



NORTH SLOPE BOROUGH SCHOOL DISTRICT MEMORANDUM

TO: John Hopson Jr.
Members of the Board

THROUGH: David Vadiveloo, Superintendent DsV
DsV

FROM: Jill Crooks, Coordinator of Maintenance & Operations JC
JC

DATE: April 15, 2025

SUBJECT: FY26 Lease Renewals & New Lease Agreements

Memo No. SB25-187
(Informational Item)

NSBSD Policy Manual:

BP 3311, Bids: The district shall purchase equipment, supplies and services on a competitive bidding basis when required by law and whenever it appears to be in the best interest of the district to do so. All bids under federal awards must be made in accordance with the standards set forth in 2 CFR 200.320.

Board Policy 3312, Contracts: The Superintendent of designee may enter into contracts and memoranda of agreement (MOA's) on behalf of the District. All contracts and MOA's with a dollar value of \$50,000 or greater must be approved by the School Board.

BP 4111/4311, Recruitment and Selection: The Board recognizes that the district encompasses rural areas and will assist teachers in obtaining information regarding the cost and availability of housing as required by law.

NSBSD Strategic Plan Summary:

6.0 Financial & Operational Stewardship: Effectively employ our operational and financial resources to support our strategic goals and long-term stability of the district.

Issue Summary:

In compliance with BP 3311, Maintenance and Operations asked the NSBSD IT Department to post the Request for Proposal (RFP) in March 2024. Due to the challenges we are facing with availability of rental properties and the expanding needs of the district, the deadline to turn in housing proposals was left open ended.

In Utqiagvik, housing inspections for the new units were conducted by the M&O Housing Plant Manager, and District Plumber & M&O Coordinator to provide recommendations. The M&O Housing Plant Manager has scheduled walk throughs with the existing leases. M&O sought the tenant's opinions, and most have requested to stay where they are currently assigned. In the villages, Plant Managers or designees were asked to inspect the units and provide recommendations. We believe it is in the best interest of the district to lease the mentioned property due to the condition, location and qualified bidder to meet the needs of our growing district. We are waiting to hear from four (4) more property owners to renew the leases which we will be presenting to the Board at the next meeting.

Background:



The District is in need of housing units in order to provide housing for the teaching staff. The identified lease subject for approval are as follows:

LESSOR	ADDRESS	VILLAGE	DESC.	MONTHLY	YEARLY	LENGTH OF LEASE
Ahmaogak, Veronicka	7217 Karluk St.	UTQ.	3 bdrm	\$ 2,100	\$ 25,200	3 years
Brower, Sharon	2061 1 & 2 Ahkovak St.	UTQ	2 bdrm	\$ 3,700	\$ 44,400	3 years
Cogburn, Donna & Glenn	717 A, B, C Nachik St.	UTQ	1 bdrm 2 bdrm 2 bdrm	\$ 6,000	\$ 72,000	3 years
Danner, Garrett	4375 A & B Laura Madison St.	UTQ	3 bdrm 3 bdrm	\$ 4,500	\$ 54,000	3 years
Danner, Robin	372 101, 102, 201, 202 Ogrook St.	UTQ	2 bdrm 2 bdrm 2 bdrm 2 bdrm	\$ 7,000	\$ 84,000	3 years
HWI Real Estate	6867 A & B A Avenue	UTQ	3 bdrm 2 bdrm	\$ 4,000	\$ 48,000	3 years
Sumida, Connie	6476 North Star St.	UTQ	3 bdrm	\$ 2,300	\$ 27,600	3 years
Thomas, William	4476 1, 2, 3 North Star St.	UTQ	2 bdrm 2bdrm 4 bdrm	\$ 6,300	\$ 76,320	3 years
UIC	5190 Herman St.	UTQ	Eff	\$ 982.67	\$ 11,448	3 years
Wilson, Douglas	6284 Karluk St.	UTQ	3 bdrm	\$ 1,900	\$ 22,800	3 years
Semaken, Sandi	925 Hula Hula Ave.	KAK	3 bdrm	\$ 1,942	\$ 23,304	3 years
Lisbourne, Ella	213 Sisuaq St.	PHO	4 bdrm	\$ 2,300	\$ 27,600	3 years
*Felder, Lenard	4415 1A, 1B, 2A, 2B North Star St.	UTQ	2 bdrm 1 bdrm 2 bdrm 2 bdrm	\$ 7,200	\$ 86,400	3 years
	4417 North Star St.	UTQ	3 bdrm	\$ 2,500	\$ 30,000	3 years
*Amante, Russelle & Lorelie	7522 Transit St.	UTQ	3 bdrm	\$ 2,300	\$ 27,600	3 years

* New Leases/Vendors – to replace houses that have been sold by property owners (2) or to replace units we no longer deem as safe due to location (3).

Length of Lease:

The length of the identified lease is for three years and four months and shall commence July 1, 2025 and term June 30, 2028.

Funding Source and Contract Amount:

Account Code: 600.300.600..411, 600.440.600..411, 600.480.600..411,

Proposed Motion:

No motion is required. This is an informational item as each individual lease contract is less than \$50,000 and the Superintendent or designee may enter into contracts and memoranda of agreement on behalf of the District.



Signature: DSVadiveloo
DSVadiveloo (Apr 21, 2025 23:53 AKDT)
Email: david.vadiveloo@nsbsd.org

Signature: Jill Crooks
Jill Crooks (Apr 21, 2025 21:46 AKDT)
Email: jill.crooks@nsbsd.org