

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

January 29, 2018, 5:00 PM.

Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

A. Indian Point Update

B. Juneau Youth Services Cornerstone Campus Closure - Update

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: January 26, 2017

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Rorie Watt, PE, City Manager

RE: Indian Point Update

At the Lands Committee meeting on October 19th, the Lands Committee received information on lands at Indian Point. The packet link is here:

<https://packet.cbjak.org/CoverSheet.aspx?ItemID=4658&MeetingID=677>

The Committee requested submission of written information from the public to complete and/or correct the historical record of the property. The first group of comments were provided to the Committee on 12/4 and can be found here:

<https://packet.cbjak.org/CoverSheet.aspx?ItemID=4873&MeetingID=725>

Additional comments are included in tonight's packet.

Former Assembly member Wannamaker has also provided the Committee with information and has asked me to let the Committee know that he would make himself available by phone, or would travel to town should the Committee should it have questions or need additional information. I advised him that this meeting would not be decisional and that I would be advising the Lands Committee to develop the next procedural steps.

Tonight's Action:

I recommend that the Committee take no formal action tonight, other than to work on the Assembly process, including:

1. Confirming whether the historical record is sufficiently complete.
2. Deciding whether the Committee needs additional information.
3. Considering whether to bring the Federal Government into the discussion, more specifically:
 - a. Whether CBJ has an opinion about the National Park Service's ownership of a portion of Indian Point.
 - b. Whether the Federal Government should be a trade partner with CBJ as part of a larger conveyance/trade package (I say this because the Federal Government's failure to identify the significance of Indian point led to the

land selections by the National Park Service, NOAA and the Greater Juneau Borough). I would like to point out that when Senator Sullivan visited the Assembly last year, he expressed a particular willingness to work with Juneau on Federal Land issues.

4. Discussing when to take to public, oral testimony. I believe that a number of members of the public will desire to make public testimony at the appropriate time. We need to advise them when that will be.
5. Discussing how much more work to do in Committee until there is a final product for recommendation.

Additional Public Comments submitted
to the Assembly regarding Indian Point,
during the period December, 2017 -
January 24, 2018.

Laurie Sica

From: Robert Cunningham <rcgold42@gmail.com>
Sent: Monday, December 4, 2017 11:05 AM
To: Borough Assembly
Subject: Comment on Indian Point land transfer.

I wish to voice my support for the Indian Point Land Transfer to the Goldbelt heritage Foundation.

I grew up with many of the Auke Tribal members and met many of the Auke Elders. The transfer of this sacred site is the right thing to do, and will bring well deserved recognition to Juneau!

Thank you for your consideration.

Bob Cunningham

December 4, 2017

To Whom in May Concern,

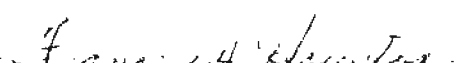
I, Rosa L. Miller, would like to say my mother, Bessie Visaya, was the original Naa Tlaah of the Aaw'k Kwaans. Before my mother's death, she assigned me (Rosa L. Miller) as the new Naa Tlaah and the tribal spokesperson. Since then, I have taken on both roles.

To all concerned, there are situations occurring without consulting us. I would like to assign my daughter, Frances (Fran) A. Houston, as our tribal spokesperson. She will represent the Aaw'k Kwaans.

Although, this will occur only when the Clan members of the Yaxt'e Taan from the Yaxt'e Hit (Dipper House) vote on the approval of this. She will represent the Clan on speaking at events. No other person will have the authority to speak on our behalf to any other entities or make any decision for the Aaw'k Kwaans without Fran Houston being present. She can be contacted by calling 907-723-3800.

Sincerely,


 Rosa L. Miller
 Tribal Leader


 Frances A. Houston
 Tribal Spokesperson

Witness: 
 Antoinette D. Houston
 Aaw'k Kwaan

cc: Sealaska Heritage Institute
 Goldbelt Heritage
 Douglas Indian Association
 City & Borough of Juneau

From: Chuck Wimberly
To: [Borough Assembly](#)
Subject: Goldbelt, Inc - Indian Point
Date: Tuesday, December 5, 2017 4:16:26 PM
Attachments: [Koelsch, Indian Point Final 12.5.17.pdf](#)

Mayor Koelsch and Members of the Juneau Assembly,

Attached is a letter from me providing direction on Goldbelt's interest in Juneau's property at Indian Point. Under separate cover, I have sent Mayor Koelsch a copy of my letter via the postal service. Please contact me if you have any further questions related to this matter.

Sincerely,

Elliott Wimberly
President/CEO
Goldbelt, Inc.

Goldbelt Corporate Office
3025 Clinton Drive
Juneau, AK 99801
907-790-4990 (Office)
504-452-7960 (cell)

Herndon Shared Services Office
13900 Lincoln Park Drive
Suite 140
Herndon, VA 20171
703-935-8830
504-452-7960 (cell)

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December 5, 2017

The Honorable Ken Koelsch
Mayor, City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Mayor Koelsch:

Goldbelt, Incorporated enjoys a positive working relationship with the City and Borough of Juneau and we appreciate that you and the members of the Assembly treat Goldbelt as a valued member of the community. Issues frequently arise that warrant the cooperation of the CBJ and the Alaska Native Community in Juneau. Recently, there have been many discussions about the property at Indian Point, and who will best care for and preserve the cultural value of the land.

As a for-profit corporation, Goldbelt's mission is to deliver the highest return on investments to provide dividends, employment, and other opportunities for shareholders and descendants. We also have the responsibility of stewardship over the land acquired through the Alaska Native Claims Settlement Act. Protecting this land is a responsibility that the Board of Directors and Goldbelt management takes seriously. Furthermore, holding a piece of land that is prohibited from commercial development is not aligned with Goldbelt's mission. Therefore, Goldbelt, Inc. is not interested in acquiring Indian Point either through a land swap or a purchase.

Indian Point is a property that is best suited for preservation and not development.

Sincerely,

Elliott Wimberly
President and CEO

cc: Goldbelt, Inc. Board of Directors
CBJ Assembly



Historic Resources Advisory Committee

(907) 586-0715
 HRAC@juneau.org
www.juneau.org/history/advcomm.php
 155 S. Seward Street • Juneau, AK 99801

December 13, 2017

Dear Mayor Koelsch and Assembly:

The CBJ Historic Resources Advisory Committee submits this letter and recommendation to express our perspective over the future status of Indian Point (aka Auke Cape). In our view, Indian Point is an important area of historical, cultural and sacred significance to the Auk Kwáan and the larger Native community of Juneau and surrounding villages. For this reason, we are offering these comments.

We point out the following historical efforts taken by the CBJ to protect and preserve this important area for all of the citizens of Juneau:

The Greater Borough Ordinance No. 69-3, passed in 1969, an ordinance amending GJB 49.25 by amending the official zoning map to change the zoning of Lots 3 & 4 of U.S. Survey 3811 from R-12 (Residential District) to P (Public Use District) and classifying said land as recreational land to be used in its natural state.

The ordinance was passed by the Assembly with the support of the Juneau Native and the Juneau recreation communities. The ordinance states: "This land shall be kept open and clear for unrestricted public access and enjoyment". It is a directive further supported by the CBJ Parks and Recreation Comprehensive Plan which designates Lots 3 and 4 of Indian Point as a Natural Area Park, an open space with limited development potential. Natural Area Parks are to serve the entire community by providing open space, access to water, and opportunities for more passive and dispersed recreation activities.

Additionally, the Auke Bay Area Plan, adopted by CBJ ordinance 2015-13, includes the following vision statement and recommendation:

The vision of this plan regarding the cultural significance of the Auke Bay Area to not only the Aak'w Kwáan, but to all Tlingit and Native people, must be to protect the sacred sites in the Auke Bay area and the surrounding environs. An example of a culturally significant area to protect is Indian Point/Auke Cape. The Juneau Native Community has engaged in long term efforts to protect this sacred site from both government and private development, and has nominated the site to the National Register for inclusion.

- Recommended Tools: (*Auke Bay Area Plan*, page 25)

- It should also be deemed beneficial that the Indian Point/Auke Cape properties subject to ordinance 69-3 be re-zoned from D3 (T) D5 to RR (or an equivalent restrictive zoning district) and should be protected through recording of development restrictions such as a no-disturbance public access easement.

In 2014, the CBJ established a conservation easement for Auk Nu Cove in order to protect the natural habitat of this area which is adjacent to Indian Point. The easement included authorization for certain traditional cultural uses including the gathering of eel grass.

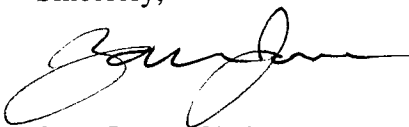
In 2016, Indian Point/Auke Cape was listed in the National Register of Historic Places for its traditional cultural significance at the local level, with a period of significance from 1100 AD to the Present. It was determined eligible according to the following criteria:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Property is associated with the lives of persons significant in our past;
- C. Property represents a significant and distinguishable entity; and
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

The Historic Resources Advisory Committee (HRAC) and the CBJ wrote letters of support for this nomination.

Consistent with these earlier actions, HRAC recommends that Indian Point, an invaluable historical, cultural and sacred area should be preserved and maintained in its natural state with limited recreational use. Further, if Indian Point is transferred from CBJ ownership conditions similar to those of Natural Area Parks should be attached. Such conditions restrict development and continue to provide open and free public access to all members of the Juneau community.

Sincerely,



Zane Jones, Chair
CBJ Historic Resources Advisory Committee

December 14, 2017

Kate Troll
PO Box 240128
Douglas, AK 99824

City Manager Rorie Watt
CBJ Lands Committee
CBJ Assembly
155 S. Seward St.
Juneau, AK 99801

Dear Mr. Manager and Assembly,

I am writing to support the City and Borough of Juneau returning the historic Auke Village site at Indian Point to the Auk Kwaan people via Goldbelt Heritage Foundation. With the approved Land Management Plan (which had several public hearings) now calling for Indian Point to be managed “in a manner sensitive to the cultural heritage of Auk Kwaan people”, what better way to do this than giving the land to the people directly?

I encourage each of you to seize this opportunity to right an old wrong. Even though the wrong is more a result of historical timing with land selection rules and processes and fault does not lie with CBJ, the Auk Kwan people should still own their historic village site. This is the principle of fairness that CBJ now has an opportunity to exercise by gifting the land to the descendants. It is the gifting, not the trading, of land that makes this a noble act of governance. It is the gifting, not the trading, back to the Auk Kwaan that respects the cultural diversity that makes Juneau a special place to live.

While I obviously do not support a land trade, I know from reading the October 19th memo to the Lands Committee that seeking a land trade is under consideration. To this end, I would like to share what I know about the level of land trade interest from the Forest Service. As some Assembly members may recall the Forest Service was not long ago approached about their potential interest in entering into a land exchange that might involve some of the lands at Indian Point. They showed no interest in Indian Point then. Judging by informal conversations I’ve had with Forest Service leadership their position is unlikely to change. However, should you want a formal statement to this effect, CBJ would need to put in a review request to the Juneau Ranger District.

It is my understanding that former Assembly member Randy Wanamaker has provided the documentation that Goldbelt Inc. did not have the opportunity to select Indian Point under ANCSA. In other words, gifting this land to Goldbelt Heritage Foundation does not result in Goldbelt double-dipping into the land selection process. With this legitimate concern addressed, I encourage the Lands Committee and Assembly to proceed with looking into transfer terms that ensure historical protection and cultural stewardship.

As a former Assembly member, I know that just keeping up with all regular work of governance is a lot of work, not to mention working on the problems of housing, the homeless, parking etc. It is a rare opportunity when you get to act on a civic matter of some monumental consequence. For me, this opportunity came when I was able to vote in favor of the Anti-Discrimination ordinance. Gifting the land back to the Auk Kwaan is on this same level. Please reflect the values of our culturally diverse community and seize this rare opportunity for noble civic action.

Respectfully,

Kate Troll

Beth McEwen

From: "domadmin@juneau.org" <domadmin@juneau.org>
Sent: Thursday, December 14, 2017 9:06 AM
To: Managers Office
Subject: New submission from Connect with City Hall

Subject

Indian Point

This comment is a

Suggestion

CBJ Department (select the department involved)

Assembly

Location of Incident or Problem

Indian Point land transfer

Comments or Problem Description

I encourage you to act on and approve the proposed transfer of property on Indian Point to the Goldbelt Heritage Foundation.

During my career, I've researched and written about the history of Alaska Natives, particularly in Southeast. I've had the opportunity to know, interview, photograph many Native leaders. Should any of the following points be of interest, I can provide detailed information.

A) Land such as Indian Point became federal property through an extra-legal taking when it became part of the Tongass National Forest without Congressional action to extinguish Alaska Native title. Consequently, the Tlingit-Haida lawsuit that contested the taking of land and resources while "Indian title" remained unsettled. The lawsuit and was decided in the Native litigants' favor (1959).

B) The Alaska Native Claims Settlement Act (1972) extinguished Alaska Native title in return for land and cash, but the act did not provide Sealaska Corp. or Goldbelt Inc. the opportunity to select Indian Point land.

C) The descendants and relatives of the Tlingit people who inhabited Auke Bay have shown a strong proprietary interest in Indian Point.

D) The Indian Point area includes Native grave sites.

E) Any effort by CBJ to develop or sell Indian Point land will face strong political opposition.

F) The viable, likely entity to receive the land is Goldbelt Heritage Foundation, a 501(c)(3) organization with strong administrative credentials.

G) Goldbelt Heritage is an independent entity. It is not owned or controlled by Goldbelt Inc. any more than the Juneau Community Foundation is owned or controlled by the CBJ.

H) Other possible Native organizations in the Juneau area have either disclaimed interest in receiving the property or do not have the legal status to receive a land transfer.

I) GHF could manage the site in a culturally appropriate manner.

I believe transferring the land to Goldbelt Heritage Foundation is the right thing to do.

Would you like us to contact you or is this message just a comment?

Contact Me

Name

Peter Metcalfe

Address

354 Distin Ave.
Juneau AK
[Map It](#)

Phone

(907) 723-3483

Email

metcom@gci.net

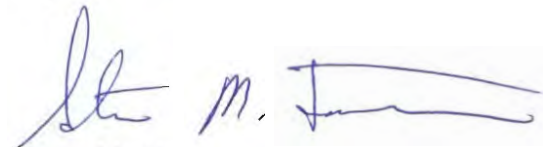
Dr. Steven M. & Mrs. Colleen M. Torrence
3180 Indian Cove Drive
Juneau, Alaska 99801
(907) 209-9203
colleen.torrence@icloud.com

City and Borough of Juneau
Juneau Lands Committee
155 S. Seward Avenue
Juneau, Alaska 99801

Madame Chair and Committee Members:

Discussion and concern regarding the future of Indian Point is occurring because of historic decisions that already provided successful protections that have worked over many generations. Were it not for these decisions, the lands at Indian Point would not be in the undisturbed state found today, hence concerns over future uses or developments. Historically, these grounds have proven to be sacred and of spiritual value to the Tlingits. The question at hand should not be whether the lands are maintained in pristine form, rather how provisions will be developed to guarantee such into perpetuity regardless of the land's owner or steward, or method of transfer to be decided.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'St M. Torrence', is written over a light blue rectangular background.

Steven M. Torrence

Beth McEwen

From: Georgia Finau <gfinau-dia@gci.net>
Sent: Friday, December 15, 2017 2:33 PM
To: 'Andrea Cadiente-Laiti'; City Clerk
Subject: Indian Point Public Comment
Attachments: city.clerkJUNEAU.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Important document attached.

Georgia Finau
Douglas Indian Association
Phone: 907-364-2916 Fax: 907-364-2917 email: gfinau-dia@gci.net

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Douglas Indian Association Tribal Government



December 15, 2017

Honorable Ken Koelsch, Mayor
And CBJ Assembly members
City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

RE: Indian Point Transfer to Goldbelt Heritage Foundation

Dear Mayor Koelsch and Assembly Members:

The Douglas Indian Association (DIA) is a federally recognized tribe, organized pursuant to the Indian Reorganization Act of June 18, 1934. The historical Tribal territory of DIA and its membership is that of the regions of the T'aaku Kwáan (included but not limited to the Douglas/Juneau/Taku Inlet areas) and the Aak'w Kwáan (including but not limited to the Juneau/Auke Bay/Berners Bay areas).

The Douglas Indian Association has chosen to honor the expressed wishes of recognized Aak'w Kwáan Clan leaders and elders regarding the proposed transfer of Indian Point to the Goldbelt Heritage Foundation.

We applaud the City and Borough of Juneau for considering this unprecedented and culturally significant proposal which truly acknowledges the historical value of Indian Point to the Aak'w Kwáan in particular, and all Tlingit citizens in general. Therefore, DIA is hopeful for a favorable decision regarding the proposed transfer to the Goldbelt Heritage Foundation.

DIA also pledges to work with the Goldbelt Heritage Foundation in any way possible to bolster their reputable ability to successfully oversee Indian Point through a culturally sensitive lands management plan with the inclusion of the Aak'w Kwáan, which we believe will enduringly benefit their descendants and our community into future generations.

Thank you all for your service to the community.

Respectfully,

Clarence A. Laiti, President

Cc: DIA Tribal Council

Beth McEwen

From: Katy Harman <kharman2010@gmail.com>
Sent: Wednesday, December 13, 2017 12:48 PM
To: Borough Assembly
Subject: Indian Point

I support the land transfer of Indian Point to Goldbelt Heritage Foundation.
Kathleen L Harman

Sent from my iPhone

Beth McEwen

From: Randy Wanamaker <berners@ak.net>
Sent: Thursday, December 14, 2017 6:04 PM
To: Borough Assembly
Subject: Section 14
Attachments: Section 14.docx

This is the Section 14 excerpt from ANCSA. It makes it clear that neither Sealaska or Goldbelt were able to select Indian Point under ANCSA.

