

2013 Anchorage

BCI

Business
Confidence
Index Report

What's
Anchorage's
Number?

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AEDDC
Anchorage Economic
Development Corporation

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The Anchorage Economic Development Corporation (AEDC) contracted with McDowell Group, an Alaska research and consulting firm, to conduct the fifth annual AEDC Business Confidence Index (BCI) Survey. The purpose of this survey was to assess business conditions in the Anchorage area and measure business confidence entering 2013. A total of 113 businesses and organizations in Anchorage and Chugiak/Eagle River participated in the online survey, which was conducted between November 14 and December 21, 2012.

Business Confidence Indices

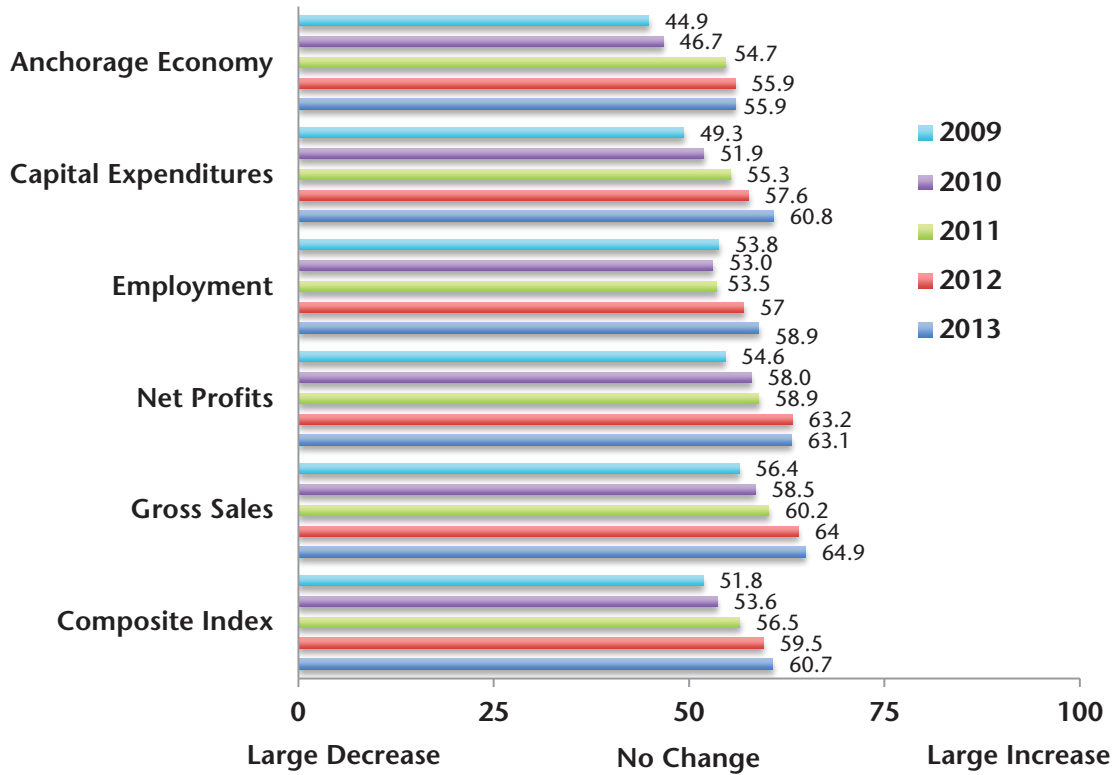
The 2013 AEDC Business Confidence Composite Index for 2013 is 60.7, up slightly from early 2012, when business confidence was measured at 59.8. This increase marks the most positive outlook for Anchorage's economy in the five years the BCI has been measured. With a maximum score of 100, an index above 50 indicates an optimistic outlook while below 50 indicates a more pessimistic view. Overall, the indices in all five main areas of the survey have trended upward since the first BCI survey was fielded five years ago: capital expenditures, employment, net profits, gross sales, and the Anchorage economy. The Composite Index has gained almost nine points overall during that time period.

