

Memorandum

To: Amy Brower
Tanana City School District

From: Jeff Weltzin
Tanana City Manager

Date: August 28, 2019

Re: Greenhouse Land Lease

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The Tanana School Greenhouse is at 80% completion status and the City has been able to obtain a grant/loan from the United States Department of Agriculture (USDA) to finish the Project. One of the conditions required by USDA is that the City must demonstrate “site control” of the property which the greenhouse is sitting. Currently, Tozitna, Limited owns the greenhouse land (Lot 11) and desires to lease Lot 11 to the School District due to the fact that Lot 11 has been nominated to be transferred to the School District under the complicated 14(c)2 ANCSA program. The question of whether the School District is an eligible 14(c)2 recipient is a future discussion and determination given that the School District is a subdivision of the City – ie: the City owns the physical assets of the School District. But this complexity can be figured out later. What the City needs right now is an agreement that City has lease-holds rights to the portion of the Lot 11 where the greenhouse is sited or the City risks losing its USDA funding.

To move forward with greenhouse completion, I have attached a lease that the Tozitna has put together leasing Lot 11 to the School District. I have attached a sub-lease between the School District and the City leasing the portion of Lot 11 where the greenhouse sits to City in order satisfy USDA’s requirement that the City demonstrate site control of the greenhouse land. I have attached a plat which shows boundaries for the greenhouse property and excludes the major portion of Lot 11 which the School District would control under the attached lease between Tozitna and the School District.

Tanana property issues are complicated and frustrating. Approval of the two attached leases will hopefully provide a path forward to complete the greenhouse project. Finally, it is the City’s 100% intent to support the School District’s use of the greenhouse for the students’ educational benefit.

Attachments: Plat showing boundaries of the greenhouse portion of Lot 11
Lease between Tozitna and School District
Greenhouse Sub-Lease Between School District and City