



REAL ESTATE PLAN
HAINES HARBOR
HAINES, ALASKA

FOR



U.S. ARMY ENGINEER DISTRICT, ALASKA
POST OFFICE BOX 898
ANCHORAGE, ALASKA 99506-0898

AS OF
6 MARCH 2002

PREPARED BY
REAL ESTATE APPRAISER

**BRIEF REAL ESTATE PLANNING REPORT
HAINES HARBOR PROJECT,
HAINES, ALASKA**

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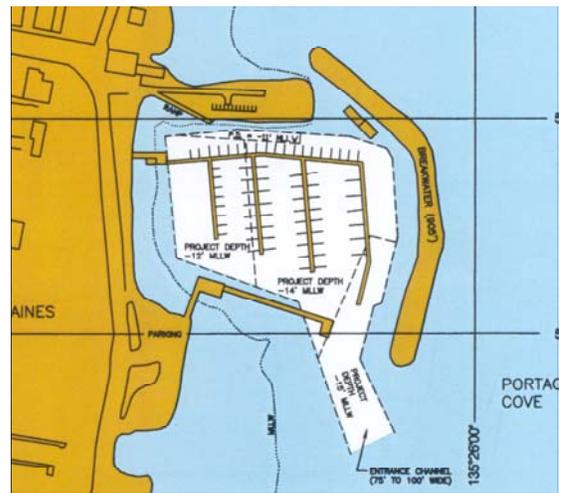


PURPOSE OF REPORT

The Navigational Harbor Improvement Study is located at Haines, Alaska. The local sponsor is the City of Haines. The purpose of this report is to identify and describe lands, easements and right of way (LER) required for the construction operation and maintenance of harbor project including those required for relocations, borrow material, an dredged or excavated material disposal. These real estate requirements are for inclusion into the project feasibility study.