Compared to last year's results:

- Capital expenditure expectations for 2013 are up 3.2 points: 60.8 compared to 57.6 last year.
- Expectations for employment are up 1.9 points: 58.9 compared to 57.0.
- The net profit index is down slightly, by 0.1 points: 63.1 compared to 63.2.
- The gross sales index is up by 0.9 points: 64.9 compared to 64.0.
- Optimism about the Anchorage Economy is level: 55.9 in both years.

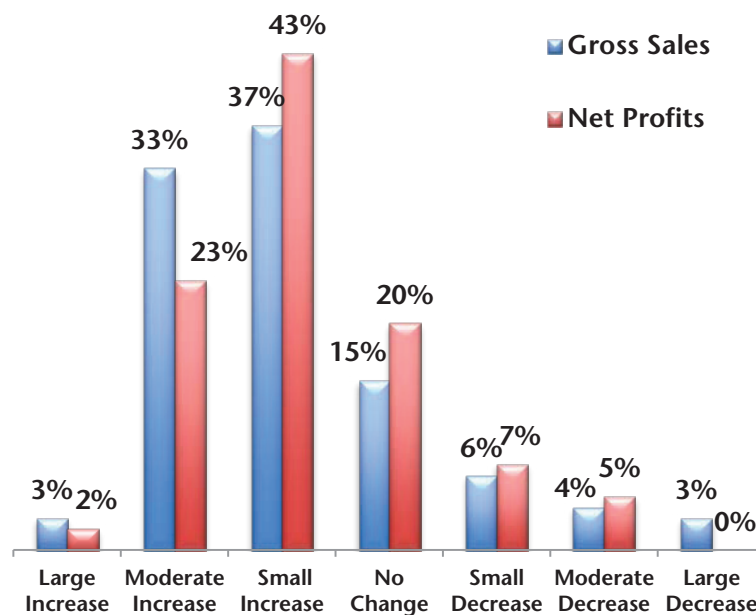
The chart below compares the indices from all five BCI surveys conducted since 2009.

AEDC Business Confidence Indices, 2009-2013



As the following chart illustrates, businesses have similar confidence that gross sales and net profits will increase (small, moderate or large increases combined) in 2013, with 73 percent of respondents projecting an increase in gross sales and 68 percent projecting an increase in net profits. This result is up from the 2012 confidence level of 68 percent expecting an increase in gross sales and 66 percent for net profits.

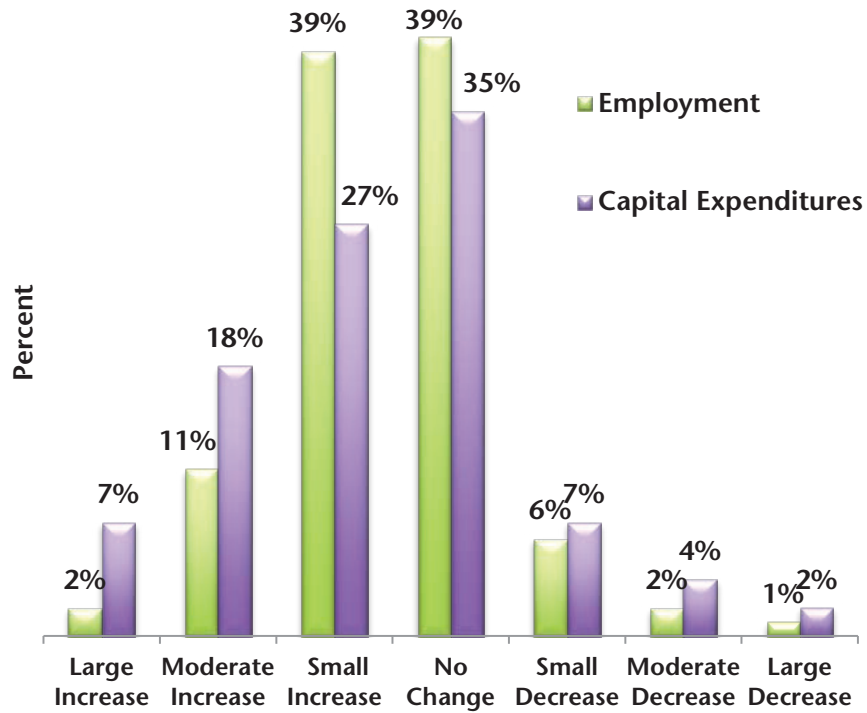
Expectations for Gross Sales and Net Profits in 2013



There is some improvement in business expectations for capital expenditures between this year and last year – with 52 percent expecting small to large increases (compared to 46 percent last year).

