



NORTH SLOPE BOROUGH SCHOOL DISTRICT
M E M O R A N D U M

TO: Nancy Rock, President
Members of the School Board
THROUGH: Rich Carlson, Interim Superintendent
FROM: Fadil Limani, Chief Financial Officer
DATE: November 3, 2021
SUBJECT: Authority to Negotiate School Lease with
City of Utqiagvik

DocuSigned by:
Richard Carlson
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Memo No. SB22-087
(Action Item)

2020-2025 STRATEGIC PLAN SUMMARY

- 1.0 STUDENT SUCCESS:** All students will reach their intellectual potential and achieve academic success through integrating Iñupiaq knowledge systems into the core content areas and focusing on the development of the Whole Child.
- 1.5 MULTIPLE PATHWAYS:** Implement career learning and alternative programs expanding educational opportunities that connect students to careers and providing multiple pathways to graduation based on student needs and interests.
- 4.0 Financial & Operational Stewardship:** Effectively employ our operational and financial resources to support the long-term stability of the district.
- 4.1 FACILITIES:** Establish safe, modern and high-performing learning facilities.
- 4.2 FINANCIAL STEWARDSHIP:** Ensure financial management based on what is best for our students.
- 4.3 LEARNING ENVIRONMENT & SUPPORTS:** Create student-centered schools incorporating culture beyond curriculum into all aspects of our work including facilities and operations.

Background:

In August of 2005, the North Slope Borough (Borough), City of Barrow, and the North Slope Borough School District (School District) entered into a 15-year lease agreement surrounding the property commonly known as the Day Care Center located at 5246 Karluk Street (Block 2, Lots 16,17 and 18) in Browerville, then Barrow AK. The lease terms provided for the use of the premises to be utilized for educational purposes as needed by the School District, specifically the Kiita Program. The term of the lease was effective June 1, 2005 and terminating on May 31, 2020. In addition, the lease provided for a one lump sum payment of \$250,000 paid by the Borough through CIP Project 56171.8335. The North Borough exercised its competitive waiver pursuant to NSBMC §2.36.010(B)5 and §2.36.180(A)(1)(G), which allowed the Borough to exercise its power or performance of its functions and participation in the financing thereof,

jointly or in cooperation, by agreement with any on or more local governments, the State or the Unites States or any agency or municipality of these governments.

Over the course of the lease, the School District has made capital and operational improvements to meet the educational needs of the School District including the health and safety of the students as required under Alaska State statues, specifically within Title 14-Education, Libraries, and Museums.

The School District and the City of Utqiagvik have a desire to continue utilizing the leased premises for its existing educational structure. In order to achieve such goal, a new long-term lease agreement is required. As such, the District Administration seeks approval from the Board of Education to enter into negotiations with the City of Utqiagvik.

Proposed Motion:

“I move that the NSBSD Board of Education authorize the Superintendent or designee to enter into negotiations with the City of Utiqiagvik for a new lease. Once a mutual understanding has been reached by both parties, a new lease agreement will be brought before the Board of Education for adoption and ratification.”

Moved By: _____ Seconded By: _____

Vote: _____



CITY OF UTQIAGVIK

"Farthest North Incorporated City"

INTRODUCED BY:	FANNIE SUVLU, MAYOR
DATE OF INTRODUCTION:	October 10, 2022
DATE OF PUBLIC HEARING:	October 25, 2022
ACTION:	October 25, 2022
VOTE:	6-0

CITY OF UTQIAGVIK, ALASKA

ORDINANCE #6-2022

AN ORDINANCE RELATING TO A LEASE AGREEMENT WITH THE NORTH SLOPE BOROUGH AND THE NORTH SLOPE BOROUGH SCHOOL DISTRICT FOR THE PROPERTY UNDERLYING THE KIITA CENTER

WHEREAS the City of Utqiagvik ("City") desires to lease to the North Slope School District ("School District") the building located at 5246 Karluk Street, Utqiagvik, Alaska 99723 (the "Building"), the real property upon which the Building is located, more precisely described as Lots 16, 17, and 18 of Block 2 in Browerville Addition No. 2 according to Plat filed September 17, 1982 as Plat No. 82-7 in the Records of Barrow Recording District, Barrow Recording District, Second Judicial District, State of Alaska (the "Real Property"), and all easements, rights of way, licenses, entitlements, and appurtenances relating thereto, and all rights of ingress and egress pertaining thereto (collectively, the "Kiita Center");

WHEREAS the City has a rightful claim to Lots 17 and 18 of the Real Property based on a described above and has asked the North Slope Borough ("NSB") to execute a quit claim deed reverting the two lots back to the City;

WHEREAS the City acknowledges that Lot 16 of the Real Property described above is owned by NSB and as such the NSB is entitled to a pro rata share of the rent received for the Kiita Center, which is provided for in the proposed lease agreement with the NSB attached as Exhibit A (the "NSB Land Lease");

WHEREAS the terms and conditions of the proposed lease agreement with School District for the Kiita Center are attached as Exhibit B to this Ordinance (the "Kiita Center Lease"); and

WHEREAS the City finds that it is in the public interest to lease Lot 16 from the NSB and to lease the Kiita Center to the Tenant to operate the Kiita Center as an alternative educational center for high school and adult students, because it will benefit the residents of the City;



CITY OF UTQIAGVIK

"Farthest North Incorporated City"

BE IT ORDAINED by the City Council of Utqiagvik, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent or general in nature and shall not be placed in the City of Utqiagvik Code of Ordinances ("Code").

SECTION 2. Inapplicability of Code Provisions. The requirement for an appraisal in Sections 13.12.020.A and 13.12.030.A of the Code, and the requirement for a lease auction in Section 13.12.060 of the Code shall not apply to the Kiita Center.

SECTION 3. Council Approval. In accordance with Sections 13.12.010, 13.12.030(B) and 13.12.050 of the Code, the City Council hereby authorizes the terms and conditions of the NSB Land Lease attached as Exhibit A and the terms and conditions of the Kiita Center Lease attached as Exhibit B to this Ordinance and authorizes the Mayor to take any action, including any negotiated modifications, necessary for execution of the leases, as the City Council hereby finds that such NSB Land Lease and the Kiita Center Lease would both be in the public interest.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon adoption and shall have retroactive effect back to the first date that the City administration began to negotiate the terms and conditions of the Kiita Center Lease.

ENACTED THIS 25th DAY OF OCTOBER 2022, by a vote of 6 in favor and 0 opposed.



ATTEST:

Fannie Suvlu, Mayor

Mary V. Patkotak, City Clerk