

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 228-2014

CLERK'S OFFICE

Meeting Date: April 22, 2014

APPROVED

Date: \_\_\_\_\_

*5-6-14*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**From:** Mayor

**Subject:** **PLANNING AND ZONING COMMISSION APPOINTMENT**  
**(Brandon J.M. Spoerhase)**

I have appointed the following individual to the Planning and Zoning Commission:

Brandon J.M. Spoerhase	To Replace:	Peter Mulcahy
	Term Expires:	10/14/2014

Resume is attached for your information. Confirmation is requested at the regularly scheduled meeting on May 6, 2014 to allow for the required 10 day public comment period.

Respectfully submitted,

Daniel A. Sullivan  
Mayor

Attachment

# Brandon J. M. Spoerhase

---

## OBJECTIVE

To serve on the Planning and Zoning Commission for the Municipality of Anchorage

---

## WORK HISTORY

**Commercial Licensee** Jack White Commercial 2008-Present

- Work every day with Commercial Real Estate. Sales and Leasing, bringing in cash flow via tenants & buyers giving real estate value
- Provide Real Estate owners with a Broker's Opinion of Value, giving them a market evaluation of the value of their real estate.
- Has negotiated in excess of 40 Million dollars in commercial real estate within the past 12 months .

**General Laborer** Quality Asphalt Paving 2001-2008

- Specializing in constructing roads and highways throughout South Central Alaska
- 

**Bachelor of Science, Business Administration** University of Idaho, Moscow  
Related course work: *business management, business ethics, business law, macro economics, statistics, marketing, and American law of real-estate*

**Law Seminars International, Anchorage, Alaska**  
**Energy in Alaska**

December- 2011

Emerging policies, new regulations, markets and resources

**Commercial Real Estate Leases,**

May- 2010

Strategies for successfully negotiating and enforcing commercial leases in Alaska

---

**Certified Commercial Investment Member (CCIM)**

**Market Analysis for Commercial Investment Real Estate**

## EDUCATION

- Estimate supply and forecasting demand for property types
- Analyze Retail, Office, Residential and Industrial uses for a site(s)
- Metropolitan Characteristics, and Metropolitan Growth
- Growth Vectors and Patterns, Multiple Nuclei Theory, Gap Analysis, Agglomeration and Clustering

**Financial Analysis of Commercial Investment Real Estate**

- Calculate property value, Measure investment performance
- Finance real estate investments, Compare before and after tax yields.

**User Decision Analysis for Commercial Investment Real Estate**

- Identify space users and investors, Compare financing options
  - Evaluate leasing alternatives, Negotiate terms and complete transactions
-

# Brandon J. M. Spoerhase

## Investment Analysis for Commercial Investment Real Estate

- Assess the client's needs to determine investment strategy
- Analyze various properties to select the optimal investment, Examine various disposition strategies

Municipality of Anchorage- Board Member- *Board of Equalization* 2012- Present

CCIM Alaska Chapter- Board of Directors - *Treasurer* 2010- Present

## INVOLVEMENT

- Alaska delegate for the Alaska Chapter at the CCIM National Conference.

Anchorage East Rotary - *Member* 2010- Present

- Volunteer service club for the good of the community  
*"do good, have fun, make friends"*

## HOBBIES AND INTERESTS

Fishing, hunting, golf, flying, river boating, skiing, hockey, other activities within the great outdoors, and spending time with family and friends.