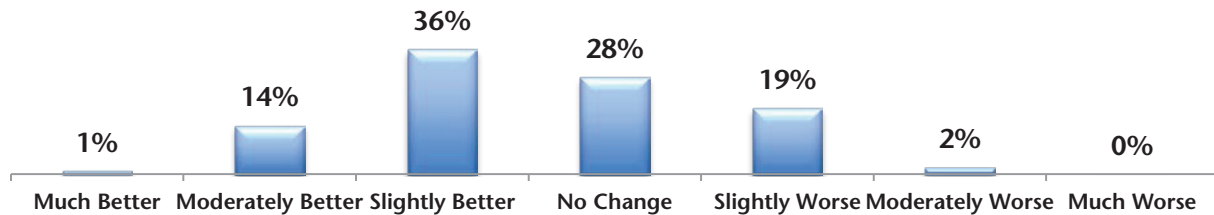
There is also some improvement in employment expectations compared to last year’s survey results – 52 percent have expectations of small to large increases in employment in 2013 compared to 45 percent last year.

Expectations for Capital Expenditures and Employment in 2013



Business optimism about the overall Anchorage economy is similar to what has been reported in the past four years. More than half of the businesses responding (51 percent) expect the Anchorage economy to fare better in 2013 than was the expectation for 2012 (55 percent for 2012). The majority of those optimistic businesses anticipate the local economy will be just “slightly better.” Just over one-quarter expect no change in the economy, the same percentage as last year.

How do you think the Municipality of Anchorage economy will fare in 2013, compared in 2012?



Barriers to Business Growth

Health insurance continues to loom large as a business concern. When responses are combined that identify “significant” and “moderate” barriers, the top issues creating business barriers include:

- Health insurance (74 percent)
- Availability of a professional/technical workforce (69 percent)
- Federal regulations (59 percent)
- Availability of semi-skilled workers (56 percent)
- Job readiness of entry level workforce (53 percent)
- Energy prices (53 percent)

Important Projects Affecting Anchorage’s Economy

Once again, Anchorage and Chugiak/Eagle River businesses and organizations continue to see oil and gas development as highly important to Anchorage’s economy: Cook Inlet resource development (76 percent very important), Alaska North Slope resource development (75 percent very important), and natural gas pipeline from North Slope to Cook Inlet (62 percent very important). When asked what the most important project was to Anchorage’s economy, 31 percent stated it was “Alaska North Slope resource development.”

Business Support for an Anchorage Sales Tax

Respondents were again asked if they support the establishment of a sales tax. The results indicate slightly less support for a sales tax than in last year’s survey results: 54 percent of respondents favor a sales tax to offset business and residential property taxes, compared to 60 percent in support last year.

Do you support establishment of a sales tax to offset business and residential property taxes in Anchorage?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results
Yes	54%	60%
No	46	40

Impact of Alaska's Clear & Equitable Share (ACES) Taxes

Four out of five business or organizations that responded to the survey (80 percent) agreed that the ACES tax structure is negatively impacting the state's oil production.

Do you think the current ACES tax structure is negatively impacting oil production in Alaska?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results
Yes	80%	72%
No	20	28

The Anchorage Economic Development Corporation (AEDC) contracted with McDowell Group for the fifth year to conduct the annual Business Confidence Index (BCI) survey of businesses and organizations in Anchorage (including Eagle River and Chugiak). The purpose for the survey was to identify various factors that affect Anchorage businesses and the overall economy in order to assess business confidence.