--
Randy Wanamaker
Environmental Assessor
Certified Professional Geologist
907 723 2228

Section 14

CONVEYANCE OF LANDS

(h) The Secretary is authorized to withdraw and convey 2 million acres of unreserved and unappropriated public lands located outside the areas withdrawn by sections 11 and 16, and follows:

- (1) The Secretary may withdraw and convey to the appropriate Regional Corporation fee title to existing cemetery sites and historical places;
- (2) The Secretary may withdraw and convey to a Native group that does not qualify as a Native village, if it incorporates under the laws of Alaska, title to the surface estate in not more than 23,040 acres surrounding the Native group's locality. The sub- surface estate in such land shall be conveyed to the appropriate Regional Corporation ;
- (3) The Secretary may withdraw and convey to the Natives residing in Sitka, Kenai, Juneau, and Kodiak, if they incorporate under the laws of Alaska, the surface estate of lands of a similar character in not more than 23,040 acres of land, which shall be located in reasonable proximity to the municipalities. The sub- surface estate in such lands shall be conveyed to the appropriate Regional Corporation unless the lands are located in a Wildlife Refuge;
- (4) The Secretary shall withdraw only such lands surrounding the villages and municipalities as are necessary to permit the conveyance authorized by paragraphs (2) and (3) to be planned and effected;
- (5) The Secretary may convey to a Native, upon application within two years from the date of enactment of this Act, the surface estate in not to exceed 160 acres of land occupied by the Native as a primary place of residence on August 31, 1971. Determination of occupancy shall be made by the Secretary, whose decision shall be final. The subsurface estate in such lands shall be conveyed to the appropriate Regional Corporations;
- (6) The Secretary shall charge against the 2 million acres authorized to be conveyed by this section all allotments approved pursuant to section 18 during the four years following the date of enactment of this Act;
- (7) The Secretary may withdraw and convey lands out of the National Wildlife Refuge System and out of the National Forests, for the purposes set forth in subsections (h) (1), (2), (3), and
- (5); and
- (8) Any portion of the 2 million acres not conveyed by this subsection shall be allocated and conveyed to the Regional Corporations on the basis of population.

Why is the Goldbelt Heritage Foundation the most viable recipient for the proposed Indian Point land transfer?

The Goldbelt Heritage Foundation was created as a non-profit 501 c3 organization to protect, renew and educate new generations of people about the history, culture and language of the original Tlingit inhabitants of the Juneau area. It has developed many educational history and cultural programs that are shared through partnership with the Juneau School District and the University of Alaska Southeast. In association with Aak Kwaan and Taku Kwaan Elders, it has conducted cultural and historic research of the Juneau Tlingit's and been the recipient of numerous grants to assist these efforts. It has strong administrative skills in addition to being financially stable. The Goldbelt Heritage Foundation has organized an advisory committee of Aak Kwaan Elders to assist with the development of a culturally appropriate site management plan for Indian Point.

The Sealaska Heritage Institute has a multi-cultural regional focus for all Alaska Native groups of Southeast Alaska. In addition to its cultural research and language programs it has a strong focus on artifact repatriation, publishing of findings and some commercial activity.

While both organizations conduct historic and cultural research and promote historic site protection, the Goldbelt Heritage Foundation has a Juneau area only focus.

Note: This comment was submitted by Randy Wanamaker on December 15, 2017, to the Assembly/Clerk's Office, as an email attachment. LJS, Clerk



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: November 30, 2017

TO: Mary Becker, Chair, Assembly Lands Committee

FROM: Rorie Watt, PE, City Manager

A handwritten signature in black ink, appearing to read "Rorie Watt", positioned over the printed name in the "FROM:" line.

RE: Indian Point Comments

At the meeting on October 23rd, the Committee heard an informational update on municipally owned property at Indian Point.

The Lands Committee requested that the public to submit comments on the historical information prepared by staff. The Committee requested that the public submit comments by December 15th and requested that staff provide comments received to date at this meeting.

Comments that have been received as of the close of business on Wednesday 11/29 are attached to this memorandum.

The question of the disposition of the municipal lands at Indian Point will be calendared at the next scheduled Lands Committee meeting on January 29, 2018.

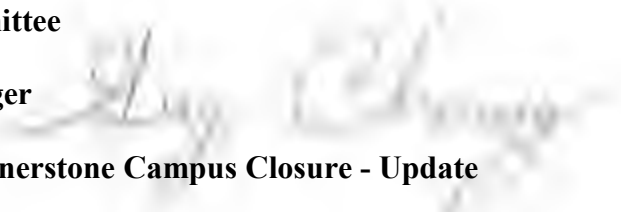
This is an informational item, no action is requested at this meeting.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg_Chaney@juneau.org
(907) 586-5252

TO: The Assembly Lands Committee

FROM: Greg Chaney, Lands Manager 

SUBJECT: Juneau Youth Services Cornerstone Campus Closure - Update

DATE: January 25, 2018

At the Lands Committee meeting on December 4th, 2017 the committee adopted a motion of support for the City Manager to solicit Letters of Interest for potential uses of 9290 Hurlock Avenue and bring the results back to the committee.

After a significant outreach campaign, the Lands and Resources Division hosted an open house on January 8th. Over 30 people attended, representing approximately 10 community service organizations. In addition, Lands staff provided special tours of the facility to any organization that requested access. Twelve organizations in total toured the site, with a couple of associations touring the site many times.

By the January 16th, 2018 submittal deadline, six organizations had submitted applications along with a non-refundable \$500 application fee to propose new uses for the facility. These applications are included at the back of this memo along with a brief staff summary for each application. These applications represent a cross-section of great service organizations who work hard to improve our community.

Below, in alphabetical order, are the six organizations and community need they proposed to address:

Alaska Legacy Partners
Aunt Margaret's House
Gehring Nursery School
Glory Hole (JCCM)
Polaris House
Prama Home Inc.

Elder Care Assisted Living
Re-Entry Housing Exiting Prison/Seasonal Housing
Pre-K Childcare
Homeless Shelter
Mental Health Temporary Housing/Mental Health Care
Combined Homeless Youth, Pre-K Childcare, Elder Care

Since all of these organizations have proposed to utilize the facility to address clear community needs, it is difficult to determine which proposal should be further pursued. The purpose of this memo is to provide guidance for the Assembly based on the applications received, however additional information may be provided at the January 29th Lands Committee Meeting. The Lands Committee is encouraged to ask additional questions when the organizations make presentations at this meeting.

Primary questions that need to be considered include:

- Why should the City partner with an organization to provide a community service?
- Which proposal is the most likely to succeed while providing a unique service for an underserved population in the community?
- Which proposals could be successful at another location or will the proposal need more support than the Cornerstone Campus will provide?

Staff Review of the Six Proposals

Since 1967, the City and Borough of Juneau has been leasing the Cornerstone Campus at 9290 Hurlock Avenue for \$1 per year to Juneau Youth Services (JYS). JYS leased the facility to provide services to homeless youth. At the end of October 2017, JYS informed the CBJ Lands and Resources Division that due to budget constraints, the program would be relocated to their Back Loop Road facility.

Alaska Legacy Partners LLC proposes to convert the site to an elder care assisted living center for 16 to 18 clients. This group is planning to make a significant investment in the property. This facility will be operated by a private company based in Washington State. The primary concern with this proposal is that the applicants wish to buy the property for \$1, which is significantly less than the appraised value. Although the application appears to be potentially sustainable, it would require the CBJ to subsidize this for-profit venture with a public asset.

Kelli Grummett dba “Aunt Margaret’s House” includes a two part plan of re-entry housing for people exiting the prison system and housing for seasonal workers. Seasonal housing is a service that is currently being provided by the private sector. As it stands with the seasonal worker component, the CBJ could not fairly subsidize this proposal without providing a similar benefit to other housing providers in the community. On the other hand, housing for people exiting from the criminal justice system is a specialized need in the Juneau community and is not being adequately addressed at this time. If Aunt Margaret’s House provided housing for the prison re-entry population, it would represent a new service that is not being provided in the community. Another strong element of this application is that the Cornerstone Campus was designed to be used for housing, so relatively little investment in remodeling would be needed to begin operation. If this proposal is selected by the Lands Committee for further investigation by staff, it would be appropriate to consider a lease arrangement with similar terms as the \$1 a year that CBJ used for JYS. The terms for this lease allow the applicant to begin operations with

minimal upfront investment while ensuring that the property will continuously be utilized for a public purpose. This arrangement would give the operator complete control over day to day facility management while ensuring that CBJ can retain long term control if the terms of the original agreement are not being met. The applicant has indicated that she would be willing to form a non-profit organization to manage the property if that was considered more appropriate.

The Gehring Nursery School is proposing to provide Pre-K childcare at the site. This group has a strong track record of building and managing a childcare program in Juneau. The main weakness for this application is that the Cornerstone Campus was not built for this purpose. Before operating a childcare facility in the building, significant remodeling would be necessary. The application did not include any details about the extent of remodeling needed, budget for the remodeling, or source of funds for the remodel. Considering that childcare is a very marginal business and the proposal does not address this critical issue, this application leaves reviewers concerned that the investment in the property would not be sustainable in the long run.

The Juneau Cooperative Christian Ministry dba “The Glory Hole” is proposing to move the homeless shelter to the Cornerstone Campus. The application did not indicate that the number of homeless individuals served would change; therefore this would represent a lateral move without increasing the number of clients receiving services. Based on the application’s proposed schedule, the lease would be finalized and the facility would be moved in about 2 years, sometime between late 2019 through 2020. This group has a solid proven track record of managing a homeless shelter in Juneau, but this proposal would not bring a new service to the community and would take two years to complete. Additionally, reviewers expressed concern over the proximity to Renninger Skate Park, which is adjacent to this property, and how it might become used by clients who are turned away from the shelter.

Polaris House. Of the proposals received, Polaris House seems to be among the best fit for the building. Polaris House is already running a successful operation and could benefit from a larger facility to expand their program. They have demonstrated that they can be self-sustaining and would be able to use the building with relatively few modifications. In addition, the demand for mental health services is high and benefits would be felt throughout the community. However, the Cornerstone Campus is located in a D5 single-family residential zone and some of the main elements of the Polaris House program, such as the club house and work training programs, cannot be permitted in a D5 zoning district. It is possible that additional information could become available that would allow for the proposed mix of uses to be allowed in a single-family residential district but based on the application submitted, this blend of uses could not be permitted in a D5 zone.

Prama Home Inc. has proposed the most unique and ambitious use for the location. If a combined program for homeless youth, pre-K childcare, and elder care could be developed, it would be a significant achievement for the community. However, developing such a program would require a large amount of investment and work to

create a program that would allow for the three user groups to function in a collaborative manner. The budget submitted would require the program manager to volunteer for an unspecified period of time. Of all the proposals submitted, it would be likely to require a great deal of lead time before the facility could be operational. As proposed, this facility would be managed by a sole volunteer. Without funding to pay for a full time manager if the volunteer manager is unable to continue, this proposal represents a large amount of risk for such a demanding facility. As a result, without contingency funding for a full time manager, staff finds the budget and managerial approach proposed for such a facility to be unsustainable in the long term.

Summary

All of the proposals received would result in improved services for the community. The information received in the applications was often conceptual since very little time was available to develop detailed concepts. Therefore staff's comments are preliminary and additional information may come to light that would result in the Lands Committee reaching different conclusions.

Based on information received from Juneau Youth Services, the maintenance and utility budget for the Cornerstone Campus totaled \$51,650 for calendar year 2016. This represents an approximate monthly cost of \$4,300. As long as the facility is vacant, this ongoing expense will be borne by the CBJ. Therefore there is value in reaching a decision in a timely fashion.

The Assembly is not obligated to select any of the proposals received. If the Assembly is not comfortable pursuing any of the applications, an alternative would be to offer the property for sale at fair market value through sealed competitive bid.

Staff recommendation:

Start the February 26, 2018 Lands Committee meeting at 4:30 (1/2 hour early) to provide 10 minutes for each applicant to make presentations with some time for discussion. This would give applicants the opportunity to refine their proposals and to answer questions from the Lands Committee. The Lands Committee could then forward a list of the three most appropriate applications to the full Assembly for further consideration.

Attached are the original applications received by the Lands Division, also included are summary sheets for each proposal.

In some cases applicants submitted supplemental information after the deadline. These items were included because this is an information gathering process with the intent of presenting the best available information. Supplemental submissions were time stamped.

Alaska Legacy Partners LLC

A. Team Experience

The applicant has assembled a reasonable team however, the Alaska Legacy Partners LLC are not currently operating an elder care facility in Juneau. The care facility would be managed by an out of state third party operator, to be determined if the application is approved.

B. Community Service

Assisted care for the elderly has been identified as a community need by the Assembly.

C. Project Design and Characteristics

The application proposes significant building upgrades in order to meet the standards for a professional care facility. For a general proposal of this nature, the budget is thorough and realistic. The application recognizes that remodeling will be required in order for the facility to meet ADA requirements.

D. Operational Feasibility

The operational budget appears to be realistic however it is a projection because the applicant has not had experience operating a senior care facility in Juneau. The wages appear to be relatively low for a Juneau workforce so there may be significant turn over at the proposed pay level.

E. Readiness to Proceed

It appears that the applicant is ready to proceed however the schedule is not realistic because the Assembly will have to approve the proposal by ordinance and Planning Commission approval will be needed. The schedule for these public hearings will take months however the schedule included with the application anticipates beginning immediately after the Lands Committee meeting.

F. Juneau Applicant Preference

Alaska Legacy Partners LLC are based in Juneau however, they propose hiring a Washington firm to operate the facility.

Summary Comments:

Alaska Legacy Partners LLC are proposing to make a significant investment in the property. They have provided a robust plan to remodel the building to a level where it could be operated for decades as a care facility. Alaska Legacy Partners LLC is primarily a venture capitalist organization while the companies listed to provide the operational expertise are located out of state. While this may work, it is not a proven model in the Juneau market. The Lands Committee may ask why such a well-funded, private business should receive a \$350,000 subsidy from the CBJ.



January 12, 2018

CBJ Purchasing Division
Land Manager

RE: 9290 Hurlock Ave. Application & Letter of Intent

To Whom It May Concern:

As you're probably aware Juneau is in dire need of senior support services, specifically assisted living and memory care facilities. New construction from the private sector to fill this need has not yet materialized and demand continues to increase. We are proposing a 16 to 18 bed memory care facility that will help alleviate this much-needed sector in Juneau. We are requesting a lease similar to JYS whereby our annual rent payment is waived for the initial 5 year term with an additional 5 year renewal option. If significant progress has not been made to open the facility during the first 12 months then the city can cancel the lease. Since we will have a significant amount of money invested into renovations and improvements, once the project reaches stabilization, which we believe is 18-36 months, we would like an option to purchase the property for \$1 (one dollar).

In return for the below market value lease, we are prepared to solve a portion of the memory care needs for the community, invest to upgrade the facility (see Exhibit A), and use this operation to accurately forecast market demand with the goal of developing additional properties and increasing supply levels. We currently own several acres of developable land, but until someone sees a successful operation the risk of a major new development is high. Under our plan, the Hurlock site will be used as a great low risk entry point to gauge actual demand. According to the market research report done by Salus, Juneau is currently underserved in memory care by 61 beds and the need is growing by 6 beds per year for the next 3 years. It is our thought, that we do not have to convince the city of the need as CBJ has entertained financially securing a future development. Our initial site planning suggests, the Hurlock site will allow for a fully functioning 16-18 bed memory care facility with space for commercial kitchen, offices, nurses, safe recreation, dining, medication, secure gardens, and more.



It is our belief that this is in the best interest of the community and is a very low risk option for CBJ to assist with senior facility development. We plan to use an experienced / qualified operator such as Village Concepts from Auburn, Washington or Milestone Retirement Communities from Vancouver, Washington. There are well over 5 operators from which we can choose and all of them have over 20 year's experience managing multiple properties with excellent reputations in memory care management.

Our staffing levels will be inline with national averages of 1 caregiver per 6-7 residents. The goal is to use registered certified nursing assistants from UAS. Currently, UAS graduates about 35 CNA's every 12 months, and anticipates at least 30 this year.

Our firm, a Juneau owned and operated company, is currently in the market to assist with senior based real estate development. Specifically, Alaska Legacy Partners (ALP) was formed for the purpose of supporting, investing, and preserving Alaska's legacy, with a focus on job creation within our community. We see no better way to further that mission than by focusing on the senior market and the aging demographic in Southeast. Having been born and raised in Juneau, ALP principals have a real connection to the community and want to help preserve that sense of community for our children.

Alaska Legacy Partners recently purchased the UAS bookstore building in Auke Bay next to Squirez (www.thejettyak.com) for more than \$2M. The building is a 10,000 square foot facility on 2.43 acres and we have an experienced team already assembled for property maintenance and management, so adding Hurlock Ave to the pipeline is an easy plug and play scenario.

Alaska legacy Partners will not be seeking 3rd party financing to complete the planned improvements. The \$850,000 budget will be financed wholly by it's members.



References

Kelly Pajinag - 907-382-4767 – Director of Home Care and Hospice for Multi-Care Health System in Tacoma, WA with annual revenue of \$2 billion.

Walter Moser – 619-231-2132 – Director of food and beverage for Continuing Life a 600 person continuum of care facility for seniors in San Diego, CA

John Williams – 907-790-6655 – Owner JRE Real Estate

Consultancy Group

Village Concepts or another group will be engaged from a consultant standpoint to ensure regulatory compliance, accessibility requirements, and management of the facility.

BIO's

Garrett Schoenberger

Co-Founder

Garrett is an accomplished real estate professional with over \$200MM in transaction volume over his career. After graduating from Arizona State University in 2004 with a business degree, Garrett started his journey working as an industrial broker for Grubb & Ellis, a commercial real estate brokerage out of Phoenix, AZ. While there, he completed over \$39MM in lease and sale transactions ranging from 1,000 square feet to 250,000 square feet. He provided transaction services to 51 clients on assets totaling 2.5 million square feet and represented institutional clients such as First Industrial Realty Trust, the City of Mesa, and Reliance Companies.

Prior to forming Alaska Legacy Partners, Garrett served as Director of Acquisitions for Curtis Capital Group, a private equity syndicate based out of Bellevue, WA. Over those five years Garrett acquired 12 multifamily properties across five states. The total consideration of those properties was over \$161MM. Primary responsibilities included sourcing, underwriting, negotiating, and executing business plans on value-add



multifamily properties across the country. Garrett is a proud Alaskan and is happy to be back in his home state.

Paul Simpson
Co-Founder

Paul is an accomplished entrepreneur who has founded and grown three companies to combined annual revenues of over \$25MM and 160 employees. 18 months ago, Paul decided to step back from daily roles with each of his companies and look for opportunistic business acquisitions. His latest venture Bantamconnect.com is a insurance based company based in Sacramento, California. In December 2017, he sold BC to a prominent firm in Seattle, Washington. Paul served as chairman of the board and negotiated all facets of the deal from initial funding to acquisition.

Prior, Paul served as CEO of Zoom Health Insurance, one of the fastest growing online and call center backed health insurance brokerages in the country, writing \$2MM of annual premiums per week and 30,000 insurance policies in it's first 12 months. Zoom later merged with a successful insurance operation out of Cleveland, Ohio where Paul worked to transition the functions of the company from California to Ohio as it's Managing Partner and Chief Marketing Officer.