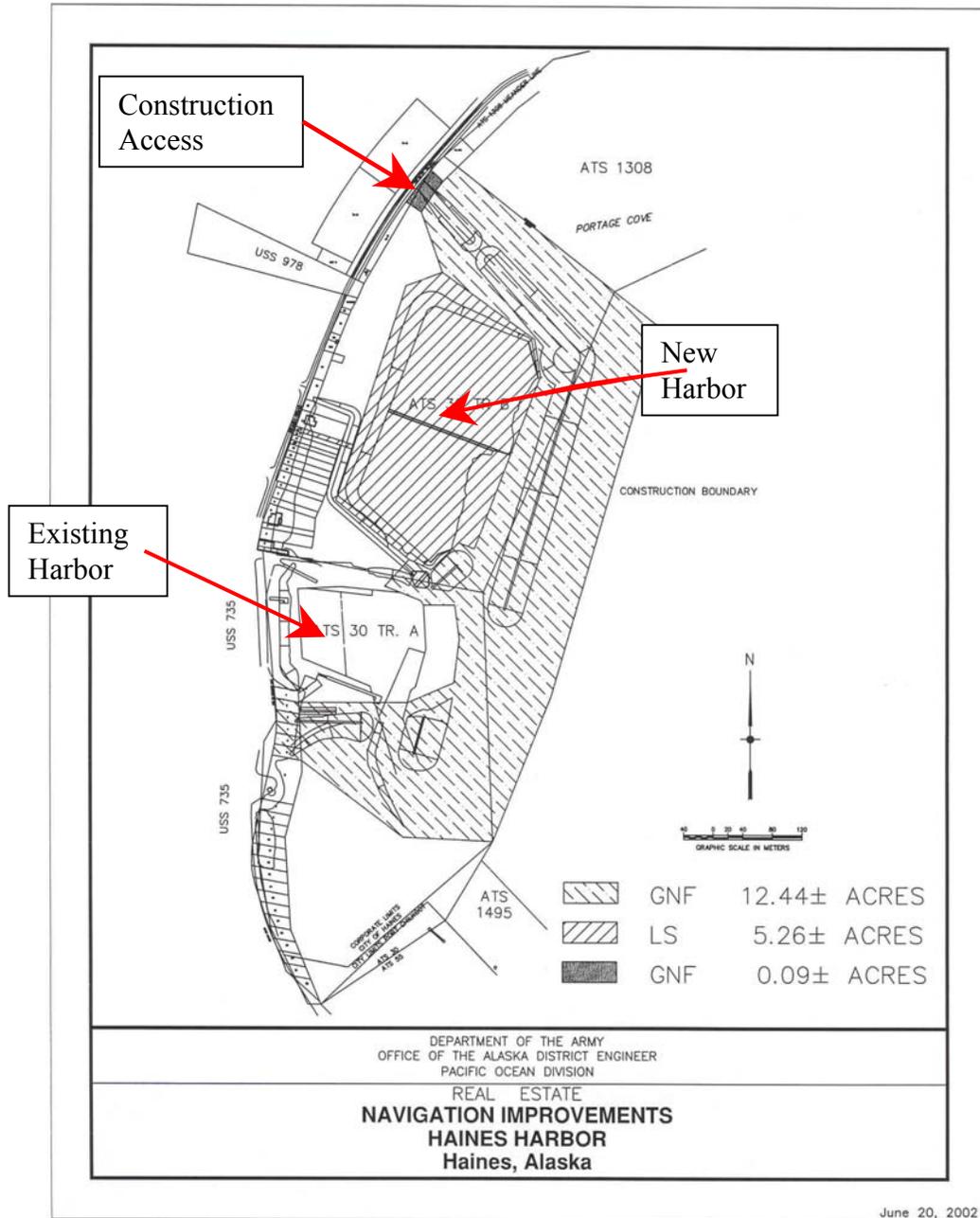
PROJECT SUMMARY

The project increases the current harbor's capacity by constructing a new harbor. The new harbor will be adjacent on the north side of the existing harbor. The existing cost shared harbor was built in 1976. The new harbor construction will modify the existing breakwaters, but leave the existing inner harbor undisturbed.



Existing Harbor

The construction of the new harbor will all be below mean high water. The MHW runs adjacent to the road right of way. Construction access will be at the northern end of the project from the ROW through a privately owned tideland parcel located in the GNF portion of the project. The remaining construction will be from the water. The new harbor construction will include 12.44 acres of General Navigation Features (GNF) and 5.26 acres of Local Sponsor Features (LS). The GNF consists of land owned by the City of Haines (12.44 acres) and by one private owner (0.09 acres). Navigational Servitude applies, therefore, the local sponsor is not required to acquire any land interest. The LS features consist of 5.26 acres owned by the City of Haines. The land is below mean high water. The appraised value of the LS follows the Federal rule. The final land values after construction will increase so the cost of the land for the project is zero.



The GNF portion of the new harbor includes several new breakwaters and extensions on the existing breakwater, an entrance channel and turning basin. Mitigation will be determined after public review. Public access is currently available to the project sit. The City of Haines has the right of way. The LS features include all dredging needed for the new harbor , while dredging for the existing harbor entrance is in the GNF. No interest is required for lands below mean high water as these areas are subject to the Federal right of navigational servitude. Public Law 91-646 relocations (relocation of persons) are not anticipated. Utility relocations are anticipated, but not expected to be compensable.

Table 1 Project features and Required Real Estate Interests

Feature	Acres	Owners	Interest	GNF*/Local
Project Boundaries	17.79	N/A	N/A	N/A
Entrance Channel, Turing Basin, Breadwater, (Portions Below Mean High Water)	12.44 0.09	City of Haines Zack	N/A	GNF
(Portions above Mean High water line)	0	N/A	N/A	
Staging Area	0	N/A	N/A	
Mooring Basin (Above MHW)	0	N/A	N/A	
Mooring Basin, Access (Below MHW)	5.26	City of Haines	N/A	Local
Mitigation**	TBD			
Dregde Disposal Site				Nav Serv

**To be Determined

*GNF = General Navigation Features (Federal portions of project).

REAL PROPERTY INTERESTS OWNED BY NON-FEDERAL SPONSOR REQUIRED FOR THE PROJECT

The city and one private owner own the land within the GNF portion of the project. All the land is below the mean high water line. Therefore, there are no required real property interests for the GNF portion of this project. The City of Haines owns mooring basin (LS) tidelands.

NON-STANDARD ESTATES

No non-standard estates are needed or will be used for this project.

EXISTING FEDERAL PROJECTS THAT LIE WITHIN LER REQUIRED FOR PROJECT

There is an existing Federal harbor project. None of the lands is federally owned, but is owned by the City of Haines. The existing harbor breakwaters will be modified but no LER are required for the new harbor so none lie within the existing harbor project.

EXISTING FEDERAL AND OTHER LAND REQUIRED FOR PROJECT

The required lands are tidelands and owned by City of Haines and one private owner. All areas required for the general navigational features lie within the tidelands and, are subject to the Federal right of navigational servitude.

NAVIGATIONAL SERVITUDE

All land/tidelands within the project boundaries are below the mean high water line. Navigational Servitude applies.