The online survey was conducted from November 14 through December 21, 2012. Respondents were asked a series of questions regarding their organization's business performance in 2012 compared to 2011, expectations for 2013, perceived barriers to growth, importance of various projects to the Anchorage economy, and their opinion of the overall economy in the Municipality and in the State. Most of the survey questions were unchanged from prior surveys so results could be benchmarked from year to year. A total of 113 businesses and organizations completed the survey.

A business confidence index was designed to gauge expectations about the overall Anchorage economy, gross sales, net profits, employment, and capital expenditures. The index, with a possible maximum of 100, indicates a positive outlook for percentages above 50 and a negative outlook for numbers below 50. Businesses involved in professional services, non-profits and finance/insurance had the highest percentage of participation in the survey this year.

- Respondents were asked about their net profits in 2012 compared to 2011. Fifty-one percent, the same percentage as in last year's survey, reported an increase (small, moderate or large) in net profits.
- A slightly higher percentage of respondents reported decreases in net profits (small, moderate and large) with 26 percent in 2012 compared to 22 percent in 2011. Fourteen percent of businesses reported no change in their net profits.

In term of net profits, how has your business performed in 2012 compared to 2011?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Large increase	9%	7%	6%	5%	11%
Moderate increase	23	21	19	13	28
Small increase	19	23	29	18	21
No change	14	17	9	11	11
Small decrease	14	11	16	15	12
Moderate decrease	8	6	10	16	2
Large decrease	4	5	8	9	7
Not applicable	9	9	4	12	8

Note: Due to rounding, some columns may not add up to 100 percent.

Gross Sales / Annual Operating Budget

- About three-fourths (73 percent) of respondents expect an increase in gross sales/operating budget in 2013. That is an increase of five percent over 2012 expectations. Most of those businesses expect only a small increase, however.
- Similar to last year’s survey results, 13 percent of respondents expect a decrease in gross sales in 2013.
- A slightly lower percentage of businesses (15 percent) expect no change in gross sales or operating budget in 2013, compared to 19 percent in last year’s survey.

In terms of gross sales/annual operating budget, how do you expect your organization to perform in 2013 compared to 2012?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Large increase	3%	4%	3%	6%	4%
Moderate increase	33	26	22	22	26
Small increase	37	38	38	32	27
No change	15	19	21	15	8
Small decrease	6	8	10	13	17
Moderate decrease	4	2	3	10	15
Large decrease	3	2	4	4	2

Notes: Results re-calculated to remove “not applicable” responses. Due to rounding, some columns may not add up to 100 percent.

Net Profits

- About two-thirds (68 percent) of respondents expect an increase in net profits in 2013, of which most anticipate only a small increase. This percent is similar to last year’s results.
- In this year’s and last year’s surveys, a similar percentage of respondents (12 percent and 14 percent) expect a decrease in net profits. The percentage of businesses expecting no change was 20 percent, similar to last year.

**In terms of net profits, how do you expect
your organization to perform in 2013 compared to 2012?**

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Large increase	2%	4%	2%	4%	5%
Moderate increase	23	23	20	24	20
Small increase	43	39	38	30	23
No change	20	19	22	18	15
Small decrease	7	10	10	12	21
Moderate decrease	5	2	4	9	14
Large decrease	-	2	4	4	1

Notes: Results re-calculated to remove “not applicable” responses. Due to rounding, some columns may not add up to 100 percent.

Employment

- Fifty-two percent of respondents anticipate hiring more workers in 2013 compared to 45 percent in last year’s survey. The percentage of businesses and organizations expecting to hire more workers has trended upward since the December 2009 survey results (33 percent).
- Less than nine percent expect a decrease in employees.

**In terms of employment, how do you expect
your organization to perform in 2013 compared to 2012?**

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Large increase	2%	2%	-%	2%	3%
Moderate increase	11	11	9	7	13
Small increase	39	32	25	24	23
No change	39	43	49	49	35
Small decrease	6	10	12	11	20
Moderate decrease	2	2	2	4	6
Large decrease	<1	1	2	2	1

Notes: Results re-calculated to remove “not applicable” responses. Due to rounding, some columns may not add up to 100 percent.