With a strong track record of taking companies from incubation to maturation, Paul attributes his success to a total devotion to strategic execution, original entrepreneurial thinking, and intense customer focus. He prides himself on being innovative and pragmatic with a focus on motivating teams to achieve fast, measurable results. Outside of work, Paul and his wife Ashley have two little girls Poppy and Margo who enjoy playing in the southeast rain forest and combing the beaches.

You can reach me on my cell (949-244-2924). Also, please know that I'd be happy to fly out to talk with you in person.

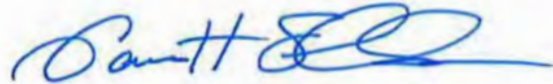
I hope to hear from you soon.

Sincerely,

-Paul



Paul Simpson
Managing Principal
Alaska Legacy Partners
paul@alaskalegacypartners.com



Garrett Schoenberger
Managing Principal
Alaska Legacy Partners
garrett@alaskalegacypartners.com

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

ordinance approved by the Assembly.

- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- ☒ Letter of Interest
- ☒ Completed Application
- ☒ List of References
- ☒ \$500 Non-Refundable Application Fee

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

1. Property Information

Property Owner: City and Borough of Juneau
Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
Legal Descriptions: Fraction of U.S.S. 381

Parcel Code No.: 5-B16-0-102-023-0

Site Sizes: 36,122 square feet

Zoning: D5
Utilities: CBJ Water and Sewer Services
Access: Hurlock Avenue
Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☐ Non-profit ☐ Ltd./General Partnership ☐ Corporation
 ☒ LLC ☐ Individual ☐ Other (Describe):
Applicant's Federal I.D. (if applicable): TBD

Applicant Name/Title: Alaska Legacy Partners LLC
Mailing Address (Street/City/State/Zip): 2780 Fritz Cove Road, Juneau, AK 99801
Contact Name/Title: Paul Simpson / Managing Member
Phone: 949.244.2924
Fax: n/a
Email: paul@alaskalegacypartners.com

Applicant Name/Title: Alaska Legacy Partners LLC
Mailing Address (Street/City/State/Zip): 2780 Fritz Cove Rd., Juneau, AK 99801
Contact Name/Title: Garrett Schoenberger / Managing Member
Phone: 602.790.6144
Fax: n/a
Email: garrett@alaskalegacypartners.com

Please provide applicant identification for each person or entity that has a financial interest in this application. Attach a separate sheet if needed.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

3. APPLICANT EXPERIENCE

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

see Attached documentation

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. CBJ Code- Title 53.09.200(g)

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

4. PURCHASE AND LEASE PROPOSAL

☒ Purchase

☒ Lease

Proposed purchase price: option

Proposed lease price: \$0 / ~~year~~

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

See letter of intent

If proposing less than fair market value per CBJ\$53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed)

— See Attached letter of intent / Exhibits

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature  Date 1/16/18

Printed Name:

Title:

Applicant:

Signature  Date 1/16/18

Printed Name: Garrett Schoenberger

Title: Managing Member

Applicant: Alaska Legacy Partners LLC

Signature _____ Date _____

Printed Name:

Title:

Applicant:

Project Summary

Overview

Proposed Project Name:	Legacy Village Senior Center
Address:	9290 Hurlock Avenue, Juneau, AK 99801
Proposed Use:	Memory Care
Proposed Number of Beds:	18
Zoning:	D-5
Building Square Feet:	7,056
Site Size:	36,122
Construction:	Wood/Modular

Project Schedule

Design/Permitting:	February 1, 2018
Duration:	90 days
Construction:	May 1, 2018
Duration:	150 days
Opening	September 1, 2018

Project Cost Summary

Permitting and Design:	\$75,000
Legal Fees:	\$50,000
Land Expense:	\$1
*Renovation Costs:	\$700,000
Marketing Costs:	\$25,000
TOTAL PROJECT COSTS:	\$850,001

*See Exhibit A for full breakdown

Exhibit A – Improvement Plan Budget

Exterior Improvements

- New roof
- Secure garden/patio area
- Landscaping
- Parking lot
- Signage

Interior Improvements

- Resident rooms
- Dining area
- Kitchen area
- Living area/great room
- Sitting/relaxing area
- Beauty salon
- Medication office
- Laundry room
- Secure entry and exit areas
- Resident care manager's office

Furniture, Fixtures, & Equipment

- Nurse call system
- Telephone equipment
- Window coverings
- Therapy equipment

Deferred Maintenance

We will take care of any mechanical or structural deferred maintenance where needed. Examples of this could include:

- Electrical
- Boiler
- Hot water heaters
- Windows
- Property drainage

EXHIBIT A - contd.

Improvement	Cost	Notes
Exterior		
New Roof	\$50,000	new roof
Secure Garden/Patio Area	\$25,000	create secure garden and patio area for residents
Landscaping	\$25,000	update landscaping and drainage on site
Parking Lot	\$25,000	pave (asphalt) parking area
Signage	\$5,000	new monument sign at entry
Exterior Total	\$130,000	
Interior		
Resident Rooms	\$250,000	build out 9 semi-private rooms (equals 18 beds)
Dining Area	\$40,000	update dining area
Kitchen Area	\$25,000	update kitchen area to handle resident cooking load
Living Area/Great Room	\$20,000	build out defined living area with televisions and chairs
Sitting/Relaxing Area	\$15,000	build out defined relaxation area for knitting, puzzles, quiet time
Beauty Salon	\$15,000	hair salon dedicated to residents
Medication Office	\$15,000	built out secure medication management office
Laundry Room	\$15,000	update laundry area (floors and venting) and buy new equipment
Secure Entry & Exit Areas	\$15,000	create secure entry and exit points throughout the property
Resident Care Manager's Office	\$10,000	dedicated office for resident care manager
Furniture Fixtures & Equipment	\$100,000	Nurse call system, telephone equipment, window coverings, therapy equipment
DEFERRED MAINTENANCE	\$25,000	budget for unforeseen deferred maintenance (electrical, plumbing, heating)
RESERVES	\$25,000	reserve budget for operations
Exterior Total	\$570,000	
PROJECT TOTAL	\$700,000	

Exhibit B – Consolidated Operating Budget Estimation

INCOME

Annual

Income:	\$1,077,300	18 residents @ \$5,250 per month
Vacancy:	<u>(\$53,865)</u>	5% vacancy
Net Rental:	\$1,023,435	
Other Income:	<u>\$123,120</u>	\$600 per resident per month (5% vacancy)
Total Income:	\$1,146,555	

EXPENSES

Annual

Property Taxes:	\$0	exempt
Property Insurance:	\$10,000	market
Utilities/Maintenance:	\$72,000	estimate (based on historical data)
*Payroll:	\$696,680	estimate
Contracted Services:	\$10,000	mkt
Property Management:	\$57,328	5% (based on total income)
Administration:	\$10,000	mkt
Reserve Allowance:	\$1,800	mkt (\$100 per bed)
Misc/Other:	<u>\$2,500</u>	mkt
Total Expenses:	\$860,308	

*see Exhibit C for full staffing breakdown

Income:	\$1,146,555
Expenses:	<u>(\$860,308)</u>
Net Operating Income:	\$286,247

Per Resident Day Breakdown

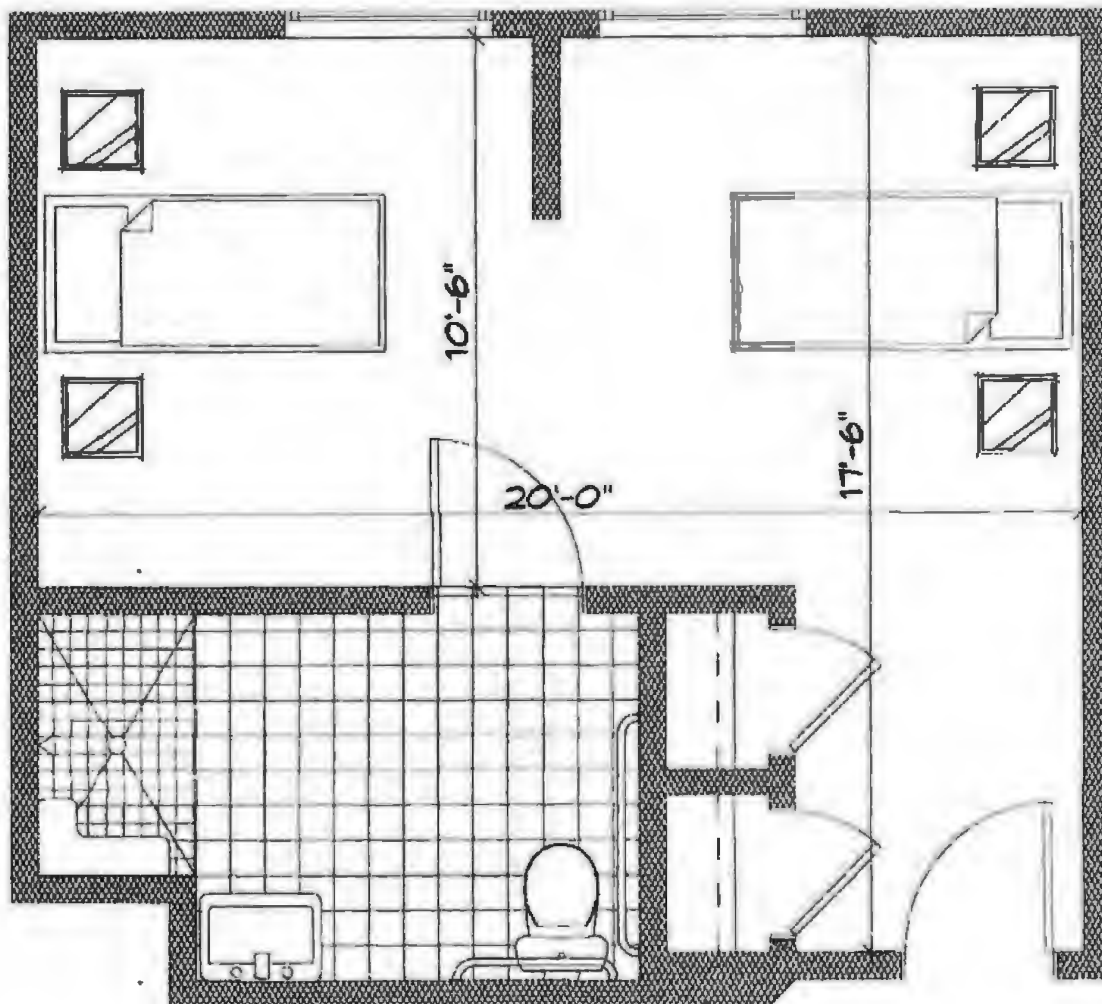
18 rooms @ 5% vacancy = 6,242 resident days

Income:	\$184 PRD
Expenses:	\$138 PRD

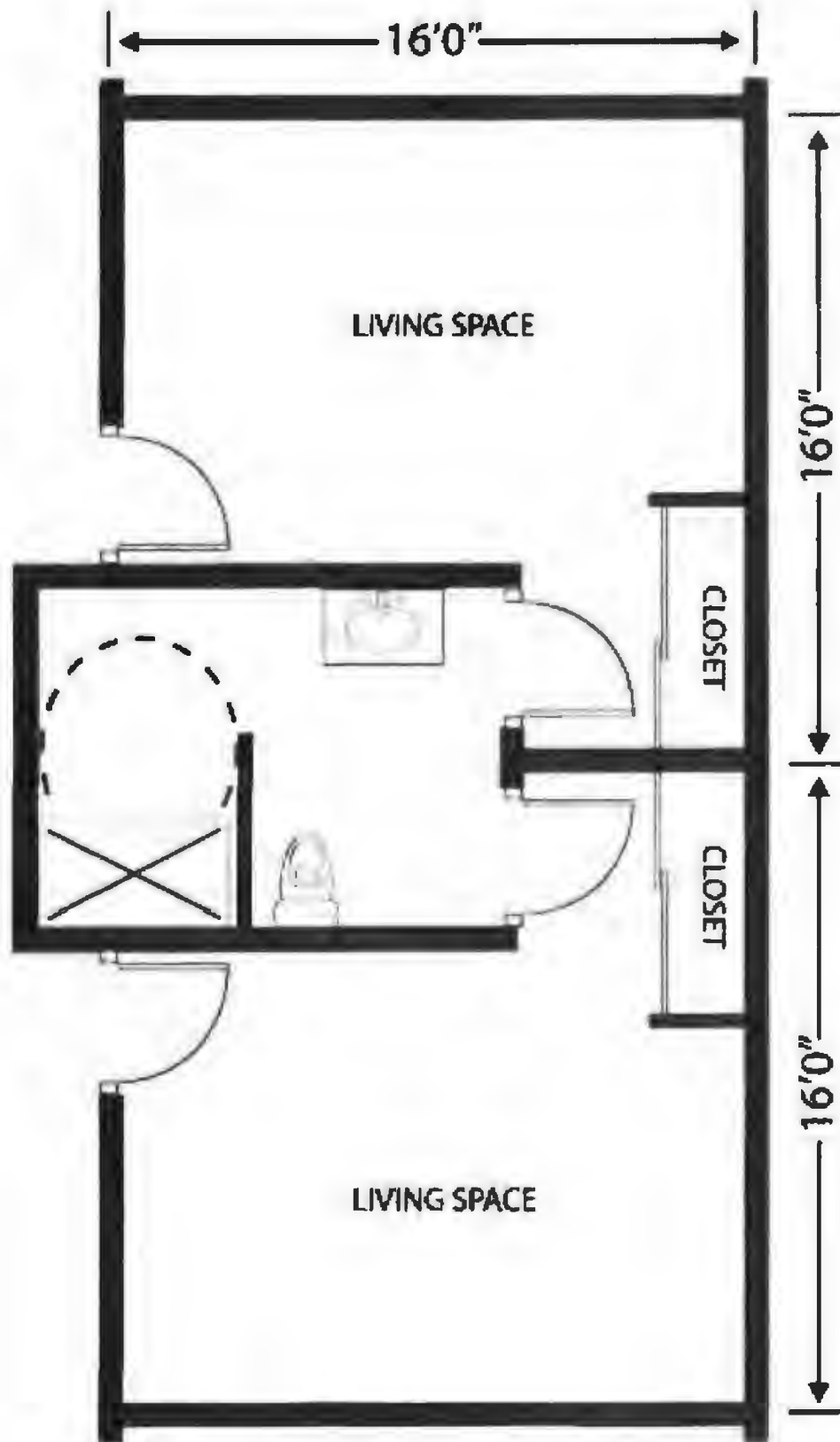
Memory Care Wages Budget Salary Report

Account	Avg. Rate	Hours	Total Wage	FTEs
Operating Expenses				
Nursing Memory Care				
Head Nurse	\$35.00	2,080	\$72,800	1
Nurse Assistants / Caregivers	\$20.00	23,310	\$466,200	8
Plant Operations & Maintenance				
Maintenance Supervisor	\$20.00	500	\$10,000	1
Dietary				
Chef	\$20.00	2,080	\$41,600	1
Housekeeping				
Housekeeping	\$16.00	2,080	\$33,280	1
Administration & General				
Executive Director	\$35.00	2,080	\$72,800	1
Total Operating Expenses		32,130	\$696,680	13

Semi-private 350 sq. ft.



Semi-private 512 sq ft.



Aunt Margaret's House LLC (Kelli Grummett)

A. Team Experience

The applicant has significant property management experience however the proposal does not include re-entry program management experience.

B. Community Service

Transitional housing for people re-entering society after a prison term is an identified need in our community. There is also a chronic shortage of housing for seasonal workers in Juneau. It is unclear how well the user groups would integrate in the same group housing situation.

C. Project Design and Characteristics

Budget is included with new furnishings and some upgrades proposed. A maintenance budget is included which may be a little low based on JYS's experience. The funding source is rent which appears sustainable.

D. Operational Feasibility

The plan is relatively straightforward and appears ready to proceed. Since the facility was laid out for group living, very minor changes would be needed to begin operating the facility as rental housing.

E. Readiness to Proceed

The applicant is ready to proceed with the proposal. Other than furnishings, and minor upgrades, very little would need to be done to begin operation. The plan includes a realistic timeline.

F. Juneau Applicant Preference

Yes, the applicant lives in Juneau.

Summary Comments:

The application contains three proposals for purchasing the property but all are below the appraised value. Selling the property for less than fair market would require the Assembly to make a finding that the proposal would be for a purpose that should be provided by government. The CBJ has not established that it should be providing market rate rentals so the only option for a less than fair market sale would be for the applicant to provide post incarceration re-entry housing.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- ☒ Letter of Interest
- ☒ Completed Application
- ☒ List of References
- ☒ \$500 Non-Refundable Application Fee

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

1. Property Information

Property Owner: City and Borough of Juneau
Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
Legal Descriptions: Fraction of U.S.S. 381

Parcel Code No.: 5-B16-0-102-023-0

Site Sizes: 36,122 square feet

Zoning: D5
Utilities: CBJ Water and Sewer Services
Access: Hurlock Avenue
Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☐ Non-profit ☐ Ltd./General Partnership ☐ Corporation
 ☐ LLC ☐ Individual ☒ Other (Describe): individual, will create an LLC called "Aunt Margaret's House"
Applicant's Federal I.D. (if applicable): _____

Applicant Name/Title: Kelli Grummett
Mailing Address (Street/City/State/Zip): 11435 Glacier Highway 2B, Juneau Alaska 99801
Contact Name/Title:
Phone: 907-632-8895
Fax:
Email: Kelli.Dindinger@icloud.com

Applicant Name/Title:
Mailing Address (Street/City/State/Zip):
Contact Name/Title:
Phone:
Fax:
Email:

Please provide applicant identification for each person or entity that has a financial interest in this application. Attach a separate sheet if needed.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

3. APPLICANT EXPERIENCE

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. CBJ Code- Title 53.09.200(g)

I have extensive real estate experience commencing eighteen years ago, when I obtained my first rental property and managed it myself. Since then I have acquired several other properties, currently 15 family units. I was in the hotel business for 10 years before I earned my real estate license and started selling houses and managing property for clients. Thirteen years ago I purchased shares of Alaska Travel Adventures, Inc. and managed the company for 12 years, including management of employee housing for 220 – 270 employees seasonally. During that time I managed countless maintenance and remodel projects. I have maintained great relationships with utility, maintenance, and repair service providers to provide exceptional service to my tenants.

