



**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: David Vadiveloo, Chief School Administrator

DocuSigned by:
David Vadiveloo
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THROUGH: Fadil Limani, Chief Financial Officer

DocuSigned by:
Fadil Limani

FROM: Craig Jones, Director of M&O

DocuSigned by:
Craig Jones
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DATE: May 4, 2022

SUBJECT: Lease Renewals-Variou Leaseholders

Memo No: SB22-206
(Action Item)

2020-2025 STRATEGIC PLAN SUMMARY

4.0 FINANCIAL & OPERATIONAL STEWARDSHIP: Effectively employ our operational and financial resources to support our strategic goals and long-term stability of the district.

4.2 FINANCIAL STEWARSHIP/MANAGEMENT: Ensure financial management based on what is best for our students.

Issue Summary:

In accordance with applicable Board policy, contracts and MOA’s \$10,000 or greater require Board approval. BP 3312. The Board of Education through the Finance Committee has requested that lease renewals go before the Board for review and consideration.

Background:

The District is in need of housing units in order to provide housing for the Teaching staff. The identified leases subject for renewal are as follows:

LESSOR	ADDRESS	VILLAGE	DESCRIPTION	MONTHLY	YEARLY	LENGTH OF LEASE
ATQASUK CORPORATION	5002 A & B SHUGLUK ST.	ATQ	2 BDRM/1 BATH 2 BDRM/1 BATH	\$ 3,100	\$ 37,200	3 YEARS
AHMAOGAK, VERONICKA	7217 KARLUK ST.	BRW	3 BDRM/1 BATH	\$ 1,800	\$ 21,600	3 YEARS
BRAUN, CHARLES	7633 A, B, C SAYA ST.	BRW	2 BDRM/1 BATH 1 BDRM/1 BATH EFF/1 BATH	\$ 4,325	\$ 51,900	5 YEARS
BROWER, SHARON	2061 1 & 2 AHKOVAK ST.	BRW	2 BDRM/1 BATH 2 BDRM/1 BATH	\$ 3,600	\$ 43,200	3 YEARS
COGBURN, DONNA	717 A, B, C NACHIK ST.	BRW	1 BDRM/1 BATH 2 BDRM/1.5 BATH 1 BDRM/1 BATH	\$ 6,000	\$ 72,000	3 YEARS
DANNER, GARRETT	4375 A & B LAURA MADISON ST.	BRW	3 BDRM/1 BATH 3 BDRM/1 BATH	\$ 3,800	\$ 45,600	3 YEARS
DANNER, ROBIN	372 101, 102, 201, 202 OGROOK ST.	BRW	2 BDRM/1 BATH 2 BDRM/1 BATH 2 BDRM/1 BATH 2 BDRM/1 BATH	\$ 6,348	\$ 76,176	3 YEARS
EDWARDSSEN, JONI	352 OGROOK ST.	BRW	3 BDRM/1 BATH	\$ 1,800	\$ 21,600	3 YEARS
HEIRS OF ARNOLD BROWER SR.	3368 TAHAK ST.	BRW	2 BDRM/1 BATH	\$ 21,000	\$ 25,200	3 YEARS
HWI REAL ESTATE	6867 A & B A AVENUE	BRW	3 BDRM/2 BATH 2 BDRM/1 BATH	\$ 3,515.50	\$ 42,186	3 YEARS
MARTELLE, TOM GUECO, DIVINA	7527 TRANSIT ST.	BRW	2 BDRM/1.5 BATH	\$ 1,900	\$ 22,800	3 YEARS
NYE, USANEE	1411 NACHIQ ST.	BRW	4 BDRM/2 BATH	\$ 2,300	\$ 27,600	3 YEARS
OCEAN VIEW APARTMENTS	487 3, 5, 6 EGASAK ST.	BRW	1 BDRM/1 BATH EFF/1 BATH 1 BDRM/1 BATH	\$ 3,850	\$ 46,200	3 YEARS
O'DOCHARTY, BRIAN	3407 STEVENSON ST.	BRW	3 BDRM/1 BATH	\$ 2,050	\$ 24,600	3 YEARS
SUMIDA, CONNIE	6476 NORTH STAR ST.	BRW	3 BDRM/1 BATH	\$ 1,850	\$ 22,200	3 YEARS
THOMAS, WILLIAM	4476 1, 2, 3 NORTH STAR ST.	BRW	2 BDRM/1 BATH 2 BDRM/1 BATH 3 BDRM/1 BATH	\$ 6,050	\$ 72,600	3 YEARS
UIC	5190 HERMAN ST.	BRW	1 BDRM/1 BATH	\$ 954	\$ 11,448	3 YEARS
WILSON, DOUGLAS	6284 KARLUK ST.	BRW	3 BDRM/1.5 BATH	\$ 1,800	\$ 21,600	3 YEARS
SEMAKEN, SANDI	925 HULA HULA AVENUE	KAK	3 BDRM/1 BATH	\$ 1,850	\$ 22,200	3 YEARS
KUUKPIK CORPORATION	1114 A & B FIRST AVENUE	NUI	2 BDRM/1 BATH 2 BDRM/1 BATH	\$ 2,100	\$ 25,204.35	5 YEARS
LISBOURNE, ELLA	213 SISUAQ ST.	PHO	4 BDRM/1 BATH	\$ 1,700	\$ 20,400	3 YEARS
				\$ 62,792	\$ 753,514.35	