Capital Expenditures

- Just over half (52 percent) of respondents expect to increase capital expenditures in 2013. This continues the trend since 2009 of businesses anticipating increased capital spending.
- Thirteen percent of respondents expect to see a decrease in capital spending.

In terms of capital expenditure, how do you expect your organization to perform in 2013 compared to 2012?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Large increase	7%	5%	3%	4%	5%
Moderate increase	18	12	12	8	10
Small increase	27	28	31	23	22
No change	35	43	37	42	28
Small decrease	7	8	7	9	16
Moderate decrease	4	4	5	8	10
Large decrease	2	2	5	5	8

Notes: Results re-calculated to remove "not applicable" responses. Due to rounding, some columns may not add up to 100 percent.

Respondent companies were given a list of potential barriers to business growth to rate as either significant, moderate, not a barrier or not applicable.

- About three-fourths (74 percent) of businesses consider health insurance a significant or moderate barrier, up significantly from 54 percent a year ago.
- Federal regulations, considered the number one barrier in last year's survey at 54 percent, came in as the third most significant/moderate barrier at 59 percent.
- Workforce employment issues were listed as a barrier in three categories. The number of respondents citing the availability of a professional/technical workforce as a barrier rose (69 percent); 56 percent felt that the availability of semi-skilled workers; and 53 percent felt that job readiness of the entry-level workforce were also obstacles to growth.
- Energy prices were cited as a significant or moderate barrier by 53 percent of respondents.
- State regulations were considered a barrier by 43 percent of the respondents (same as last year's survey).
- The cost of commercial/lease rental property as a barrier decreased from 41 percent last year to 31 percent this year.
- Additional barriers and comments are listed in the Appendix.

To what extent are the following factors a barrier to your organization's growth?

	Significant barrier	Moderate barrier	Not a barrier	Not applicable
Health Insurance*	29%	45%	22%	4%
Federal regulations	28	31	36	6
Availability of professional/technical workforce	19	50	29	3
Energy prices	15	38	40	7
State regulations	13	30	50	7
Access to capital	10	21	64	6
Job readiness of entry-level workforce*	9	44	40	7
Workers Compensation Insurance*	8	30	58	4
Federal taxes	7	31	51	10
Cost of commercial/lease rental property	7	24	58	10
Energy supply*	7	22	62	8
MOA regulations	7	23	57	12
State taxes	7	10	67	16
Transportation linkages with suppliers and markets	6	21	62	12
Availability of semi-skilled workers	6	50	37	7
MOA taxes	4	23	62	11

Notes: * Indicates barrier not included in December 2008 survey. Due to rounding, some rows may not add up to 100 percent.

- More than four out of ten companies (43 percent) are planning capital improvement projects in the next two years, up from 34 percent in last year’s survey. This shows an upward trend since 2008 of businesses anticipating spending for capital improvements. However, a lower percentage of respondents in this year’s survey (65 percent versus 71 percent last year) expect new jobs to result from the capital expenditures.
- Of the 57 percent of businesses not planning capital improvements, most (88 percent) reported that the recent economic climate did not affect plans for development.

Are you planning significant capital improvement in the next two years (2013-2014)?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Planning capital improvement	43%	34%	27%	31%	34%
Will create jobs	65	71	64	73	74
Will not create jobs	35	29	36	27	26
Not planning capital improvement	57%	66%	73%	69%	66%
Recent economic climate did not affect plans	88	72	62	69	74
Recent economic climate affected plans	12	28	38	31	26

Alaska Economy

- More than half of the respondents (54 percent) think that the Alaska economy will fare better in 2013 than in 2012, up from 51 percent in last year's survey. This continues the positive trend since 2008.
- A slightly higher percentage (29 percent) than last year (26 percent) think that there will be no change in the Alaska economy. Seventeen percent of respondents think the overall economy will be worse in 2013, a decrease from last year's 24 percent.