I recently purchased a CBJ parcel, known as 3101 Nowell Avenue. The terms of the sale were unique and onerous, based on the type of sale that it was. It allowed for creditors to redeem the property within two months, and it allowed the owner to redeem the property within one year. Unfortunately one of the creditors disagreed that they were subject to the two-month redemption and threatened to foreclose. It didn't make sense to negotiate with them until after the owner's redemption period was expired, so we finally settled in November 2017, and I was recently able to obtain clear title of the property. I am commencing the process of obtaining building permits and demolition in anticipation of rebuilding the property by January 2019. I'm excited about the project, which will result in a beautiful home that fits in with its desirable neighborhood.

My Juneau contractors are all licensed, bonded, and insured as follows:

All American Plumbing	Channel Construction
The Plumbing and Heating Company	Glacier State Contractors
Infinite Interiors	Miller Constructions/Building Pros
Juneau Appliance Repair	Juneau Glass
Alaska Renovators	Gershin Construction
Cameron's Plumbing	VRB Construction
Southeast Electric	Secon
Juneau Electric	

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

4. PURCHASE AND LEASE PROPOSAL

☒ Purchase

\$365k, \$305k, or \$265k

☐ Lease

Proposed purchase price: See below proposals

Proposed lease price: _____

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

If proposing less than fair market value per CBJ\$53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed)

The CBJ Assembly goals include assuring adequate and affordable housing for all CBJ residents. I am interested in bridging the gap for reentry citizens. Studies have shown that inmates who are discharged and don't have a place to live, disproportionately end up back in prison. 40% of long-term inmates indicate that they don't know what their housing will be once they are discharged, according to Don Habeger of Juneau Reentry Coalition. There are 165 long-term inmates, and 500 total inmates discharged annually. There are a couple of limited resources available, but inadequate to meet the need. I will work with these organizations on a referral basis to provide housing for individuals in this sector. I would also consider modifying the facility to provide enhanced security for those residents who are outside of this sector to ensure the safety and comfort of all residents, if needed.

In addition to fulfilling the reentry gap, I am interested in providing affordable housing to the tourism sector, which is near and dear to my heart. I have seen businesses and employees struggle with regard to recruiting and morale associated with a deficiency in available and affordable housing. The tourism industry in Alaska has historically not been widely recognized as an industry, which provides a living wage. I was happy to see that the assembly recognizes tourism among its top economic drivers. It was also nice to see that tourism has now surpassed the seafood industry for higher individual wages earned. I am certain support for tourism in Juneau, in the way of available affordable housing, will be appreciated by those tourism employees as well as the businesses who spend a significant amount of time and money to recruit workers for the summer. So many businesses are indirectly affected by the tourism dollar, so keeping employee morale high is important to the tourism industry and to Juneau in general. The Juneau Assembly's goals include increasing affordable and workforce housing availability. Seasonal tourism employees can't afford much, but they contribute to Juneau's economic health immensely. Supporting the tourism industry makes sense. I can offer affordable housing to this sector, offering two persons per room, for a short-term lease with no penalties.

The assembly approved a one-time allocation for the Winter Shelter, which provides a warm place for the homeless to go if the weather is below 32 degrees. I would be willing to offer this space as a warming shelter, should the city need the service, and if a conditional use permit could be obtained for this activity. Any available rooms could be used, in addition to the common areas where cots would be set up to the maximum allowable, as determined by the fire marshal. I would provide the staffing required to manage this activity. Showers would also be available.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)

The inspiration for this project is my grandmother, Margaret Dindinger, who was the original caretaker of the "Juneau Receiving Home" when I was a small child. Everyone called her "Aunt Margaret". After more than 20 years of managing the emergency children's shelter, she bought a five-bedroom home and became a foster parent moving many of the children to her home, including adopting one of them. She continued to take in kids, and adults in need for the rest of her life at this house. I plan to start an LLC called "Aunt Margaret's House".

The mission of Aunt Margaret's House, LLC will be to provide affordable housing with specific interest in assisting community sectors that are among the most desperate for obtaining housing. The house will be available for anyone, but I will solicit referrals from groups including: Juneau Reentry Coalition, Second Chance Program, Family Promise, Salvation Army, Tlingit-Haida Housing Authority, Gastineau Human Services, St. Vincent De Paul, Haven House, Family First, and others. If rooms are available, I will solicit seasonal housing tenants from the tourism sector. Preliminary due diligence indicates that a conditional use permit would be easily obtained, because the use conforms to current zoning regulations. Research also indicates that non-profit social service providers perceive this use as a current need, and would be interested in referring clients.

The location of this facility is ideal for lower income individuals who often rely on public transportation and employment from hospitality or other service industries. Residents will be able to walk to employers such as McDonalds, Super Bear, the Airport, Petco, OfficeMax, Sportsman's Warehouse, Alaska Nugget Outfitters, Safeway, The Alaska Club, airport hotels and restaurants, etc... The property is also on the bus route, so access to other recourses is easy.

A resident manager will enforce the attached house rules to ensure safety and order. Additional house rules would be included as needed.

The rooms vary in size and desirability. I will reserve some of the larger rooms for two persons per room, and rent them by the bed, to achieve maximum affordability, but most of the rooms will be appropriate for single occupancy at an affordable price. I will need to furnish the property, including bedrooms and common areas for a total estimated cost of \$20,000, not including any appliances that are removed from the property.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

I have three proposals as follows:

#1. \$365,000.00 Purchase price

City will move the property line approximately 30 feet south toward the park so that the existing structures comply with zoning requirements. City will also finance the property with 10% down, tax exempt, and zero percent financing, with a 30 –year amortization, for five years. The city will review the project annually after the initial five-year period. Upon review, if the city determines that the property is meeting a qualified community housing need, or if at least 60% of the property is housing inmates, then the zero percent financing and tax exemption would continue until the next annual review. If at the review it is determined that the property is not meeting the criteria, then the city may call the note due in full with 180 days notice. Possession will transfer as soon as the city desires.

#2. 305,000.00 Purchase price.

The city will finance the project at 4% interest for 15 years, with a 30-year amortization, with 5% down and tax exempt for two years. The city will provide an easement or lot line adjustment to allow the existing building to remain. Possession will transfer as soon as the city desires.

#3. \$265,000. Purchase price

Cash offer, as is where is, and no conditions. Possession will transfer as soon as the city desires.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature Kelli Grummett *Kelli Grummett* Date 01/15/2018

Printed Name:

Title:

Applicant:

Signature _____ Date _____

Printed Name:

Title:

Applicant:

Signature _____ Date _____

Printed Name:

Title:

Applicant:

To: Aunt Margaret's House Residents
 Fr: Kelli Grummett
 Subject: Information and Rules

Welcome to Aunt Margaret's House. I hope that your stay here will be great. We take great pride in this home and want to keep it a comfortable and well-maintained residence. In the event you encounter any problems, do not hesitate to call me at 907-632-8895.

Important Information:

1. **EMERGENCIES-** In the event of ANY Emergency requiring medical or law enforcement help, call 911 immediately. Your address is 9290 Hurlock Avenue. Then notify the onsite manager or call me at (907)632-8895.
2. **Lock the Doors-** Always lock the front/side doors and your room door when you leave and come back to Aunt Margaret's house.
3. **Evacuation Routes-** Please familiarize yourself with the exits. A diagram will be posted in the common areas.

Rules:

1. **Quiet Time is 10 pm** – This means TVs and Voices are lowered.
2. **Alcohol** – Permitted in your rooms ONLY. NO alcohol in common spaces.
3. **Smoking** – Permitted outside ONLY. No smoking is permitted within 10 feet of the front and side doors to eliminate smoke from entering the house. No smoking is allowed in any outbuildings. Smokers need to clean up all cigarette butts.
4. **Pets and Guests-** No pets are allowed. Guests are permitted only in the presence of a paying resident and may not spend the night without preapproval.
5. **Laundry-** Machines are open to all tenants. Do not leave the premises while doing laundry. Empty lint trap after each use of the dryer.
6. **KITCHEN-** **Clean up your mess after making meals.** Dishes must be loaded into the dishwasher, or washed, dried and put away, but never left on the counters, in the sinks, or in the common areas. Be sure the dishwasher gets emptied after running it. **No dishes or food or other personal belongings may be left on the counter tops or in the sink. Sweeping the floor and wiping down counters and stove are required after using the kitchen. THIS IS VERY IMPORTANT!**
7. **Refrigerator-** Label all food with name and date.
8. **Pantry** Like the refrigerator, label with name and date.
9. **Bathrooms-** There are several full bathrooms available for all bedrooms. We will be cleaning them weekly. **Keep all personal items in your bedroom when not using them in the bathroom.**

Other Information:

1. **Maintenance Building** – It is not a common space and is only to be used by management. Arrangements may be made for storage on a case to case basis.
2. **Trash-** Trash should be taken to the dumpster and the dumpster is to be locked.
3. **Internet-** Internet usage is free and unlimited. The network is "xxxxxxx" and the password is xxxxxxxx.
4. **Common Areas-** Will be cleaned weekly. Please assist by keeping things tidy. **No sleeping is permitted in common areas.**
5. If you have any maintenance issues notify the onsite manager and email me at:
 kelliidindinger@icloud.com or call me at 907-632-8895.

**Business Proforma
Prospective Budget
Aunt Margaret's House**

OFFER		Offer #1 tax/interest free for 5 years \$365,000 Maximum Affordability	Offer #2 tax free and 4% interest for two years \$305,000 Very Affordable	Offer #3 No tax relief or city financing \$265,000 Moderate Affordability			
Maximum affordability							
	Two bunk beds in	48	48	48			
	Conference room rented by						
	Two beds in 3 large rooms	72	72	72			
	rented by the bed						
	Three standard rooms, max	36	36	36			
	2 people rented by the						
	Small Rooms rented by the	72	72	72			
	room max. one person						
	Manager's room	0	0	0			
	Annual number of rooms based on 70% occupancy	160	160	160			
Revenue							
	Sales Revenue						
	Two bunk beds in						
	Conference room rented by	14400	\$300 pp	18000	375pp	19200	400pp
	Two beds in 3 large rooms	25200	\$350pp	30600	425pp	34200	475pp
	rented by the bed						
	Three standard rooms, max	25,200	\$700pr	27,000	750pr	27,000	750pr
	2 people rented by the						
	Small Rooms rented by the	36,000	\$500 pp	43,200	600pr	43,200	600pr
	room max. one person						
	Manager's room					3,600	300pp
	Total Revenue	70,560	Based on 70% occupancy	83,160		86,520	
Expenses							
	General & Administrative Expense						
	MANAGER	14,400	includes cleaning	14,400	includes cleaning	14,400	includes cleaning
	TAXES	0		0		3,731	
	Principal Payment	10,956		5,160		1,800	
	Interest	0		11,520		23,760	
	Water/Sewer	7,500		7,500		7,500	
	Electricity	12,000		12,000		12,000	
	Gas	9,000		9,000		9,000	
	Garbage	1,800		1,800		1,800	
	Insurance	4,000		4,000		4,000	
	Internet	1,200		1,200		1,200	
	Cable	800		800		800	
	Supplies	1,200		1,200		1,200	
	Telephone	700		700		700	
	landscaping/sow removal	850		850		850	
	Repair/Maintenance	6,000		6,000		6,000	
	Total Expenses	70,406		76,130		88,741	
	Total Net Income (Loss) From Operations	154		7,030		(2,221)	

*If the warming shelter activity was implemented then wages for another individual will be added and offset by city funding for the shelter.

Aunt Margaret's House Capital Improvement Budget

1 Convert offices/modular rooms and conference room to bedrooms		
Windows	\$	4,500.00
Closets	\$	1,500.00
2 Common Area Furniture		
6 Chairs and Couches	\$	2,200.00
5 Coffee/End Tables	\$	1,100.00
2 Dining Table and Chairs	\$	800.00
4 Rugs	\$	400.00
3 Bedroom furniture		
12 twin beds	\$	1,800.00
18 Dressers	\$	3,600.00
18 lamps	\$	540.00
25 Bedding	\$	1,800.00
4 Appliances		
2 Refrigerator	\$	1,400.00
2 Microwaves	\$	100.00
Misc. small appliances	\$	200.00
pots/pans/dishes	\$	200.00
		\$ 20,140.00

Proposal for Purchase of 9290 Hurlock Avenue, Juneau Alaska

Letter of Interest

I, Kelli (Dindinger) Grummett, propose to purchase the property located at 9290 Hurlock Avenue, Juneau Alaska. This property has particular interest to me, because it has had a remarkable impact on my family. I spent a lot of time at this house after my parents were divorced in the mid '70s while my grandmother, known by many in our community as "Aunt Margaret" was the first care-taker of what was called the "Juneau Receiving Home." I remember playing games, doing chores, going to the movies, and going to church with the teenage residents. I remember a baby, who came into my grandmother's custody, with her intestines out of her body, having been abandoned by her parents, awaiting surgery. I remember when I became best friends with the first African American that I ever met, after she and her baby sister were fostered with my grandmother. My brother was so impacted by his experiences at the home, he became a supervisor at the Cornerstone facility, for Juneau Youth Services and then went on to get his PHD in Psychology. He now has his own clinical practice specializing in child psychology.

My grandmother was an amazing woman who had a powerful impact on many disadvantaged and challenged Juneau residents. I would like to honor her by contributing in a meaningful way to our community, as she did. I have, therefore, identified a gap in social services associated with inmates re-entering the community. I propose this facility be used for housing for individuals re-entering society to assist them in maintaining a healthy and successful life-style. I also propose the facility be available for temporary housing for summer tourism employees, should rooms be available.

I employed many front-line workers in the tourism business, and have been approached by employees with felony records who needed my assistance to obtain housing, because property owners were reluctant to rent to felons. Inmates often receive some assistance with obtaining employment during their stay at the half-way house, but they don't receive much assistance obtaining housing, and, as a result, often end up in the same environment as they were in prior to their incarceration. The domino effect, beginning with lack of housing, leads them to not show up for work, which results in lost jobs, causing them to revert to survival techniques that are unhealthy, and, ultimately, they end up back in prison. I see My tourism connection is a potential opportunity for residents who may need employment assistance. The configuration of the rooms and my proposed use would also be conducive to offering affordable housing for tourism employees, if rooms happen to be available during the summer months. Front-line tourism employees can't afford much, but they make it possible for one of our most

important economic drivers to succeed. I believe that these sectors could be comingled successfully.

I am an Alaska Native, enrolled in the Tlingit and Haida Indian Tribes of Alaska. Juneau is my home town, where I have always enjoyed the amazing outdoors, work opportunities, and arts that are available. I have participated in Juneau's economic health through multiple business endeavors and volunteer work. I am an owner of one of Juneau's core tourism businesses, and a real estate company. I served on the board of the United Way of Southeast Alaska, the Alaska Travel Industry Association board, the Alaska Travel Industry Association Marketing Committee, the Juneau Economic Development Tourism Cluster, where I chaired the University/Tourism initiative, and I assisted with various school district activities, while I raised three girls in this community. I have had 19 years of property management experience, including management of my own properties and managing properties for clients. I served as the president of my condominium association. I was the president and CEO of my tourism business, Alaska Travel Adventures, Inc. for 12 years where I management 25 tourism business entities including the housing of 220-270 employees annually. I have done the homework, and have the expertise to execute this plan as proposed.

I was excited when this opportunity came available, but while walking through the facility the memories flooded my mind and caused me a strong desire to find a way to use my property and people management expertise to help people in our community. I believe that offering an affordable housing option for reentry citizens, and others, including seasonal workers, who have had difficulty finding a place to live will bridge a gap in the services that are already being provided to solve the lack of affordable and available housing in Juneau, which has been identified as a high priority. I appreciate your consideration and look forward to any follow up questions and discussions.

References

Reecia Wilson, The Waterfront Group, Mentor and business associate
Kirby Day, Princess Cruises, Business associate
Chris Meier, Alaska Travel Adventures (ATA), ATA Co-Board Member
Richard Winchell, Mentor and retired real estate professional
Johney Engle, Infinite Interiors, service contractor
Wayne Stevens, United Way of Southeast, President
Russ Stevens, Alaska Club, Business associate
Barbara and Ray Pastorino, Relatives and clients
Jimmy Mason, Glacier State Construction, Relative and business service provider
John Blanchard, UAS, Tourism/UAS initiative through JEDC Tourism Cluster Group
Brian Holst, JEDC, Tourism Cluster Group
Sharon Gaipman, Business associate
Ed Thomas, Tlingit Haida Central Council, Mentor, 2016 Canoe Journey
Doug Chilton, People One Canoe Society
Sheldon Winters, Lesmeir and Winters, Relative and service contractor
Tim Worthen, Premier Alaska Tours, Mentor and business associate
Sushil Wanagatunga, American Credit Card Systems, Service provider
Leslie Dahl, JDHS Drill Team Coach
Ruth Danner, Worked with on an affordable housing initiative in 2008
Kim Mungle, Mungle and Associates, Co-Board Member on Southeast Alaska
Multiple Listing Board
Bill Heuman, Business Associate
Jan Van Dort, Business Associate
David Summers, Alaska Knife Works, Business Associate

Other references and contact details available upon request

Kelli Leanne Grummett
11435 Glacier Highway 28
Juneau, AK 99801

Enrollment Number | Date of Birth
R46123 | **07/29/1971**

Tlingit and/or Haida Blood Quantum
Tlingit: **0.0313** Haida: **0**

Total BQ: **0.0313**

Card Expiration Date
12/01/2022

This certifies that the person whose name appears on this card
is an enrolled citizen of the Tlingit and Haida Tribe of Alaska



Dan Bleidorn

From: Kelli Dindinger Grummett <kellidindinger@icloud.com>
Sent: Thursday, January 18, 2018 2:06 PM
To: Dan Bleidorn
Subject: Fwd: Nice Room in beautiful house

(Hi Dan, I just sent this message to both of you, but misspelled your name and it came back undeliverable, so I'm resending just to you)...

Hi Greg and Dan,

I have a family who ended up splitting up, and could no longer afford the entire house, so I've been trying to help her sublet a couple of the rooms. I received the below response to that ad this morning. I haven't responded to him yet, but I'm guessing that he won't be able to rent my room because there are small children in the home, and his background may make it inappropriate. The reason why I'm forwarding this to you is to ask that you add it to my proposal as an example of the kind of people that I would be trying to help, and some evidence that a need exists. It also adds some validity to my statement that these guys do often have jobs, just not housing, so they could afford some rent. The types of jobs that they are getting are usually close to minimum wage type positions, so they can't afford too much. I can see how going out and trying to rent an apartment would be difficult, and how families don't necessarily feel comfortable cohabitating with people who have had a criminal background.

I am anxious to hear what offers came in for the property.

