Council (ALUC) to address Section 1305 of ANILCA. Agencies and



organizations represented on the project group in addition to the Forest Service are the Alaska Department of Natural Resources, Alaska Department of Fish and Game, Alaska State Museum, Alaska Division of Tourism, National Park Service, U.S. Fish and Wildlife Service, Sealaska Corporation, and the Tlingit and Haida Central Council.

ALUC has asked the project group to:

1. prepare a report addressing the need to create an ANILCA center in Southeast Alaska,
2. recommend a site for such a center (either Sitka, Ketchikan, or Juneau as stated in ANILCA) should the need be demonstrated, and
3. develop a conceptual plan for the center.

A report addressing the need to create a Southeast Alaska center has been completed. Since the report concluded that an ANILCA-type center does not presently exist in Southeast, the project group is proceeding to the site selection phase of its work.

Eight proposed site selection criteria have been developed by the project group:

1. Suitable existing or potential site
2. Number of visitors to community:
 1. Summer
 2. Shoulder season (early spring and fall)
 3. Winter season
3. Access -- air/sea/land
 1. Frequency
 2. Time available in community
4. Entry point to Southeast Alaska
5. Community support for tourism
 1. Community commitment to tourism (budget, publications, promotion, bed tax, etc.)
 2. Communities role in supporting visitor center
 3. Unique visitor opportunities existing within community that the center could exhibit. (Opportunities that currently are not adequately addressed)
6. Cost/Benefit analysis of proposed center
7. Long-range growth potential of community and proposed center; status of plans for future growth, long-range planning
8. Off-season programs offered by community for visitors

If you are unable to attend a public meeting, please submit your comments to Dave Allen, Chugach National Forest, 2221 E. Northern Lights Blvd., Suite 238, Anchorage, AK 99508 (TEL 279-5541) by February 1, 1984.