How do you think the overall Alaska economy will fare next year, compared to this year?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Much better	2%	1%	1%	-%	3%
Moderately better	11	8	8	7	5
Slightly better	41	42	38	30	13
No change	29	26	25	15	14
Slightly worse	13	19	23	37	44
Moderately worse	4	3	4	10	17
Much worse	-	2	2	2	3

Note: Due to rounding, some columns may not add up to 100 percent.

Anchorage Economy

- About half of respondents (51 percent) think that the Anchorage economy will fare better in 2013 than in 2012, down from 55 percent in last year's survey.
- One in five respondents (21 percent) thought the overall Anchorage economy would fare worse next year than with the current year, similar to last year's results.

How do you think the overall Municipality of Anchorage economy will fare next year, compared to this year?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Much better	1%	-%	1%	-%	3%
Moderately better	14	7	8	8	8
Slightly better	36	48	39	25	16
No change	28	25	27	21	14
Slightly worse	19	15	21	32	47
Moderately worse	2	3	3	13	11
Much worse	-	2	1	2	1

Note: Due to rounding, some columns may not add up to 100 percent.

Survey participants were asked to rate the importance (very, somewhat or not important) of various projects to the Anchorage economy.

- Four projects were added to this year’s list: Alaska North Slope Resource Development, the Susitna-Watana Hydroelectric Project, the Pebble Project, and Ship Creek Redevelopment.
- Ninety-six percent of respondents felt that Cook Inlet resource development was very (76 percent) or somewhat (20 percent) important, up slightly from last year. Alaska North Slope Resource Development projects also polled 96 percent in importance to businesses participating in the survey.
- Other projects of importance to the Anchorage economy included: workforce training (94 percent), a natural gas pipeline from the North Slope to Cook Inlet (90 percent), the Port of Anchorage expansion (89 percent), and the Susitna-Watana Hydroelectric project (72 percent).
- Additional responses can be found in the Appendix.

How important do you think the following projects are for the Municipality of Anchorage economy?

	Very important	Somewhat important	Not important	Don't know
Cook Inlet resource development	76%	20%	3%	1%
Alaska North Slope Resource Development	75	21	4	-
Natural gas pipeline from North Slope to Cook Inlet	62	28	10	1
Port of Anchorage expansion	43	46	9	2
Workforce training	41	53	4	2
Susitna-Watana Hydroelectric Project	37	35	20	9
Pebble Project	35	34	27	5
Affordable workforce housing	35	44	17	4
Upgrade of utility infrastructure	33	60	2	6
Knik Arm Bridge	31	34	34	2
Ship Creek Redevelopment	20	46	25	9
Update of Title 21 municipal land use plan	17	40	24	18
Anchorage neighborhood revitalization	16	54	26	4

Note: Due to rounding, some rows may not add up to 100 percent.

Businesses were asked to identify the “most important” projects for the Anchorage economy.

- Alaska North Slope Resource Development (a new addition to the 2012 survey) was rated the most important project by 31 percent of respondents. Ranked second (at 18 percent) was the natural gas pipeline from the North Slope to Cook Inlet (which was third ranked at 14 percent last year). Cook Inlet Resource Development was the third most important project (16 percent), down from 28 percent in last year’s survey.

Which of these projects do you think is the most important for the Municipality of Anchorage economy?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Alaska North Slope Resource Development	31%	*%	*%	*%	*%
Natural gas pipeline from North Slope to Cook Inlet	18	14	18	20	25
Cook Inlet resource development	16	28	16	15	*
Port of Anchorage expansion	8	10	7	4	2
Knik Arm Bridge	8	6	5	6	4
Affordable workforce housing	8	3	5	2	*
Susitna-Watana Hydroelectric Project	2	*	*	*	*
Workforce training	2	3	2	4	7
Anchorage neighborhood revitalization	1	1	2	2	-
Pebble Project	1	*	*	*	*
Update of Title 21 municipal land use plan	1	2	-	-	-
Upgrade of utility infrastructure**	1	3	4	*	*
Ship Creek Redevelopment	-	*	*	*	*
Alaska gas pipeline	*	19	30	36	56
Seward Highway to Glenn Highway (H2H)	*	6	4	6	2
Industrial park development	*	1	1	1	1
Beluga whale habitat	*	-	2	*	*
Other	4	3	5	4	4

Notes: * Indicates project not included in the survey that year. Due to rounding, some columns may not add up to 100 percent.