Best,

Kelli Grummett
 907-632-8895

Begin forwarded message:

From: "michael hernandez" <dbfcb8c1e5433eebb168ecfaeff6aa27@reply.craigslist.org>
Subject: Nice Room in beautiful house
Date: January 18, 2018 at 9:14:30 AM AKST
To: 67qfb-6404740780@hous.craigslist.org

Hello, my name is Michael Hernandez and I am new to the Juneau area. I am quite interested in your unit. as I am currently residing in the Juneau Halfway house and am to be released on the 10th of February. I am currently employed at the Valley Subway and will at least be able to put down the first months rent at minimum. I am hoping to be able to have you work with me on the deposit if at all possible. I would have the full amount but the Halfway house takes 25% of my checks so my financial income will not permit me to have the deposit although I can put down at least half within the first 2 weeks after I move in and possibly get a loan for the deposit from the Juneau Housing assistance program if I am to be accepted into your unit. I have never owned an apartment before so I believe that this would be an ideal place for me. I am extremely clean to the point of borderline OCD, also I am very respectful. despite my criminal history I am not at all like your ideal criminal as I have changed the person I used to be. I am going to be 30 years old in February so you need not worry about the youngster mentality. I would be very grateful to be given an opportunity as most people are

FINANCE PURCHASING DIV
 2018 JAN 18 PM 2:06
 Submitted to Lands via email

quick to dismiss me due to my criminal background. If you need to contact me you can call the front desk at the halfway house at [907-780-3020](tel:907-780-3020) and leave a message with the staff and I will return your call as soon as I receive your message. My access to the internet is very limited so calling the halfway house would be the best method to contact me. The best times to contact me are on Tuesdays or Thursdays as those are my days off, otherwise I usually am at work from 6am-2pm or 3pm so anytime after that I will be at the halfway house and able to return your call asap. I As I have said I only have 30 days to find a place so if your able to give me the opportunity I would be very grateful and will not disappoint you. I am going on 30 years old and not into the whole party seen as I prefer a quiet lifestyle so please do not hesitate to give me a call. thank you for your consideration and have a wonderful day

<https://juneau.craigslist.org/roo/d/nice-room-in-beautiful-house/6404740780.html>

Original craigslist post:

<https://juneau.craigslist.org/roo/6404740780.html>

About craigslist mail:

<https://craigslist.org/about/help/email-relay>

Please flag unwanted messages (spam, scam, other):

<https://craigslist.org/mf/0c3a8f2b7f4bbe0486e44613883d81ffd8f2c5a7.2>

FINANCE PURCHASING DIV

2018 JAN 18 PM 2:06

Submitted to Lands via email

Gehring Nursery School (GNS)

A. Team Experience

The applicant has remodeled a church to accommodate a pre-school. The applicant has also operated a pre-school for four years.

B. Community Service

The Assembly has identified pre-school as a need in Juneau.

C. Project Design and Characteristics

Redevelopment costs have not been clearly described and the modifications needed to bring the property up to ADA requirements for a preschool were not identified in the application.

D. Operational Feasibility

An operational budget was not included with the application however the based on the applicant's experience, it is likely that they have the expertise to make the necessary building modifications. Childcare facilities are funded through fees paid by clients. In this case the applicant has been operating a similar facility for four years, which the applicant renovated.

E. Readiness to Proceed

With some remodeling the facility could be operational. The application includes a list of the building's weaknesses so they are aware that the building will need additional long term investment. A schedule and timeline were not included with the application

F. Juneau Applicant Preference

Yes, the applicant operates a childcare facility in Juneau.

Summary Comments:

The application is does not contain several details that would be helpful to provide a complete evaluation of the proposal. However, the applicant has strong business experience since they have converted another building and operated a childcare facility for several years. The applicant has proposed to buy the building for about 70% less than fair market value in return for operating a childcare facility. The applicant has stated that they are willing to accept a reversion clause if the site is not being used for childcare. Childcare would require a Conditional Use Permit in a D5 zone.

- approved by the Assembly.
- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- X Letter of Interest
 - X Completed Application
 - X List of References
 - X \$500 Non-Refundable Application Fee
-

4. PURCHASE AND LEASE PROPOSAL

☒ Purchase

☐ Lease

Proposed purchase price: 102,000

Proposed lease price: _____

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

If proposing less than fair market value per CBJ§53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed)

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)



8585 Old Dairy Road #102

Juneau, AK 99801

907-789-5533

January 16, 2018

City & Borough of Juneau
CBJ Purchasing Division
ATTN: 9290 Hurlock Ave. Application
155 So. Seward Street
Juneau, AK 99801

To Whom It May Concern:

Please find with this letter, application to the City & Borough of Juneau to purchase the property formerly known as Cornerstone Campus from Gehring Nursery School (GNS).

This property has been used for youth services for nearly 50 years by Juneau Youth Services. My client wishes to continue using the property for services to Juneau children. The location is convenient for parents and children. There is adequate parking and room to manage traffic flow. The outdoor spaces will allow safe play areas for children (with fencing and other changes). There is enough indoor space to take as many as 150 small children.

We have a childcare problem in this community. It's been identified as a strong need in CBJ Assembly goals for several years. It's also referenced in the Juneau Economic Development Plan several times. The problem is only getting worse, and projected to reach crisis levels in the coming months, with anticipated closures of even more day care facilities in our community. It is becoming more and more difficult for parents of young children to find quality care for their children so that they can be productive members of our community. The lack of childcare has been one of the reasons people leave.

I encouraged my clients to put forward a request for CBJ to sell this property to them for \$10. They are instead, offering \$102,000. While this is still considerably less than the appraisal, I would like to make a few points.

1. An appraisal is an opinion you pay good money for. If you were to order multiple appraisals, it's very likely they would each come out at a different value. While the final number does need to be reconciled to hard data, there is a lot of room for interpretation of that information.
2. The improvements on this property, while functional for it's prior purpose, do not lend themselves easily to other uses. The foundation is settling, and the roof is in questionable condition. There are multiple roofing surfaces of varying types and age. The building could use some energy upgrades, and it is likely the State of Alaska will require significant changes to the buildings and property before letting this function as a daycare and nursery school.

3. My client is putting forth an offer on this property that addresses a long-standing community need. Finding and keeping child care has been a problem in this community for decades. With increased insurance costs, regulatory requirements and demand for a higher level of education, this problem is getting worse every year. When people cannot work, they put more pressure on social services, do not produce at their full potential, or often times leave our community. In turn, that results in reduced school enrollment, resulting in further decreasing our school budgets. The cycle will not end without action.
4. Almost every long-term child care facility in our community operates in donated space, or within a home setting. Nearly every operation that has operated in space they need to pay for has failed. Gehring Nursery School has not made a lot of money, but they are operating in the black, while paying their teachers and other employees a fair, liveable wage.

We are proposing the City & Borough of Juneau sell this property to Gehring Nursery School under the following terms and conditions:

Purchase Price \$102,000

Down Payment: 10%

Interest rate: 2%

Term: 15 years, with no pre-payment penalty

Additionally, I recommend the City & Borough of Juneau put a property use restriction on this property, that it be used to house services to children in perpetuity. This could be done with a covenant or deed restriction. This would ensure that the property always be used for the intended purpose of this agreement, and settle any community concerns about potential future sales of the property.

Thank you for your time and consideration.



Debbie White
Broker/Owner
907-723-9886

1. Property Information

Property Owner: City and Borough of Juneau
 Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
 Legal Descriptions: Fraction of U.S.S. 381

Parcel Code No.: 5-B16-0-102-023-0

Site Sizes: 36,122 square feet

Zoning: D5
 Utilities: CBJ Water and Sewer Services
 Access: Hurlock Avenue
 Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☐ Non-profit ☐ Ltd./General Partnership ☐ Corporation
☐ LLC ☐ Individual ☒ Other (Describe): Sole Proprietorship
 Applicant's Federal I.D. (if applicable): _____

Applicant Name/Title:

Israa S. Kako-Gehring/ Gehring Nursery School Owner

Mailing Address (Street/City/State/Zip):

POB 210595, Auke Bay, AK 99821

Contact Name/Title:

Israa S. Kako-Gehring

Phone:

907-723-1173

Email:

israakako@gmail.com

Please provide applicant identification for each person or entity that has a financial interest in this application. Attach a separate sheet if needed.

3. APPLICANT EXPERIENCE

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. *CBJ Code- Title 53.09.200(g)*

My (Israa S. Kako-Gehring) experience in real estate started as a student of ACH Consulting for real estate education in early 2014. I took the real estate courses to become better informed of real estate, before making any property purchase or financially investing in my community. In mid-late 2014 I purchased a commercial property at 4341 Windfall Ave. The property came with a lot of city setbacks and laws preventing me from operating the property for my intended purpose of a nursery school. I stood my ground, believed in my passion and converted the property from a church into a school. During time of renovations, I lobbied for changes in city laws and eventually prevailed.

The last 4 years I have managed and maintained my school with a very high success rate, of community approval. The teachers in our program absolutely love their job, the students love the school, and parents are left at ease with the decision of leaving their most prized possession at Gehring Nursery School!

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature  Date 1/16/18

Printed Name: Israel S Kako
Title: Owner of Gehring Nursery School
Applicant: Israel S Kako

Signature _____ Date _____

Printed Name:
Title:
Applicant:

Signature _____ Date _____

Printed Name:
Title:
Applicant:

Reference List:

Employees

Mrs.Jessica - (404)457-3399

Mrs.Alyssa-(907)500-4642

Mrs.Meredith-(907)723-5081

Mrs.Erica- (360)591-3871

Families of GNS

Griffith-(907)321-0959

VonRewoski- (907)947-3882

Trego-(907)2091602

Petty-(907)500-5322

Friends

Nani-(907)723-6292

Brittany- (901)503-7402

Alexis- (919)961-9951

Carty-(907)831-2100

Family

Lonnie- (907)321-0219

Sarmad-(901)679-8325

Salaam- (901)830-1087

Juneau Cooperative Christian Ministry dba Glory Hole

A. Team Experience

This application was submitted by an operational program with a long history and includes very experienced staff.

B. Community Service

The proposed service is definitely needed in the community however, the proposal is not to offer a new service or expand the existing program. This proposal would relocate an existing homeless shelter from the downtown core to a residential neighborhood in the Mendenhall Valley. The primary advantage for moving the Glory Hole is that it would allow the current building to be leased at a commercial rate and the proceeds from this rental could be used to fund the program in its new location.

C. Project Design and Characteristics

A budgeting process is outlined in the application but the details were not included. The application does not specifically address if the building would need to be modified to address ADA requirements.

D. Operational Feasibility

The budget provided is not complete but the Glory Hole has been functioning in Juneau for decades. The primary benefit of the proposed move is that it would provide the organization with a revenue stream. Although the details were not included in the application, it appears that the proposal would be successful in the long term.

E. Readiness to Proceed

The applicant is ready to begin a process to determine how to move forward. The timeline appears to be realistic but is not detailed. The applicant expects to lease the building between September 2019-January 2020

F. Juneau Applicant Preference

Yes, the applicant has been operating a homeless shelter in Juneau for decades.

Summary Comments:

This proposal moves an existing service from the downtown core to the Cornerstone facility. The core of this proposal is the concept of creating a funding mechanism for the Glory Hole by allowing the organization to rent the existing building downtown for commercial purposes and use this revenue to fund the operations of the homeless shelter in a new location. Further discussions with the Community Development Department would be required to clarify the permitting process for this proposal.



247 S. Franklin Street
Open 24 Hours a day
365 days a year
**Food
Shelter
Hospitality**

January 13, 2018

RE: Cornerstone Building Lease

Dear CBJ Lands Committee,

Please consider this letter of interest for the lease of the Cornerstone Building located at 9290 Hurlock Avenue.

Established in 1982, Juneau Cooperative Christian Ministry dba The Glory Hole (TGH) has continually provided emergency shelter, soup kitchen, and care center services to those most in need. The Cornerstone facility is uniquely designed for the same purposes, specifically for the provision of food, emergency shelter, and care. Our intent with the leased building would be to conduct our emergency shelter and care center operations out of the 9290 Hurlock Ave location and to use our current downtown building, located at 247 S. Franklin Street to generate program revenue through rental income in order to stay fiscally able to provide essential services during uncertain economic times.

TGH is critical to the CBJ's provision of emergency and social services. Supporting our program through the lease of the building will ensure the availability of accessible emergency shelter for adults. I am looking forward to discussing this further and can be reached via phone at (907) 957-2885 or email at lovishchuk.mariya@gmail.com if there are any questions.

Additionally, please consider these references as part of the RFP requirements:

Bruce Denton, BCD Construction (907) 723-2259
Stephen Sorensen, Attorney at Law (907) 957-2052
Scott Ciambor, CBJ Chief Housing Officer/Chair Alaska Coalition on Housing and Homelessness

Thank you

Mariya Lovishchuk
Executive Director, TGH

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

ordinance approved by the Assembly.

- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- ✖ Letter of Interest
 - ✖ Completed Application
 - ✖ List of References (Included in Letter of Interest)
 - ✖ \$500 Non-Refundable Application Fee
-

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

1. Property Information

Property Owner: City and Borough of Juneau
 Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
 Legal Descriptions: Fraction of U.S.S. 381

Parcel Code No.: 5-B16-0-102-023-0

Site Sizes: 36,122 square feet

Zoning: D5
 Utilities: CBJ Water and Sewer Services
 Access: Hurlock Avenue
 Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☒ Non-profit ☐ Ltd./General Partnership ☐ Corporation
☐ LLC ☐ Individual ☐ Other (Describe):

Applicant's Federal I.D. (if applicable): 92-0085663

Juneau Cooperative Christian Ministry dba The Glory Hole

Applicant Name/Title: Mariya Lovishchuk/Executive Director

Mailing Address (Street/City/State/Zip): 247 S. Franklin St/Juneau/AK/99801

Phone: (907) 957-2885

Email: lovishchuk.mariya@gmail.com

Please provide applicant identification for each person or entity that has a financial interest in this application. Attach a separate sheet if needed.

Please see attached IRS Designation Letter

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

3. APPLICANT EXPERIENCE

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. *CBJ Code- Title 53.09.200(g)*

Juneau Cooperative Christian Ministry dba The Glory Hole (TGH) has ample experience managing and developing facilities of similar scale and purpose. TGH developed the building we currently occupy at 247 S. Franklin St and we have managed this building as an emergency shelter, soup kitchen, and care center. In recent years, the upgrades we were able to make to the building included a beautiful terraced and rooftop garden, a new heating system, new bathrooms, kitchen, and several energy efficiency upgrades. We are confident that given the chance, TGH can make necessary changes to the Cornerstone building in order to provide our services there.

In addition to TGH's building, TGH staff and board members played a key role in the development and operations of the Juneau Housing First Collaborative's Forget-Me-Not Manor facility. Currently, the building is housing 32 individuals in SRO units. Additionally, the building contains a clinic as well as a kitchen and other common areas.

While both buildings serve vulnerable and at risk populations and present unique management challenges, TGH has demonstrated success with these tasks. Mariya Lovishchuk, Executive Director of the Glory Hole has ample experience with managing remodel and construction projects. Her resume is attached. Bruce Denton the Vice Chair of the Glory Hole Board of Directors, is a developer, and a property owner. Mr. Denton is willing to lend his expertise to the project. His resume is also attached.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

4. PURCHASE AND LEASE PROPOSAL

☐ Purchase

☒ Lease

Proposed purchase price: _____

Proposed lease price: \$1 (annually)

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

If proposing less than fair market value per CBJ\$53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed) The facility will be used solely for the purpose of providing essential emergency services to the public in lieu of a service which could and should be provided by the State and City and Borough of Juneau. The City needs an emergency shelter and TGH is the only emergency shelter available to adults other than the AWARE Shelter, which provides shelter to people who have experienced sexual violence. Both TGH and AWARE have been operating at, above, or very near capacity of the last 3 years. Annually, TGH provides between 10,000-12,000 safe shelter nights. TGH is a critical and essential part of CBJ's social safety net and the last resort for many individuals. Leasing the 9290 Hurlock Ave property to TGH will ensure that CBJ has an emergency shelter and will enable TGH to utilize the downtown building as a revenue generating resource. While the need for emergency shelter has not decreased, the operating funds for operating emergency shelter programs have. There is a critical need to add a revenue source in order to continue to provide services, and CBJ providing an emergency shelter building, would allow TGH to add much needed funds to the annual budget. It is a win win situation.

In addition to providing emergency shelter, TGH provides thousands of showers and laundry services to those most in need. Provision of these services is very necessary and the 9290 Hurlock Ave property would enable TGH to continue to provide these services.

Another important aspect of TGH operations is food. TGH is the last step between many in need and hunger. The 9290 Hurlock Ave facility is equipped with a kitchen and food storage space. TGH would utilize this space, existing equipment and TGH's equipment to continue to serve as the last barrier for Juneau's neediest residents.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)

Timing and Schedule:

The relocation process would begin after the application is approved.

Renovations:

After touring the facility, the need for the following improvements has been identified: Current roof appears to be in bad shape and needs to be replaced. The facility has several small sleeping spaces, some of which do not appear to be compliant with code. The inside space will need to be reconfigured to create two large sleeping areas for men and women through elimination of walls and the addition of new walls. Food storage spaces should be enlarged. TGH will move our existing cooler and freezer to the space. The building currently has oil heat and while the furnace is relatively new it would be good to make energy improvements to reduce operating costs. Additions of insulation and more energy efficient heating sources will be explored.

Intended Users:

The mission of the Glory Hole is to provide food, shelter, and compassion to those most in need. Our patrons include people who are experiencing homelessness and/or hunger. TGH also provides homelessness prevention services to individuals on the brink of homelessness.

Number of People to be Served:

Annually, TGH provides 10,000-12,000 safe shelter beds to people in need.

Financing and Budget:

Due to the quick application turnaround, we are not able to attach 3rd party estimates for the necessary work. The below budget is an informed guess regarding needed renovations after visiting the 9290 Hurlock Ave property and is based on TGH Board and staff expertise with the development and renovations of other projects. We are confident that funding necessary to move TGH operations out of downtown can be raised from the downtown business community the members of which have offered such assistance to TGH for dozens of years.