POTENTIAL FLOODING, INDUCED BY CONSTRUCTION, OPERATION OR MAINTENANCE OF PROJECT

No known flooding will be induced by the construction, operation or maintenance of the project.

BASELINE COST ESTIMATE FOR REAL ESTATE

The real estate costs are based primarily on an estimate of value performed by the staff appraiser. The anticipated relocation costs are covered in the construction costs. Administrative costs are for mapping, title work, survey, etc.

Table 2 Real Estate Costs

Real Estate Costs				Total
<i>Federal project portions (GNF)</i>				
Item	Federal	Local	Subtotal	
Administration	\$10,000		\$10,000	
Payments for Real Estate			\$0	
Relocations		\$121,000	\$121,000	
<i>Non-Federal project portions</i>				
Item	Federal	Local	Subtotal	
Administration		\$10,000	\$10,000	
Payments For Real Estate			\$0	
Removals			\$0	
Total				\$141,000

Pipeline relocation costs are not anticipated to be compensable.

RELOCATION ASSISTANCE BENEFITS

No people, farms or businesses will be affected by this project.

MINERAL ACTIVITY

There is no known mineral activity occurring in the area.

NON-FEDERAL SPONSOR'S LEGAL AND PROFESSIONAL CAPABILITY AND EXPERIENCE TO ACQUIRE AND PROVIDE LER

The city of Haines has the legal authority to condemn lands for public purposes. The sponsor's experience and ability to acquire real estate has been evaluated and rated as fully capable. The Assessment of the Sponsors Real Estate Acquisition Capability is shown as attached Exhibit I.

APPLICATION OR ENACTMENT OF ZONING ORDINANCES

Not applicable.

SCHEDULE OF ALL LAND ACQUISITIONS

Table 3 Schedule of land Acquisition

Schedule of Land Acquisition					
		Corps of Engineers		Local Sponsor	
Activity		Initiate	Complete	Initiate	Complete
1	Receipt of final Drawings from Engineering /Project Manager		30-Sep-03		
2	Execution of PCA		30-Sep-03		
3	Formal Transmittal of final ROW drawings to LS and instructions to acquire LER	30-Sep-03	17-Oct-03		
4	Mapping, legal description, title evidence			17-Oct-03	15-Mar-04
5	Conduct appraisals, negotiations & closing				N/A
6	Certify all necessary LER is available for construction- Contract Awarded		15-Mar-04		
7	Submit credit requests				N/A
8	Review & approve or deny credit requests		N/A		

FACILITY AND OR UTILITY RELOCATIONS

The Government will make a final determination of the relocations necessary for the construction, and operation, or maintenance of the project after further analysis and completion and approval of final attorney's opinions of compensability for each of the impacted utilities and facilities.

**IMPACT ON REAL ESTATE ACQUISITION DUE TO SUSPECTED OR
KNOWN CONTAMINANTS**

No known contaminants exist.

KNOWN OR ANTICIPATED SUPPORT OR OPPOSITION TO PROJECT

No landowners affected by the projects are known to object to its construction.

**NON-FEDERAL SPONSOR NOTIFICATION OF RISKS OF PRE PCA
ACQUISITION**

No letter was sent. There is no required land acquisition for the project.

EXHIBIT I SPONSOR EVALUATION OF CAPABILITIES

MAR-13-02 09:04 FROM: City Of Haines

ID: 907 766 3179

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ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY

HAINES HARBOR
HAINES, ALASKA
1ST CLASS CITY

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes
- b. Does the sponsor have the power of eminent domain for this project? Yes
- c. Does the sponsor have a "quick-take" authority for this project? ~~Yes~~ Don't Know
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? No
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? No

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? No
- b. If the answer to II a is yes, has a reasonable plan been developed to provide such training? N/A
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes
- d. Is the sponsor's projected in-house staffing level sufficient considering its other work load if any, and the project schedule? Yes
- e. Can the sponsor obtain contractor support, if required, in a timely fashion? Yes
- f. Will the sponsor likely request USACE assistance in acquiring real estate? No

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site?
Yes
- b. Has the sponsor approved the project/real estate schedule/milestones? Yes

IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? Yes
- b. With regard to this project, the sponsor is anticipated to be fully capable.

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? Yes
- b. Does the sponsor concur with this assessment? Yes

SOURCE:

[Redacted]
City Manager
City of Haines

Date: 3-13-02

Prepared By:
[Redacted]

Title: RE Appraiser
Date:

Reviewed and approved by:
[Redacted]

Acting Chief, Real Estate Division