Business Support for an Anchorage Sales Tax

- More than half (54 percent) of respondents support establishing a sales tax in Anchorage, down from 60 percent in the previous survey.

Do you support establishment of a sales tax to offset business and residential property taxes in Anchorage?

	2012 Survey Results	2011 Survey Results
Yes	54%	60%
No	46	40

Impact of Alaska's Clear & Equitable Share (ACES) Taxes

- Eighty percent of respondents think the current Alaska's Clear and Equitable Share (ACES) tax structure is negatively impacting oil production in Alaska, up from 72 percent in the prior year.

Do you think the current ACES tax structure is negatively impacting oil production in Alaska?

	2012 Survey Results	2011 Survey Results
Yes	80%	72%
No	20	28

- The top six sectors represented in this year's survey include non-profit organizations, professional services, finance/insurance/real estate, tourism/hospitality, government/military and transportation.

Business Sector

What sector best describes your organization? (self-identified)

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Non-profit	12%	13%	10%	7%	6%
Professional services	12	10	9	12	14
Finance/insurance/real estate	9	8	10	9	10
Transportation	7	10	6	5	16
Tourism/hospitality	7	5	13	6	7
Government/military	7	2	1	7	3
Wholesale/retail trade	6	5	7	4	5
Media/communication	6	4	7	10	5
Construction/maintenance	5	3	9	5	4
Engineering/architecture	4	7	4	7	11
Information technology	4	3	2	3	2
Arts/education	3	5	1	3	1
Mining/oil (include production and support services)	3	4	4	6	9
Utilities	3	2	4	3	3
Mining/oil support services	3	2	*	*	*
Alaska Native Corporation	2	4	2	*	*
Health care	2	3	4	4	2
Manufacturing	2	1	3	3	1
Fishing/seafood	-	2	-	-	1
Social services	-	1	*	*	*
Personal services	-	-	-	2	*
Other	4	7	5	3	3

Notes: * Indicates sector not represented in the survey for that year.

Organization Size

- About three-fourths (76 percent) of businesses who responded to the survey have over \$1 million in gross sales (or annual operating budgets for non-profits). Forty-five percent are companies with over \$10 million in gross sales.

Which of the following categories best describes your organization's annual gross sales or annual operating budget?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Under \$250,000	9%	16%	21%	19%	10%
\$250,000 to \$500,000	3	4	9	5	4
\$500,000 to \$1 million	10	9	8	8	7
\$1 million to \$5 million	20	19	25	20	18
\$5 million to \$10 million	11	9	10	7	13
More than \$10 million	45	38	26	38	47
Don't know	3	5	2	3	3

Note: Due to rounding, some columns may not add up to 100 percent.

Current and Peak Employment

- Thirty one percent of respondents employ less than 10 full-time and part-time employees. More than one quarter (27 percent) employ 10-49 employees. Eight percent of businesses surveyed employ more than 500 employees.

How many people (full-time and part-time) do you employ in the Municipality of Anchorage currently?

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Under 10	31%	39%	46%	42%	26%
10 to 49	27	27	28	26	38
50 to 99	12	7	8	9	8
100 to 249	12	10	6	9	9
250 to 500	10	8	7	6	9
500 or more	8	7	5	8	10
Don't know	-	2	1	1	1

Note: Due to rounding, some columns may not add up to 100 percent.

- The numbers for peak employment were similar to the number of current employees.

**How many people (full-time and part-time) do you employ
in the Municipality of Anchorage in a peak month?**

	Dec. 2012 Survey Results	Dec. 2011 Survey Results	Dec. 2010 Survey Results	Dec. 2009 Survey Results	Dec. 2008 Survey Results
Under 10	30%	39%	43%	39%	23%
10 to 49	27	26	29	27	38
50 to 99	12	8	8	9	10
100 to 249	11	10	6	10	10
250 to 500	11	9	10	4	8
500 or more	9	7	4	9	12
Don't know	-	2	1	1	-

Note: Due to rounding, some columns may not add up to 100 percent.