Roof Replacement \$90,000
 Kitchen Renovations \$15,000
 Inside Building Changes (walls/doors) \$30,000
 Project Management \$10,000
 Architectural and Permits \$10,000
 Moving \$3,000
 Mechanical and Electrical: \$45,000
 Energy Improvements: \$100,000
 Administrative Costs \$12,400
 Total _____ \$315,400

Transitional Outreach (operating \$95,000)

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature Mariya Lovishchuk Date 01/15/2017

Printed Name: Mariya Lovishchuk

Title: Executive Director

Applicant: Juneau Cooperative Christian Ministry dba The Glory Hole

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248667578
Mar. 01, 2010 LTR 4168C EO
92-0085663 000000 00 Packet Page 79 of 123
00016548
BODC: TE

JUNEAU COOPERATIVE CHRISTIAN
MINISTRY
PO BOX 21997
JUNEAU AK 99802-1997

Employer Identification Number: 92-0085663
Person to Contact: Brian Bailey
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Feb. 18, 2010, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in June 1982.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Beginning with the organization's sixth taxable year and all succeeding years, it must meet one of the public support tests under section 170(b)(1)(A)(vi) or section 509(a)(2) as reported on Schedule A of the Form 990. If your organization does not meet the public support test for two consecutive years, it is required to file Form 990-PF, Return of Private Foundation, for the second tax year that the organization failed to meet the support test and will be reclassified as a private foundation.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

JUNEAU COOPERATIVE CHRISTIAN
MINISTRY
PO BOX 21997
JUNEAU AK 99802-1997

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Mariya Lovishchuk
(907) 957-2885
lovishchuk.mariya@gmail.com

Education

Jewish Theological Seminary Judaic Studies MA (all course work completed)
2006-2008

University of Alaska Southeast BLA anthropology/psychology emphasis
2002-2005 cum laude

Employment

Juneau Cooperative Christian Ministry d.b.a. The Glory Hole
Executive Director

- General oversight of the operations of the Glory Hole, including establishment of rules, policies and procedures, and recommending same to the board of directors when board action is required
- Hiring and discipline, including termination, of all employees of the Glory Hole, and of adjunct positions such as Americorps, VISTA, and Jesuit volunteers, MASST and Job X Volunteers, court appointed community work service volunteers, school children fulfilling community service requirements.
- Program Development and oversight of all programs
- Preparation of an annual budget for the Glory Hole, to be submitted to the board of directors for its approval, and collaboration with the treasurer on preparation of a report, also to be submitted to the board of directors prior to each regular meeting of the board, showing receipts and expenditures for the period prior to the meeting and for the fiscal year to date, and comparing same with the budgeted amounts.
- Payment of all bills received by the Glory Hole that are properly owing and of all payroll obligations as well as issuing of checks.
- Imposition of suspensions and expulsions to patrons of the Glory Hole for violations of the provisions of the patron handbook, consistent with the guidelines in that handbook, including review and approval, disapproval or modification of recommendation of the Glory Hole staff.
- Creation of a peaceful and just Glory Hole Community
- Public relations for the Glory Hole, including the publication on a regular basis of the Glory Hole newsletter and interactions with all media, the public, and government agencies.
- Advocacy for the Glory Hole and its patrons, including appearances before governmental bodies, members of the faith-based community, and private entities (e.g., chambers of commerce) and meetings with members of such bodies and entities.

- Fundraising for the Glory Hole, including composition and distribution of fundraising letters and participation in major fundraising events.
- Application for such grants as the Glory Hole may be eligible for, and tracking the availability of possible grants, grant tracking, reporting.
- Being available to meet with patrons of the Glory Hole, to the extent that her other duties allow. Conflict resolution when possible.
- Provide Social service referrals and assist with general patron needs.
- Attend all meetings of the board of directors, unless excused by the board. Coordinate an annual board retreat.
- Assurance that the Glory Hole has adequate food supplies on hand at all times, including picking up food supplies from the food bank or similar sources when necessary.
- Assurance that the the Glory Hole distributes nutritious and quality meals.
- Assurance that all Glory Hole employees and adjunct workers are properly certified for their duties, particularly with regard to food preparation.
- Assurance that all facilities of the Glory Hole are in good condition and proper operating order, and arranging appropriate repairs and renovations for those that are not.
- Administration of all grants received by the Glory Hole and contracts entered into by the Glory Hole.
- Arranging and scheduling volunteer groups..
- Accounting for and depositing all funds that come into the possession of the Glory Hole.
- Maintaining good relations with the religious groups in Juneau, and appearing before those groups when requested or when necessary.

Looking Glass Services Inc. (January 2009-October 2006)

Proprietor/ Principal Investigator

- grant writing and project implementation
- budget oversight
- project management
- translation services
- research
- private investigating

(Clients include National Library of Medicine, Tom Wagner Offices, Alaska State Historical Library, National Oceanic and Atmospheric Administration, City and Borough of Juneau, Alaska Women Advocacy and Rehabilitation Agency, State of Alaska Court System)

Discovery Southeast (2011--September 2008)

Naturalist

- assisting children with exploration
- curriculum design

Sealaska Heritage Institute (January 2004-December 2006)

Cultural Research Specialist

- grant writing
- project implementation
- budget management
- grant report composition
- miscellaneous research
- Counsel of Traditional Scholars meeting coordination
- Native American Graves Protection and Repatriation Act consulting, data collecting, claim settlement process assistance
- Creation and Origin research
- Pacific salmon species research
- Tlingit clan hats, sacred objects research
- Russian America related research
- English/Spanish and French interaction in Alaska in the beginning 19th century research
- miscellaneous project assistance
- Culture/Language camp coordination

REACH Inc (Various work from 2001 through 2006, none-consecutive)

- direct service provider
- work plan creation

Southeast Alaska Wilderness Exploration and Discovery (Summer 2005 and 2007)

- Brown Bear Habitat Research
- GIS map making
- vegetation analysis

University of Alaska Southeast Sitka Campus (August 2004-January 2005)

Teaching assistant for Psychology 101, Theory of Early Child Development 202, and Current Topics in Psychology 493.

- instruction
- curriculum design
- grading
- student assistance

AWARE Shelter (August 2004-January 2005)

Women's Rights Advocate

- research
- legal advocacy
- counseling
- paper work processing

Tenakee Spring Tops (December 2000-January 2002)

-Guitar and violin sound board processing

Commercial Fishing (Summers 2001-2006)

-purse-seining

-power trolling

Memberships

Alaska Coalition on Housing and Homelessness (Vice-Chair)

Front Street Community Health Center (Board President)

Juneau Homeless Coalition (Chair 2012)

Organizer/Chair of 2013 Alaska State Conference on Housing and Homelessness

Chair of the Board Front Street Community Health Center

Interests

Mountains, Expedition Kayaking, Edible Mushroom Foraging, Foraging, Cooking, Rafting, Long Wilderness Trips, Mindfulness, Human Brain, Farming, Community Building, Eating, Dogs, Helping.

References

Scott Ciambor (907) 465-5114 scott.ciambor@alaska.gov

Mary Alice Mckcen (907) 957-6170 ottokeen@gmail.com

Dan Austin (907) 321-5222 st.vincentdepaul.juneau@gci.net

Greg Chaney

From: Mariya Lovishchuk <lovishchuk.mariya@gmail.com>
Sent: Wednesday, January 17, 2018 3:08 AM
To: Greg Chaney; Dan Bleidorn; Rachel Friedlander
Subject: TGH Cornerstone proposal
Attachments: Cornerstone Narrative.docx; Updated TGH RFP Cornerstone Building.pdf

Dear CBJ Lands,

TGH Board of Directors met yesterday/Tuesday night and we have clarified some points regarding our application.

Dan mentioned that if we got the application in, we could supplement our application after the Tuesday submission.

Please accept the attached changed narrative. The updated Narrative contains more information about our process and especially about the timeline and schedule.

Please feel free to use the attached updated application and please let me know if you would like me to bring you a paper copy.

Please let me know if you have any questions

Thank you

Mariya

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

Timing and Schedule:

If CBJ Lands Committee chooses to recommend working with TGH on the negotiated lease of the building and the CBJ Assembly approves, TGH anticipates the following timeline.

February (2018): Secure funding for a feasibility study, \$10,000-\$15,000. Approach the Downtown Business Association, Downtown Improvement Group, Chamber of Commerce.

February/March/April(2018): If feasibility study funds are secured, work on answering the following questions:

- How much will it cost to renovate Cornerstone?
- What renovations/security measures are needed?
- What is a timeline for renovations?
- What operating funds are needed to make this work for patrons, transportation, etc?
- Where will the funding come from?
- What is the permitting process?
- What about the neighbors?
- How much will it cost to renovate TGH?
- What will the renovations be?
- How long will it take? Clearly, we cannot move out of TGH until Cornerstone is complete.
- How much rent will renovated space bring?
- Where will the funding come from?
- What do patrons think?
- What do partner agencies think?
- What does the community think?
- How do we maintain downtown presence? Costs?

May/June/July/August/September/November/December(2018): If feasibility study suggests that moving is a viable option, work to secure necessary funding. Funding will have to be secured from private sources and grants.

May/June/July/August/September/November/December(2018): Work on community outreach, partner agency outreach, donor outreach.

September/November (2018): If funding appears to be secured and it is determined, based on outreach efforts that the move is an appropriate way to proceed, work on finalizing designs and permits.

January/February/March/April/May (2019): Cornerstone Renovations process and move in. Mobile it begins operating.

September-January (2019): Complete TGH Renovation process. Rent out the building

Renovations:

After touring the facility, the need for the following improvements has been identified: Current roof appears to be in bad shape and needs to be replaced. The facility has several small sleeping spaces, some of which do not appear to be compliant with code. The inside space will need to be reconfigured to create two large sleeping areas for men and women through elimination of walls and the

FINANCE PURCHASING DIV
2018 JAN 17 AM 9:23

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

addition of new walls. Food storage spaces should be enlarged. TGH will move our existing cooler and freezer to the space. The building currently has oil heat and while the furnace is relatively new it would be good to make energy improvements to reduce operating costs. Additions of insulation and more energy efficient heating sources will be explored.

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Number of People to be Served:

Annually, TGH provides 10,000-12,000 safe shelter beds to people in need.

Financing and Budget:

Due to the quick application turnaround, we are not able to attach 3rd party estimates for the necessary work. The below budget is an informed guess regarding needed renovations after visiting the 9290 Hurlock Ave property and is based on TGH Board and staff expertise with the development and renovations of other projects. We are confident that funding necessary to move TGH operations out of downtown can be raised from the downtown business community the members of which have offered such assistance to TGH for dozens of years.

Feasibility Study: \$15,000

Pre-Development Activities: \$15,000

Architectural and Permits \$30,000

Cornerstone Renovation Costs: To be determined

TGH Renovation Costs to get ready to rent: To be determined

Mobile Unit Cost to continue reaching downtown population: To be determined

Downtown Warming Shelter: \$75,000 per winter

Other Costs: To be determined

FINANCE PURCHASING DIV
2018 JAN 17 AM 9:23

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature Mariya Lovishchuk Date 01/15/2017

Printed Name: Mariya Lovishchuk

Title: Executive Director

Applicant: Juneau Cooperative Christian Ministry dba The Glory Hole

FINANCE PURCHASING DIV
2018 JAN 17 AM 9:22

Timing and Schedule:

If CBJ Lands Committee chooses to recommend working with TGH on the negotiated lease of the building and the CBJ Assembly approves, TGH anticipates the following timeline.

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May/June/July/August/September/November/December(2018): If feasibility study suggests that moving is a viable option, work to secure necessary funding. Funding will have to be secured from private sources and grants.

May/June/July/August/September/November/December(2018): Work on community outreach, partner agency outreach, donor outreach.

September/November (2018): If funding appears to be secured and it is determined, based on outreach efforts that the move is an appropriate way to proceed, work on finalizing designs and permits.

January/February/March/April/May (2019): Cornerstone Renovations process and move in. Mobile unit begins operating.

September-January (2019): Complete TGH Renovation process. Rent out the building

Renovations:

After touring the facility, the need for the following improvements has been identified:
Current roof appears to be in bad shape and needs to be replaced. The facility has several small sleeping

FINANCE PURCHASING DIV
2018 JAN 17 AM 9:26

spaces, some of which do not appear to be compliant with code. The inside space will need to be reconfigured to create two large sleeping areas for men and women through elimination of walls and the addition of new walls. Food storage spaces should be enlarged. TGH will move our existing cooler and freezer to the space. The building currently has oil heat and while the furnace is relatively new it would be good to make energy improvements to reduce operating costs. Additions of insulation and more energy efficient heating sources will be explored.

Intended Users:

The mission of the Glory Hole is to provide food, shelter, and compassion to those most in need. Our patrons include people who are experiencing homelessness and/or hunger. TGH also provides homelessness prevention services to individuals on the brink of homelessness.

Number of People to be Served:

Annually, TGH provides 10,000-12,000 safe shelter beds to people in need.

Financing and Budget:

Due to the quick application turnaround, we are not able to attach 3rd party estimates for the necessary work. The below budget is an informed guess regarding needed renovations after visiting the 9290 Hurlock Ave property and is based on TGH Board and staff expertise with the development and renovations of other projects. We are confident that funding necessary to move TGH operations out of downtown can be raised from the downtown business community the members of which have offered such assistance to TGH for dozens of years.

Feasibility Study: \$15,000

Pre-Development Activities: \$15,000

Architectural and Permits \$30,000

Cornerstone Renovation Costs: To be determined

TGH Renovation Costs to get ready to rent: To be determined

Mobile Unit Cost to continue reaching downtown population: To be determined

Downtown Warming Shelter: \$75,000 per winter

Other Costs: To be determined

FINANCE PURCHASING DIV
2019 JAN 17 AM 9:23

Polaris House

A. Team Experience

Experienced team with a track record of providing mental health services in Juneau. Property management experience unclear.

B. Community Service

Yes. The CBJ does not provide a mental health respite facility.

C. Project Design and Characteristics

It appears that the facility is currently configured in a fashion that it would be able to be used with very little change. The proposed maintenance budget is probably low. Accessibility is not specifically addressed. The facility appears to have areas that have been upgraded to meet ADA requirements and this may be satisfactory to address this issue for the proposed use.

D. Operational Feasibility

Proposed budget is general. Based on the organization's experience the budget is probably sustainable. More money may be needed for long term maintenance. The Alaska Mental Health Trust Authority has committed financial support for this proposal.

E. Readiness to Proceed

The organization is currently operating a similar facility downtown. The Cornerstone facility would allow Polaris House to expand their operation and provide additional mental health supportive services. Assuming the current Willoughby Place landlord finds a replacement tenant, Polaris House could begin to move in and offer services in a relatively short period of time.

F. Juneau Applicant Preference

Yes, Polaris House is a Juneau based organization.

Summary Comments:

The new Polaris House would include temporary housing for mental health care, counseling, club house, employment training and thrift store. This applicant is currently operating a program that is similar to their proposed use. The Cornerstone facility would allow Polaris House to expand the programs offered; including psychiatric respite services for up to five persons. Polaris House is willing to consider a long term \$1/year lease that would be on similar terms as JYS. Alternatively, Polaris House is willing to consider purchasing the facility for appraised value, potentially using City financing. This is a very strong application from an established team. However several elements of the program may not meet zoning requirements and it may be challenging to approve all of the described uses in a D5 zoning district.



POLARIS HOUSE
907-780-6775
 polarishouse@alaska.net
 434 Willoughby
 Juneau, Alaska 99801

January 15, 2018

Letter of Interest: Concerning the property located at 9290 Hurlock Av, Juneau, AK.

The City and Borough of Juneau, AK,

Polaris House has been serving the City and Borough of Juneau as an independent business established in 2002. Polaris House is an environment of mutual support dedicated to the development of the self-confidence necessary to live, learn and work within a community of the members choice.

The Polaris House member is an adult over the age of 18 who is living with a diagnosis of serious mental illness. Persons experiencing these conditions find community at Polaris House.

All members have four basic rights. These rights are centered in our 37 Standards of Operation as set forth by Clubhouse International, Inc. Polaris House maintains ongoing accreditation through this parent organization.

We are considering our finance options. The Alaska Trust Authority has committed financial support to Polaris House of the financial arrangements. One arrangement is to purchase 9290 Hurlock, using city financing, (example 10% down, 3% interest over 15 years). Second, is to create a long term lease for \$1.00 per month/year. Under this option Polaris House stipulates maintenance and repairs. Third, we are looking at a purchase for the appraisal amount of \$350,000.

This location fills our need for larger space. This location has the potential to become a permanent location for us. This location is also located near public transportation that many of our members use. The Scope of Work included with this application provides narrative on services and supports that are provided.

We would use the site 7 days each week. Both to conduct business Monday to Friday, and to facilitate popular social and recreation time on the evenings and weekends.

Polaris House has been a housing provider in Juneau. This location would allow for psychiatric respite care for adults who have no access to this in Juneau, at this time. This allows for the respite housing of at least five persons at a time. Polaris House will reach out to other providers to ensure this is a resource available to the whole community.

There is adequate facility here for Polaris House to host other clubhouses for training. These clubhouses would be from many other countries; as well, as the United States. Ongoing training and international collaboration can be maintained here. And, this space, (Lakeside Unit) will be made available as a resource for organizations in Juneau who have short term training facility's needs.

Sincerely, 
 Bruce Van Dusen
 Executive Director

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

ordinance approved by the Assembly.

- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- ☐ Letter of Interest
- ☐ Completed Application
- ☐ List of References
- ☐ \$500 Non-Refundable Application Fee

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

1. Property Information

Property Owner: City and Borough of Juneau
 Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
 Legal Descriptions: Fraction of U.S.S. 381

 Parcel Code No.: 5-816-0-102-023-0

 Site Sizes: 36,122 square feet

 Zoning: D5
 Utilities: CBJ Water and Sewer Services
 Access: Hurlock Avenue
 Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

 Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☒ Non-profit ☐ Ltd./General Partnership ☐ Corporation
 ☐ LLC ☐ Individual ☐ Other (Describe):
 Applicant's Federal I.D. (if applicable): 30-0090258

Applicant Name/Title: **Polaris House, Inc**
 Mailing Address (Street/City/State/Zip):
434 W Willoughby Ave, Juneau, AK 99801
 Contact Name/Title:
Bruce Van Dusen, Executive Director
 Phone: **907-780-6775**
 Fax: **907-780-6774**
 Email: **bvandusen@alaska.net**

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

3. APPLICANT EXPERIENCE

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

Polaris House has been the recipient of JCF/Hope Fund grant for the last two years. The amount was \$25,000.00 each grant.

The Executive Director of Polaris House has been providing supervision of services delivered to persons living with a mental illness diagnosis in Juneau, AK for 4 years and 4 months. This supervision includes the establishment and maintenance of a Medicaid, and State licensed transitional residential facility. Prior to this work, the Executive Director managed contracts for the Indiana Division of Mental Health and Addiction for 5 years. The Executive Director provided case management services to adults living with psychiatric disorders for 11 years in Indianapolis, Indiana. During this time he was also the Director of Midtown Crossing Clubhouse (Clubhouse International).