Length of Leases:

The length for the majority of identified leases for renewal are for three years and shall commence on July 1, 2022 and term June 30, 2025. There are few leases that are for 5 years that commence on July 1, 2022 and term June 30, 2027.

Funding Source and Lease Amount:

The identified funding source is derived from the Teacher Housing Special Revenue Fund for FY23. The total annual cost of the aforementioned renewed leases is \$ 753,514.35.

Similar to prior year, the School District will pre-pay for such renewed leases including the existing leases in FY22 utilizing Account Code 100.000.000.000.660. The underlying expense of the lease will be recorded in FY23 under the account codes as identified below.

Account Code:

- 600.300.600.000.441 -Rentals-\$ 648,510
- 600.440.600.000.441 -Rentals-\$ 20,400
- 600.450.600.000.441 -Rentals-\$ 25,204.35
- 600.480.600.000.441 -Rentals-\$ 22,200
- 600.490.600.000.441 -Rentals-\$ 37,200

Grant Funding:

There are no Grant Funds associated with the respective lease renewals.

Available Budget:

While the FY23 Final Budget has yet to be adopted, it is anticipated the funding available for the Teacher Housing Special Revenue Fund to be consistent with FY22 which is \$1,045,172.

Budget Line Transfer:

N/A

BP 3311 BIDS: In compliance with BP 3311, Maintenance and Operations asked the NSBSD IT Department to post Request for Proposal (RFP) for the procurement of Teacher Housing units on February 25, 2022. We requested that Facebook, GCI, NSBSD website & KBRW be used to disseminate the information. Maintenance and Operations also posted the notices in local stores & the

bank and were sent to the Plant Managers in the villages to disseminate and post locally. The deadline to submit proposals was March 14, 2022. All responses were submitted to Maintenance & Operations, opened on March 16, 2022. Housing inspections were conducted by the Director, Coordinator and Housing Plant Manager in the weeks that followed. For the villages, Plant Managers requested to conduct the inspections and were the ones to provide recommendations to the Director of M&O. Each unit was considered based on cost, habitable condition and physical condition. We believe it would be in the best interest of the District to lease the above mentioned properties due to the reasonable prices, condition, locations and qualified bidders.

Proposed Motion:

“I move that the NSBSD Board of Education approve the above \$10,000 and greater Housing Leases, as described in this memo.”

Moved by _____ Seconded by _____

Vote _____