The following section includes verbatim responses for open-ended survey questions.

Are there any other barriers that prevent your organization from achieving growth?

- *Lack of oil tax reform.*
- *Oil Companies being forced to invest in the lower 48 vs. Alaska as the ACES tax is forcing capital expenditures to outside Alaska.*
- *Dodd Frank.*
- *Availability of credit to qualified purchasers.*
- *A work force that wants to work at entry level and has the bare minimum of communication skills completely lacking.*
- *Sluggish national economy continues to hurt visitation and discretionary spending.*
- *Lack of available land, funding, and regulatory requirements for growth in our non-profit housing.*
- *If I stick in my general product line, the market is small in Alaska. Also, the internet is an easy and convenient source for most of what I sell. Many people use my stores as showrooms and order on line, sometimes while still in the store. Regarding the questions related to tax burden, I would obviously have more money with lower taxes, but I also understand that I get a huge benefit from government spending. Alaskans should not complain about taxes.*
- *Exporting rates out of Alaska.*
- *Lack of contributed income support from the business community.*
- *Primarily driven by the Anchorage economy and the economics of China specific to the cargo aviation industry and the Anchorage airport.*
- *Working in Rural, Southwest Alaska, there are just more hurdles, though there are lots of opportunity too. Our biggest hurdle is that we rely on unspecified income, generally from public sources.*
- *Rising cost of healthcare for certain provider groups; inability for Governor to make decisive moves towards a state health insurance exchange.*
- *Significant new federal regulation in the banking sector including Dodd-Frank and Durbin that are adding significant costs and impact productivity. Other barrier is that we pay income taxes and credit unions do not pay federal income taxes so they have a lower expense.*
- *Oil & Gas Industry Issues: access on federal lands via permits and other federal policy issues, fiscal policy on state lands i.e. ACES environment.*
- *Banking is a reflection on the health of the local economy, we have a resource based economy - especially oil, and we are concerned about oil decline.*
- *Many competitors; high cost of our products; PPACA and the SOA's position in opposition as well as the federal governments delay in releasing guidance and regulation.*
- *Entry of a national competitor.*
- *Constraints on economy that restrict investment in construction.*
- *Economic uncertainty.*

Are there any other projects you think are very important for the Anchorage Economy?

- *Need to fill the pipeline now!*
- *ACES revision*
- *Shell Offshore drilling*
- *Seward Highway corridor upgrade*
- *Donlin Creek Mine (2 responses)*
- *Public Transit: Rail from Valley to Anchorage*
- *Public transportation and dedicated cycling roads*
- *Improved Public Safety*
- *Live work play initiative*
- *Increased funding for local roads projects*
- *Find more gas*

- *Decrease the amount of land needed for parking*
- *Highway to Highway*
- *Highway to highway to improve traffic thru Anchorage*
- *Highway bypass/alternative to Glenn Highway*
- *Tourism promotion*
- *Port Mackenzie Rail Extension (4 responses)*
- *Value added fisheries projects*
- *Federal funding*
- *Investing to upgrade building energy efficiency*
- *Continued improvement of the roads in city*
- *South Denali Visitor Center*
- *Military Projects at JBER*
- *Potential Fighter Base move from FBX*
- *Point Thompson*
- *Expansion of Mat Su port*
- *Continue Improvement of Education Scores*
- *Increased funding for local AWWU projects*
- *Encourage busses, biking and walking to get #1*
- *ARRC Commuter Train & Feasibility Study*
- *Arts and culture plan*
- *Alaska-Alberta rail spur*
- *Strategic plan, accessing arctic resources/shipping*
- *Addressing safety on Seward highway to Girdwood*
- *Northern Rail Extension*
- *Increased ASD Maintenance and new facility*
- *Title 21 is not a "plan," but a chapter of law*
- *Change EasyPark operations - discouraging business*