The Executive Director is currently responsible for the respectful and responsible management of Polaris House' existing space. Under this supervision, Polaris House has conducted a significant number of remodeling projects of this space.

Executive Director's Resume is included

Budget Document is included (excel sheet)

Letter of Support from the Alaska Trust Authority included

Letters of Support from community service providers included

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. CBJ Code- Title 53.09.200(g)

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

4. PURCHASE AND LEASE PROPOSAL

☒ Purchase

Lease

Proposed purchase price: \$350,000.00

Proposed lease price:

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

If proposing less than fair market value per CBJ\$53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed)

Polaris House provides services and supports to persons that are classed as beneficiaries of the Alaska Mental Health Trust Authority. Persons with addiction and substance abuse are considered for services if they meet the threshold of serious and persistent mental illness, and are not a threat to the community. Polaris House provides services and supports for employment, education, housing and a wide array of supports that include, but are not limited to Social Security applications, Medicaid applications, Food Stamp Program applications, Alaska Housing and Finance applications, and access to Alaska Public Assistance.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)

Timing and Schedule

Polaris House would plan to move into the location as soon as possible. We need to provide our current landlord six-month notice for discontinuing our current lease. The possibility to negotiate an early end to our current lease has been discussed with our landlord and is included in our lease contract.

Within the scope of work is the installment of psychiatric respite care. We anticipate completing the startup would take 6 to 9 months to be fully operational.

Scope of Work

Our plan includes installing psychiatric respite services. The Division of Behavioral Health and other providers have cited a need for this in Juneau. This service could accommodate up to five persons at any one time. This service would provide a resource to fill the gap that exists between inpatient acute stabilization and supported or independent housing. This would be Juneau's only respite service. Polaris House would maintain a contract to employ a licensed clinician for program purposes, and employment of at least three FTE's. The facility would be staffed as per Alaska Statute. Polaris House possesses a complete set of Division of Behavioral Health approved policies. After inspection of the physical space, we have determined no major remodeling would be needed to accommodate this service.

This program would generate funds from several sources. We have a current Adult Individual Service Authorization contract with the State of Alaska and Medicaid can be billed as appropriate. In addition, a small fee is assessed to agencies who refer people from their services to respite. There are also grants available to support various operating costs for this category of service.

Polaris House serves more than 3,000 nutritious and affordable meals annually. These meals are available seven days each week. Meal preparation is a job readiness program for members. We will continue this service. The small fee charged for these meals has been enough for the program to be self-supporting. Staff who supervise this are certified Food Safety Managers.

We will operate a thrift store. This will provide members access to affordable essential items; such as clothing, and household items. This program includes a food program for the convenience of access to affordable items throughout each day. The proceeds from this service are used for clubhouse recreational activities; such as camping, hiking, and fishing.

We provide three distinct employment programs. They are Transitional Employment; Supported Employment; and Independent Employment. Three Polaris House staff hold National Employment Services Certification.

The Transitional Employment Program is designed to assist persons who have lengthy absences from the work force. This program is designed to be the first step toward gainful employment. It is 6 to 9 months in duration and includes 10 to 20 hours per week of employment. The employer is guaranteed coverage for this position. For example, if the member in the TE placement plans to be absent Polaris House staff ensure the position is covered. This program leads to permanent employment for the service recipient.

The Supported Employment program is facilitated by three Polaris House staff who each have National Certificates in Employment Services. The Executive Director has 22 years of experience in providing supports and services to persons living with a psychiatric diagnosis. This experience includes the development of State-wide employment services, and programs. Supported Employment is the level of employment aimed at longevity of retention of the person in paid employment with a wide array of services available.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

We ensure members are able to maintain their housing by providing: advocacy with landlords and community partners; assistance with housing finance applications; manpower and vehicles for moving a residence; and other related supports; such as caring for the home during any absence.

We provide a complete array of supports designed to assist the member access education opportunities. This can include but is not limited to GED's, training certificates, food worker training, food safety manager training, driver's licenses, and more.

Polaris House is open seven days each week. Apart from business hours 8:00 AM to 4:00 PM Monday to Friday, we are open evenings and weekends for social and recreation activities. We also sponsor regular camping trips, hiking and culturally appropriate activities. Polaris House is open on every holiday the day it is observed. We typically have more than 30 members participate on Thanksgiving Day and Christmas Day; as well as, all other holidays.

All of this work and activity has been documented to produce desirable outcomes in the population served. Polaris House is conducted in accordance with the Substance Abuse and Mental Health Services Administration Evidence Based Practices.

Intended Users and numbers of users

Polaris House is a fully accredited member of Clubhouse International, Inc. Polaris House maintains its certified status with Clubhouse International, Inc. Our organization consists of more than 300 clubhouses in over 30 countries. Polaris House has a total membership of 475 members. We serve an unduplicated average number of 66 persons per month. Our average daily attendance is fifteen members per day. Persons served are adults 18 years and older who are living with psychiatric diagnosis as defined in the DSM-V. We do serve the dually diagnosed when a primary psychiatric diagnosis is present.

As noted in the **Scope of Work** we would maintain 5 psychiatric respite beds. Adding psychiatric respite care to Juneau is a high priority with State Agencies; such as the Division of Behavioral Health. Users of this service are persons who are in need of 3 to 7 day's rest. This provides a stop gap between homelessness and inpatient care and is much less expensive. This would not serve the homeless population. We will maintain contracts with our community partners to have this resource available to them also. Some partners could include JAMHI, Bartlett Hospital, and SEARHC. We would seek to draft formal agreements to organize this service and to provide community access.

Financing is included in Letter of Interest.

Budget is attached.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature Rae A. Baggen Date 1/12/2018

Printed Name: Rae A. Baggen
Title: Board President
Applicant: Polaris House

Signature Bruce Van Dusen Date 1/12/18

Printed Name: Bruce Van Dusen
Title: Executive Director
Applicant: Polaris House

Signature _____ Date _____

Printed Name:
Title:
Applicant:

Polaris House
Letter from Alaska Trust Authority
Application to
9290 Hurlock Av

Trust

Alaska Mental Health
Trust Authority

3745 Community Park Loop, Suite 200
Anchorage, AK 99508
Tel 907.269.7960
www.nhttrust.org

January 12, 2018

Dan Bleidorn, Deputy Land Manager
City & Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801

RE: Polaris House Letter of Reference in response to the City of Juneau 9290 Hurlock Avenue Request for Proposals

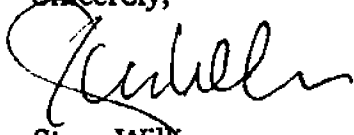
Dear Mr. Bleidorn,

This letter is being respectfully submitted in support of the Polaris House application in response to the City of Juneau's RFP related to 9290 Hurlock Ave.

Polaris House has been a grantee in good standing of the Alaska Mental Health Trust Authority since 2007. They have consistently been on time with their reporting requirements. Throughout this time Polaris House has been a valued partner of the Trust and has had a positive impact on lives of the beneficiaries they serve. The Trust is committed to the long-term success of Polaris House and is invested in supporting the agency in finding a permanent home that will enhance services to current and future Trust beneficiaries and the Juneau community.

We appreciate the opportunity to supply a letter of reference on behalf of Polaris House and look forward to continued support of the agency and services.

Sincerely,



Steve Williams
Chief Operating Officer

**Polaris House
Budget Proposal
Application to
9290 Hurlock Av**

POLARIS HOUSE, INCORPORATED
Clubhouse & Building Budget (Updated 1/10/17 v3)

	Clubhouse Budget	Building Budget
Expense		
PAYROLL EXPENSES		
Gross Wages		
Executive Director - Bruce	77,480	
Asst Director - Roy	46,000	
Clubhouse Staff	104,542	
Total Gross Wages	228,022	0
Fringe Benefits		
Health Insurance Stipend	28,130	
SIMPLE IRA	2,995	0
Total Fringe Benefits	29,125	0
Payroll Taxes	22,004	0
Workers Compensation	15,283	0
Total PAYROLL EXPENSES	294,414	0
TRAVEL EXPENSES		
Conferences	7,170	0
Training	5,910	0
Clubhouse Intl Site Visit	1,825	0
Total TRAVEL EXPENSES	14,905	0
FACILITY		
Utilities	44,010	3,990
Repairs & Maintenance	12,000	0
Insurance (General Liability & Umbrella)	3,800	9,000
Total FACILITY	59,810	12,990
SUPPLIES		
General Supplies	2,840	1,000
Program Expense	3,525	1,500
Postage	300	200
Transportation (Fuel, Maintenance & Insurance)	4,904	1,000
Total SUPPLIES	11,369	3,700
EQUIPMENT		
Equipment Maintenance & Support	1,300	1,000
Purchase	2,700	4,000
Total EQUIPMENT	4,000	5,000
OTHER		
Accounting	19,962	2,000
Tax Preparation & Compiled Financial Statement	5,600	750
Bank Fee	300	50
Loan Interest	0	
Finance Fees	0	
Board / Meeting Expenses	850	0
Computer Support (Including Website & Onlin	2,250	750
Conference Registration / Training	8,000	0
Dues, Subscriptions, Memberships & License	2,057	500
Member Needs/Training/Support	1,759	0
Insurance (D&O)	1,712	0
Member Integration (Recreation)	7,500	0
Special Events & Lunch Program	2,415	0
Site Visit	3,000	0
Licenses & Permits	150	500
Sustainability	4,000	0
Miscellaneous	300	500
Total OTHER	59,855	5,050
Total Expense	444,153	28,740

**Polaris House
Letters of Support
Application to
9290 Hurlock Av**



St. Vincent de Paul Society
Juneau, Alaska

svdpjuneau.org

Theresa Harris, President

Robert Rehfeld

Anna Marg Rear

Ferry Elder

Mindy Voigt

Charles Van Kirk

Mike Monagle

*We provide material and
spiritual charity and work
for social justice for all
people*



St. Vincent de Paul Society

Diocesan Council of Southeast Alaska, Inc.

8617 Teal St., Juneau, Alaska 99801

(907) 789-5535 phone

st.vincentdepaul.juneau@gci.net

(907) 789-2557 fax

January 11, 2018

To whom it may concern,

This document is to act as a letter of recommendation for Polaris House. This establishment has been in our community for a number of years and St. Vincent has had the pleasure of working with this agency and it's members in many capacities.

We admire their Transitional Employment program and have partnered with them in this endeavor on occasion, as well as partnering with them in housing our mutual consumers.

Polaris House serves many in our community who strive to become autonomous despite diagnosis. Polaris House is a valued community member to those who are recovering from the effects of mental illness and are integrating themselves back in to the mainstream of life and our community. We look forward to seeing what Polaris House will do for our community in the coming years.

Sincerely,

Tamee Martini, Housing Manager for St. Vincent de Paul





P.O. Box 32839
Juneau, AK 99803

Phone: 907.789.7610
Fax: 907.789.2106

January 9, 2018

To the City and Borough of Juneau,

Polaris House is a valued community partner, providing quality supports and services to Juneau residents who are living with a diagnosis of serious and persistent mental illness. Their clubhouse has been a mainstay for adults needing comradery and encouragement while working with the additional challenges of mental illness. Polaris House's involvement with Juneau's efforts surrounding homelessness and their success in helping members find employment have shown that their non-traditional approach to treatment can be—and has been—powerful and effective. In addition, Polaris House has been a capable, informed member of the Juneau Behavioral Health Providers, where Polaris House has recently taken on a prominent role.

As many young adults age into the adult system of care, a number of past JYS clients have been encouraged and found continued support through Polaris House. It is Juneau Youth Services' intent to continue to work with Polaris House, and we strongly encourage the City and Borough of Juneau to support Polaris House's efforts into the future.

Sincerely,

Walter Majoros
Interim Executive Director
Juneau Youth Services

NAMI Juneau

National Alliance on Mental Illness

January 9, 2018

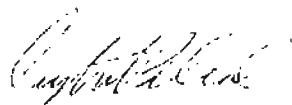
It is my pleasure to write this letter of support for Polaris Houses' application. NAMI Juneau, the local affiliate of the National Alliance on Mental Illness, and Polaris House are close community partners and we are grateful to have a valued clubhouse that supports the recovery and integration of individuals living with serious and persistent mental illness into the Juneau community.

The clubhouse model is an Evidence-Based Practice with many benefits to its membership and the larger community. Clubhouses, such as Polaris House, stand alongside the traditional medical model, offering recovery support, social inclusion and rehabilitation, employment and service navigation, and most importantly, a community of peers to help one another attain and maintain recovery. Polaris House has served nearly 500 vulnerable individuals since opening its doors in 2002. They have kept individuals housed and prevented others from losing their home. They have helped people get back to work, into treatment, and helped many people achieve their recovery goals.

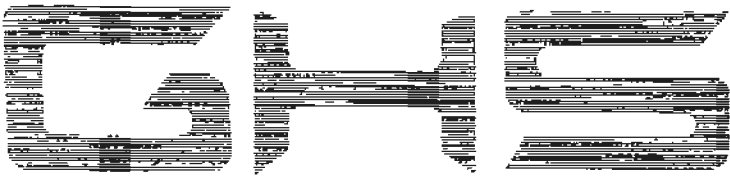
Polaris House fully participates in identifying and addressing the gaps in behavioral health services and continuum of care in coordination with key behavioral health providers. They are in a position to further assist this population by expanding their space, programming, and responding to the need for psychiatric respite care.

I strongly support Polaris House as an effective, valued organization in our community, worthy of this grant funding.

Sincerely,



Crystal Bourland
Executive Director, NAMI Juneau



GASTINEAU HUMAN SERVICES CORPORATION • 5597 AISEK STREET • JUNEAU, ALASKA 99801
Behavioral Health Services • Community Corrections • Transitional Housing • (907) 780-4338 • Fax (907) 780-4098

Bruce Van Dusen, Executive Director
Polaris House
PO Box 21661
Juneau, AK 99802

January 11, 2018

Dear Bruce,

Gastineau Human Services fully supports Polaris House's efforts to lease the former JYS Cornerstone property at 9290 Hurlock Avenue from the City and Borough of Juneau.

Polaris House plays an important role in the treatment and care of Juneau's adults living with serious and persistent mental illness, and provides a unique combination of services to this very vulnerable clientele. As a provider of transitional housing, behavioral health services, and re-entry services, Gastineau Human Services has seen many clients who have benefitted, and continue to benefit, from Polaris House's many services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Pellerin', with a long horizontal stroke extending to the right.

Michael Pellerin
Executive Director

**Polaris House
Executive Director Resume
Application to
9290 Hurlock Av**

Bruce Van Dusen
2708 Roger St
Juneau, AK 99801
PH (907) 500-4303
EMAIL brevndsn@aol.com

EDUCATION

GED Jeff High School, Lafayette, IN

Associate of Applied Sciences: Substance Abuse Counseling IVY Tech State College,
PHI THETA KAPPA Indianapolis, IN
ALPHA TAU EPSILON

PROFESSIONAL EXPERIENCE

9/01/91 – 8/15/93 **Peer Advocate I, II and III**, KEY Consumer Organization, Inc.
210 N. Warman Ave Indianapolis, IN 46202

9/17/96 – 10/19/07 **Peer Counselor, Program Assistant, Case Manager I and II,**
Director of Clubhouse Services
Wishard Health Services; Midtown Community Mental Health Center
850 N Meridian Street Indianapolis, IN 46201

10/21/07- 8/10/13 **Bureau Chief, Office of Family and Consumer Affairs**
Indiana Family and Social Services Administration
Indiana Division of Mental Health and Addiction
402 W Washington St Room W353
Indianapolis, IN 46214

8/19/13- 6/30/15 **CEO DBH approved CBHP- Polaris House, Inc.**
434 Willoughby Avenue
Juneau, AK 99801

8/19/13- Present **Executive Director- Polaris House, Inc.- Clubhouse Intl**
accredited

434 Willoughby Avenue
Juneau, AK 99801

PROFESSIONAL COMPETENCIES

Annual Cultural Competency Training, Annual Crisis Intervention/Prevention
Certification, Annual Ethics Training, WRAP Trainer, Whole Health Action
Management Trainer (WHAM), Bi-Annual Heart Saver CPR Certification, Supported
Education Training, Peer Support Specialist Training, Qualified Mental Health
Professional status with Midtown Community Mental Health Center, Certified user of
Electronic Medical Records Systems, *Completed 2 three week Basic Clubhouse Model*
Trainings at certified training bases, Certified user of assessments for Indiana's Public
Mental Health and Addiction services, Prepare Contracts, Contract Management, Oversee

contract negotiations, Complete Indiana combined Mental Health/ Addiction SAMHSA Block Grant applications, Indiana State Liaison for the Indiana Consumer Council, Division of Mental Health and Addiction, lead staff person for the Indiana Certified Recovery Specialist Program, Leader of a voluntary Board of Directors for Non-Profit organizations, Provide oversight for Indiana's six (6) State Operated psychiatric facilities, Grant applications, Grant reports, Alaska Food Worker's Card, Safe Serve Food Safety Manager Certification, National Certification Employment Services, Supervising employees of a Clubhouse International, Inc. accredited clubhouse, Supervising employees of a transitional residential service, assessing and coordinating staff needs for residential and clubhouse programs, proficient in the use of the Alaska GEMS electronic systems, proficient in the use of the Alaska AKAIMS electronic health records systems, Chief Administrator for residential services

PROFESSIONAL ASSOCIATIONS & POSITIONS

01/00 – 12/10 **Mayor's Advisory Council on Disabilities** City of Indianapolis
Chair for the Emergency Planning Sub-Committee

01/01/92 – 12/30/95, and 05/01/00- 05/30/06 **President/Vice-President KEY Consumer Organization, Inc.** (non-profit)
2505 N Willowbrook Pkwy
Indianapolis, IN 46205

01/01/03- 2/30/06 **Indiana Council on Rehabilitative and Psychiatric Services**
(non-profit) Member of Board of Directors
1100 Broadway
Anderson, IN

01/01/96-01/01/98 **Vice-President Depressive Manic Depressive Association of Indiana** (non-profit)
101 Monument Circle
Indianapolis, IN 46201

01/01/05-12/30/06 **National Alliance for the Mentally Ill**, Board Member
Indianapolis, IN (non-profit)

01/05/07- 07/01/13 **Founder/Director of the Consumer Employment Network of Indiana**
850 N Meridian Street, Indianapolis, IN 46204

01/01/15- 12/31/2016 **President of the Alaska Peer Support Consortium** (non-profit)
Anchorage, Alaska

03/01/2015- present **NAMI of Juneau, AK Advisory Board** (non-profit)

(Continued)

10/13/2015- 5/30/2016 **State of Alaska Community First Choice Council-** voting member

Other related activity

- * Assist to train local law enforcement in Crisis Intervention Training
- * Regularly present to classes of Psychology and Social Work students at IUPUI
- * Speaker to NAMI Family-to-Family Education series
- * Keynote Speaker for NAMI State Conference, Larue Carter Hospital
- * Keynote Speaker for MHA Annual Symposium
- * Complete start up for ICCD Clubhouse for Midtown CMHC
- * **Author of Biography, "Out of Darkness, The Journey to Hope"**
- * Trainer for the Indiana Law Enforcement Academy/ Basic Mental Health and Recovery
- * Complete start-up activity for 12 Step Groups/ AA/NA/Double Trouble Recovery

Awards and Citations

- * 2006 Mental Health America, Heroes in the Fight, Allied Individual Healthcare Professional Award
- * 2007 National Alliance for the Mentally Ill, Indianapolis Chapter- Charting a New Course Award
- * 2008 Indiana Governors Council for Persons with Disability, Distinguished Leadership Award
- * 2009 National Alliance on Mental Illness, National Chapter- Lionel Aldridge Award
- * 2015 Alaska Tobacco Control Alliance, Unsung Heroes Award

Prama Home Inc.**A. Team Experience**

The organization is a 501(c)(3) but with some experienced members but is not operating a facility or program in Juneau at this time. The proposal primarily relies on Prama's board president volunteering to get the program off the ground.

