





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

**TO:** Robyn Burke, President  
Members of the School Board

**THROUGH:** David Vadiveloo, Chief School Administrator 

**THROUGH:** Tammy Stromberg, Director of Finance 

**THROUGH:** Bernadette Fischer, Director of M&O 

**FROM:** Jill Crooks, Coordinator of M&O 

**DATE:** April 27, 2023

**SUBJECT: New Housing Leases & Housing Lease Renewals  
- Various Leaseholders**

**Memo No: SB23-178  
(Action Item)**

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**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.

**4.1 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	VLG	DESCRIPTION	APPROVED BY BF MONTHLY	BF ANNUAL
AHVAKANA, NELSON & EMMA	3320 TAHAK ST.	UTQ	4 BDRM/2 BATH	\$ 2,600.00	\$ 31,200.00
ALASKA DUPLEX, LLC	7464 A&B NORTH STAR ST.	UTQ	2 BDRM, 1 BATH 2 BDRM, 1 BATH	\$ 3,400.00	\$ 40,800.00
BENSON, JAMON	2173 A & B ITTA ST.	UTQ	2 BDRM, 1 BATH 1 BDRM, 1 BATH	\$ 3,200.00	\$ 38,400.00
BROWER, SHARON	2061 #4 AHKOVAK ST.	UTQ	2 BDRM, 1 BATH	\$ 1,800.00	\$ 21,600.00
CALDWELL, JAMES & DARLEIA	2488 D ST.	UTQ	3 BDRM, 2 BATH	\$ 2,200.00	\$ 26,400.00
BORDEAUX, VINCENT	7488 B NORTH STAR ST.	UTQ	2 BDRM, 1 BATH	\$ 2,000.00	\$ 24,000.00
UIC	5770 B AVENUE	UTQ	2 BDRM, 1 BATH	\$ 1,590.00	\$ 19,080.00
UIC	6827 A AVENUE	UTQ	1 BDRM, 1 BATH	\$ 1,166.00	\$ 13,992.00
UIC	5196 HERMAN ST.	UTQ	1 BDRM, 1 BATH	\$ 1,166.00	\$ 13,992.00
UIC	5194 HERMAN ST.	UTQ	1 BDRM, 1 BATH	\$ 1,166.00	\$ 13,992.00
UIC	6455 NORTH STAR ST.	UTQ	1 BDRM, 1 BATH	\$ 1,166.00	\$ 13,992.00
AKOOTCHOOK, ROY AKOOTCHOOK, BENNY AKOOTCHOOK, CLARA YOSHIMI, REGINA DU FOUR, DIANE	629 6TH ST.	KAK	3 BDRM, 1 BATH	\$ 2,000.00	\$ 24,000.00
PRESBYTERY OF YUKON	2031 B BARTER AVENUE	KAK	3 BDRM, 1 BATH	\$ 1,250.00	\$ 15,000.00
				\$ 24,704.00	\$ 296,448.00

Additional houses to accommodate personnel for new positions eligible for housing were added. The identified properties are as follows:

LESSOR	ADDRESS	VLG	DESCRIPTION	APPROVED BY BF MONTHLY	BF ANNUAL
GUECO, MAURICIO & STOESKA, DANIELLA *	6438 B NORTH STAR ST.	UTQ	3 BDRM, 1 BATH	\$ 2,100.00	\$ 25,200.00
BROWER, SHARON *	2061 #3 AHKOVAK ST.	UTQ	2 BDRM, 1 BATH	\$ 1,800.00	\$ 21,600.00
OKAKOK, RUTH *	7880 SANATU ST.	UTQ	1 BDRM, 1 BATH	\$ 1,600.00	\$ 19,200.00
PATKOTAK, HUGH & NINA *	1542 NANOOK ST.	UTQ	4 BDRM, 2 BATH	\$ 3,000.00	\$ 36,000.00
NUNGASAK, NELDA *	230 SHUGLUK ST.	ATQ	3 BDRM, 1 BATH	\$ 1,800.00	\$ 21,600.00
				\$ 10,300.00	\$ 123,600.00

#### Length of Leases:

The length of the identified leases for renewal are for three years and shall commence on July 1, 2023 and term June 30, 2026.

#### Funding Source and Lease Amount:

The identified funding source is derived from the Teacher Housing Special Revenue Fund for FY24.

Future years are subject to annual appropriations by the Board of Education through the adoption of the annual budget. The total annual cost of the aforementioned leases is \$420,048.

**Account Code:**

600.300.600.000.441 -Rentals

600.480.600.000.441 -Rentals

600.490.600.000.441 -Rentals

**Grant Funding:**

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

**Available Budget:**

The total available budget as of the day of this memo for the identified account codes as referenced above is \$990,200.

**BP 3311 BIDS:** In compliance with BP 3311, Maintenance and Operations asked the NSBSD Communications Specialist to post Request for Proposal (RFP) for the procurement of Teacher Housing units on March 6, 2023. We requested that Facebook, NSBSD website & KBRW be used to disseminate the information. The deadline to submit proposals was April 7, 2023 All responses were submitted to Maintenance & Operations, opened on April 10<sup>h</sup>, 2023. Housing inspections were conducted by the Director, Coordinator and Housing Plant Manager in the weeks that followed. For the villages, Plant Managers for Atqasuk, Anaktuvuk Pass, Kaktovik, and Nuiqsut were requested to conduct the inspections of the proposals received 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 new housing leases and lease renewals as described in Memo No. SB23-178 and related attachments.”

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Vote \_\_\_\_\_

**Signature:** David Vadiveloo  
David Vadiveloo (May 4, 2023 22:23 AKDT)

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**Signature:** Tammy Stromberg  
Tammy Stromberg (May 3, 2023 06:29 AKDT)

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**Signature:** Jill Crooks  
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