B. Community Service

The proposal is innovative in that it proposes to offer a unique blend of services by including pre-kindergarten, unaccompanied homeless youth and elder care in one facility.

C. Project Design and Characteristics

The proposal envisions addressing building maintenance with a few upgrades, but the budget does not include costs. The proposed budget initially does not include a manager and relies on the Prama board president to start the program. The application indicates that eventually Prama would transition to a full time paid manager but does not indicate how the money would be raised to pay for this position.

D. Operational Feasibility

Budget is lower than needed for long term sustainable operation. Application relies on a volunteer manager. The applicant is proposing a similar \$1/year lease as CBJ had with JYS. Proposed wages appear to be relatively low for a Juneau workforce so there may be significant turn over at the proposed pay level.

E. Readiness to Proceed

Prama appears to be ready to begin developing a program. A program that provides services for three diverse user groups would likely experience significant challenges establishing a working program. The application does not include a proposed schedule or timeline for the proposal.

F. Juneau Applicant Preference

Yes, the applicant is a Juneau based 501(c)(3).

Summary Comments:

The proposal meets the needs of three user groups which would be a significant achievement if the program could become a reality. Based on the proposed budget, the program does not appear feasible unless the manager volunteers. No revenue is shown for homeless youth component; the program would be more realistic if this group could bring some funding to facility. The budget primarily consists of staffing, which appears to under estimate the number of staff that will be needed to operate a 24 hour care facility.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

- ordinance approved by the Assembly.
- The Assembly motion will be reviewed by the Planning Commission prior to the Assembly public hearing and the ordinance adoption process.
- CBJ Planning Commission comments will be forwarded to the Assembly with the authorizing ordinance.
- Once approved by ordinance, terms of the negotiated sale or lease will be executed.

To better understand the City and Borough of Juneau's public process, please consult CBJ Code CBJ§53.09.260 - CBJ§53.09.270.

Application Checklist

Check all items that you have included with this application:

- ☒ Letter of Interest
- ☒ Completed Application
- ☒ List of References
- ☒ \$500 Non-Refundable Application Fee

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

1. Property Information

Property Owner: City and Borough of Juneau
 Property Addresses: 9290 Hurlock Avenue, Juneau, Alaska 99801
 Legal Descriptions: Fraction of U.S.S. 381

Parcel Code No.: 5-B16-0-102-023-0

Site Sizes: 36,122 square feet

Zoning: D5
 Utilities: CBJ Water and Sewer Services
 Access: Hurlock Avenue
 Existing Land Use: Juneau Youth Services, Cornerstone Campus will vacate the site on December 31st, 2017. The main building and 3 outbuildings total 6,400 square feet of living area. There is also enough gravel parking for roughly 20 vehicles.

Surrounding Land Use:
 North: Egan Drive
 South: Renninger Skate Park (City Parks & Recreation)
 East: Residential
 West: Mendenhall Loop Road

2. APPLICANT IDENTIFICATION

Legal Entity: ☒ Non-profit ☐ Ltd./General Partnership ☐ Corporation
☐ LLC ☐ Individual ☐ Other (Describe):

Applicant's Federal I.D. (if applicable): _____

Applicant Name/Title: *Prava Home, Inc.*
 Mailing Address (Street/City/State/Zip): *8863 Birch Lane Juneau, AK 99801*
 Contact Name/Title: *Charles I Wilson III*
 Phone: *907-500-8047*
 Fax: *907-500-9011*
 Email: *ibg.7000@gmail.com*

Applicant Name/Title:
 Mailing Address (Street/City/State/Zip):
 Contact Name/Title:
 Phone:
 Fax:
 Email:

Please provide applicant identification for each person or entity that has a financial interest in this application. Attach a separate sheet if needed.

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)**3. APPLICANT EXPERIENCE**

Provide a description of your real estate and/or facility management experience. Be sure to highlight any projects or programs with buildings similar in scale to this facility. List any past or current development projects or programs that involved the sale of CBJ land or that included CBJ financial assistance. Please provide your organization's relevant building maintenance experience. In the description, please include profiles, resumes, and references for key development team members. (Attach additional sheets if necessary.)

Note: Any applicant participating in a City Land Disposal or Lease must be an individual 18 years of age or older at the time of registering for the sale; or a business, licensed to conduct business in the State of Alaska. *CBJ Code- Title 53.09.200(g)*

SEE ATTACHED

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

4. PURCHASE AND LEASE PROPOSAL

☐ Purchase

☒ Lease

Proposed purchase price: _____

Proposed lease price: \$1.00 year

*Market Value is currently being determined by City-ordered appraisal. This information will be made available on the CBJ Lands and Resources Division Land Disposal website once the appraisal is completed.

If proposing less than fair market value per CBJ\$53.09.270, please provide justification that the facility will be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the State or the City and Borough of Juneau.

Justification: (attach additional sheets as needed)

See Attached

Project Narrative: Write a description of the project. Please provide details about timing and schedule, scope of work, intended end-users, number of people to be served, financing, and budget. (Attach additional sheets if necessary.)

SEE ATTACHED

Negotiated Sale or Lease of 9290 Hurlock Ave (Cornerstone Campus)

5. SIGNATURE

I, the undersigned, affirm that the information I have provided in this application is true and complete to the best of my knowledge.

I/we, am/are authorized to apply for purchase of property from the City and Borough of Juneau on behalf of the applicant.

I/we certify that we are in good financial standing with the City and Borough of Juneau.

By signing and delivering this application I/we hereby waive any rights to object to or prevent the disclosure to the public of the contents of the application as it progresses through the CBJ public review process.

Signature Charles M. Nelson III Date 01-16-17

Printed Name:
Title:
Applicant:

Signature _____ Date _____

Printed Name:
Title:
Applicant:

Signature _____ Date _____

Printed Name:
Title:
Applicant:

I am Charles I Wilson III and I am the President/CEO of the applicant entity named Prma Home, Inc. We have a Board of Directors and as well our 501c3 status with the federal government. Our Board of Director members met for a scheduled meeting on January 11 at 6:30 pm in the Valley Library and on the agenda, was the Cornerstone Facility Property via the CBJ Lands and Property Committee, including details of the application process and it was with photos that were taken at the request of our Architect Mr. Sean Boily, (He requested the photos be taken in that he was out of town on professional business) so he was not able to attend the open house on January 8th.

Albeit, our Board of Director members in the meeting on the 11th unanimously passed that we apply for the Cornerstone Facility Property and asked to let the CBJ parties know that we as the Prma Home, Inc. Project members are pleased with this good opportunity and we will put 100% responsibilities supportively behind our President/CEO who has many years of experiences dealing with providing services and needs to children, students, youth and senior citizens.

Also as well if we are selected to be the recipients of the Cornerstone Property, we as the Project Board members resolved in our January 11th meeting that not only will we devote ourselves to provide the kind of exceptional care with which Juneau Youth Services put into the Cornerstone Property to maintain it for over 50 years, we will seek to meet and exceed those expectations, additionally that which may be solicited anew, given that there are interested applicants which may prompt fresh ideas for the CBJ Land Committee Members, if so, we are willing to wholeheartedly consider those new responsible ideas as well. Therefore, what we are saying to be clear is our intentions are to address reasonable considerations from the Lands Committee and or the Juneau Assembly which may be made additionally as unique requests or demands of the recipient of said property. Our target is on acquiring the Cornerstone Property. Therefore, we are saying to make it paramount at all considerations that we would like to be not only in the running but rather we want to access the Hurlock Property, as the Lands Committee's first choice. We believe that our Prma Home, Inc. Business Plan is our, tell-all story, it was written to permeate who we are and what we are about as an entity to contribute and make a lasting difference in CBJ.

This excerpt is copied from our Prma Home, Inc. Business Plan which was written in the past as if for this our present day and time for the Cornerstone Property opportunity.

For example: "3.2 MISSION STATEMENT"

Prma Home, Inc is an operation that will strive to excel in the development of an Advanced Medical Assisted-Living Home organized with a Modern Economic Innovative Natural Clinic

that provides state of the art healing modalities for Elders, Unaccompanied Homeless Youth and small bodies to learn as children in our Montessori Program. We plan to serve elderly residential patrons who are open to sharing their life stories and wisdom with our younger clients. In this way, our Unaccompanied Homeless Youth is transformed by their engagements with the coaching and counseling of happy elders who tune into our youth in the presence of our certified professional staff members who will be present to monitor all scheduled interaction between the two groups. What makes Prama Home, Inc different and special is that Prama Home, Inc will establish a Montessori Program in which the little ones from our community can contribute with their impromptu creative interactions to bless and enhance the demeanor of our in-house population, which in turn will serve to build up the energy and the spirits of our Elders and Youth communities. This is the pristine beauty of our day to day program: raising the spirits of our Elders and Youth through the unintentional activities that naturally harvest uninhibited joy and happiness in ways that are immeasurable." (this mission statement is copied from our Prama Home, Inc. Business Plan.)

We are seriously interested in the Cornerstone Property as a Facility which has much of what we as Project Founders envisioned. It's what is needed now for the success of our Prama Home, Inc. (PHI). aspirations and goals. The founders of PHI came to Juneau to help make a difference and serve the CBJ population needs in the city. We have served people in various capacities and gleaned a lot of experiences, as a result, most all of our lives. Mrs. Nelum S Wilson is Naturalized, and she became an American Citizen in Anchorage, AK about 5 years ago. She was in her country a government teacher for 19 years in Sri Lanka. This was prior to her falling in love with and marrying her husband, Charles Wilson. She chose to retire from her respected Teaching Job within her Government Employer. After that, she settled into her new home in the USA. Nelum has two Master Degrees, one in Education and the other in Social Arts. She has enjoyed working for REACH Inc. consecutively for nearly five years. Whereas there is zero snow in her country, she has learned to dress appropriately, and she likes plus enjoys the snow and the rain here in our part of Southeast Alaska.

Nelum Wilson's husband, Charles I Wilson III, is a retired school educator since 2005 who graduated from the University of Arizona State with his BA Degree in Education, a Master Degree in School Administration and later on he obtained a 90-hour Master of Divinity Degree in Pastoral Care and Theology from Anderson University School of Theology. Mr. Wilson's extensive resume ended with having started and founding two Charter Schools which sat record totaling 850 students on one parcel of Land. The students were preschool and Kindergarten ages through eighth grade. His guru in education was and is Dr. Steven Covey, the author of the book, "The Seven Habits of Highly Effective People." As the Charter School Founder President/CEO, he was responsible for the 2.3 Million dollars land acquisition, school facility construction, the hiring of teachers, staff personnel, curriculum development and training his staff to recruit community students. He developed a unique curriculum centered on the praxis to instruct students in the learning styles of Critical Thinking Skills and Higher Ordered Learning development, (from 1999-2005). The two Charter Schools were resounding successes!

Additionally, Mr. Wilson was an assistant principal for one year and thereafter, became a responsible school building principal in the Roosevelt School District # 66 for 13 years. He served successfully as a Missionary to Kenya East Africa for 10 years. While there, he studied and learned to speak fluently the local language of Kiswahili and also learned about the important role of the African elder citizens throughout Kenya. Maintaining the strong Cultural bonding and connectivity between children, parents, and grandparents are all a prerequisite in the Kenyan family lifestyle and also on the African continent. Previously during his years in College and University, Mr. Wilson was the GED Testing Coordinator and worked in the role of a respected and successful Student Counselor. Mr. Wilson received several awards for academic excellence which enabled him to successfully complete his Higher Education Studies. This took place while he managed to single-handedly support his family, a wife and two children.

Mr. Charles I Wilson's resume entails experiences from his educational life and some of the practiced proverbs he learned during his lifespan. It's like in listening and learning which call for his (seeking to understand before being understood), (people are stronger within organizations and goal settings), His training also propels him to achieve and excel in results which are amazingly awesome. When it comes to dedication in service and courteous persistence non-stop, he recalls the proverb to (Take a Linken and Keep on ticking). These slogans are the power sources of my life, says Mr. Charles I Wilson III. Also, today I am stronger when I am on the shoulders of our Board of Directors who are count-on-able and passionate individual professionals. Their impetus empowers a capacity within Mr. Wilson to be more creative which by already planning to erect a nice illumined sign facing Egan and Mendenhall Loop Road which reads, Prama Home, Inc Child Care Center. This Childcare Center is to be housed in the separate building unit away from the larger building facility.

The Juneau Planning Committee has approved an application with procedures to a use permit of a (D5) zoning for a single-family residents housing complex near the Mendenhall Valley Mall and the Jordan Creek Mall, Valley Restaurant, Frontier Suites, Mc Donald's, Canton Restaurant, Juno Froyo, Breeze Inn, Wells Fargo Bank, First Federal Credit Union, Pizza Eateries and the International Juneau Airport. Juneau's housing market is tight for everybody, including Youth Couch Surfers and Senior Citizens. But youth and seniors soon may have another housing option, which is good for everybody. The Juneau Lands Committee via the Juneau Assembly has made available and approved the JYS Cornerstone Property to be opened and we plan to make use of that facility for our long-standing Project.

We believe that we have a viable application proposal to utilize the Cornerstone Property as a Child Care Center for initially 12+ toddlers at \$850 per toddler and infants and 6 to 8 High School age youth will reside in our Project Hostel as Unaccompanied Homeless Youth, these youths will engage in gardening on the property to raise a variety of vegetables and finally with 6 patrons residing in the Senior Citizen Residential Home facet, they will pay \$3,600 and up per patron. This fiscal total brings our patron budget to 6 patrons times $6 \times \$3,600 \times 12 \text{ months} = \$259,200$. On the other hand, is the Budget for 12 children at

12X\$850X40X50months=\$122,400,000 or a sum of \$381,600 annually. The total income at a minimal for our PHI Budget is \$381,600.

Prama Home, Inc. Budget

1. Maintenances and utilities fees Monthly =====.\$6,000X12=== \$72,000(Annually as lifted from the JYS projections.)

2. Employees 2(X\$18X40X52) in Child Care Center Salaries Mo. ===== \$74,880(2 Employees are Alaska certified to provide care for toddlers on two shifts from 7 am to 7 pm.)

3. Employees 3(X\$25X40X52) in Senior Citizen Care ===== \$156,000(3 Employee Nurses Alaska Certified to 100% service the needs of our elder patrons)

4. Food cost times three meals 3 @ \$3 each 3X365X12===== \$13,140(12 patrons are the total number of all residents in our three multigenerational Project)

5. Food cost for toddlers times 2 @ \$2 each 2X365X12===== \$8,760(12 Toddlers will eat two meals per day

5. Miscellaneous\$56,820(Excess Funds)(We need a fence around our Child Care Building and a sign Board out Front

6. Total Fiscal Budget Annually, with zero in administrative labors.....\$381,600(All Available Funds)PHI President/CEO to passionately donate his experiential background.

7. Mr. Charles I Wilson III is retired, experienced and wants this Project to succeed, he feels with the passion and profession character members of the Prama Home, Inc. Board of Directors, he could not have reached this far without his Governing Board of Directors, they will vote and chooses to hire a reliable manager to oversee and provide success for our multigenerational entity. He will donate his time pro bono until PHI can competently decide to select an effective manager.

This cornerstone property is an excellent opportunity for our CBJ residents to utilize as a housing complex to bring Elders and Youth together with our trained personnel staff to mediate and coach the two age generations to learn from and benefit from each other. Experientially, seniors have with longevity been through the Pros and Cons of life's rough seas. Their stories and successes, as elder partons are sharing with our youth patrons in the presence of our able certified staff personnel we believe shimmering lights began flashing brighter in the minds and on the faces of both groups. This experiential opportunity blossoms such that seniors "Paying it Forward," and our elders are appreciated and respected, their aging in place takes on anew their meaningful role such that it brings Joyful Living and Longevity with value-added within

Life. Likewise, to our youth patrons who in turn benefit themselves from the elders' experiences, challenges and successes. Out of these positive energies, our youth are prompted go for their GEDs, Job Skills Training to get a good career and perhaps enroll in our Higher Educational Classes and surprise themselves with degrees. We aim for our home to be a family affair, a thriving unit. In so doing these youth will take on new inner responsibilities and self-pride to become hired employees and contribute nicely to our local, state and national economy.

Prama Home, Inc. Board of Director members' commitment is to build up successfully within CBJ a Project Facility which lifts up, gives serves and undergird humanity to help bring about a hallmark of resolute hope and happy lifestyle for all in need. Our Project Board Members see the handwriting on the wall as a need to pursue it's openings i.e. to move from the Macro Project we've held to and now we've come around to take on the Micro Project offered by this Cornerstone opportunity. We see this as our opportunity to step up to the plate and hit a home run and then step towards this Micro Cornerstone Property to be utilized, learned from and constructively show us the way forward as the Macro Project for our Project, Prama Home, Inc. with grant writing fundings. Indeed it's Board of Director members who devote their time and energies so that we aim to improve the plight of housing for all in CBJ.

For background supportive information on the workability of the mission and Goals of PHI please go google the Ten Benefits of connecting Seniors and Youth working together and The Importance of Connecting Young People & Seniors plus Bridging the Generation Gap Across the Digital Divide: Teens Teaching Internet Skills to Senior Citizens and The Fun and Value of Intergenerational Programming with Seniors with Preschool Children.

Charles I Wilson III
CEO/President
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 8863 Birch Lane
 Juneau, AK 99801
 907-500-8047