

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Native Village of Upper Kalskag****Federal Tax ID: 92-0073473****Project Title:****Project Type: Maintenance and Repairs**

Upper Kalskag - Multi-Facility Building Renovation

State Funding Requested: \$969,137**House District: 38 / S**

Future Funding May Be Requested

Brief Project Description:

The 8296 sq. ft. Multi Facility Building will be done in three phases: Basic repair to the buildings exterior and interior envelop. Renovation include installation of damaged elements and repartitioning of offices. New equipment and appliances necessary for the facility. The garage section needs total renovation to the exterior and interior envelop.

Funding Plan:

Total Project Cost:	\$1,310,571
Funding Already Secured:	(\$341,434)
FY2012 State Funding Request:	<u>(\$969,137)</u>
Project Deficit:	\$0

Funding Details:

2010 Governor and Legislature approved funding \$31,434.93. SKW Eskimo Construction 2010 \$300,000.00 walls, paint, electrical, water/sewer, furnace repair. Native Village of Kalskag \$10,000

Detailed Project Description and Justification:

The Kalskag Multi Facility Building with 8,296 square foot was designed in 1984 under the then current 1982 Uniform Building Code. Construction fell short of completion and funds to complete the work were unavailable. The building was never occupied and construction ceased. Considering its years without use or care, the Kalskag Multi Facility Building is in good condition. The functional Multi Facility Building located near the airport, near the High School and situated between Kalskag and Lower Kalskag, lies only 3 miles apart. On March 1, 2011 the Native Village of Kalskag Tribal Offices will relocate to the Multi Facility Building as leaving the building half finished include higher maintenance and replacement costs, higher completion costs and eventually a loss of investments as we continue to have the building unoccupied.

Through the years in redefining the needs of the community and searching and re-applying for renovation funds the Tribe selected Agnew:::Beck LLC as the primary liason to moved forward on a proposal to Denali Commission in 2005/06. The Traditional Council invested funds to hire Kumin and Associates Architects to complete an on-site survey, master plan and cost estimate for the renovated facility. Kumin and Associates was our primary liaison between the Traditional Council and the United States Postal Service, as the Postal Service was our primary partner in occupying the Multi Facility Building. The United State Postal Service moved forward in their obligation and in the fall of 2008 completed and are occupying 1,022 square feet of the building. In 2010, SKW Eskimo Construction through Bob Kamp contractors repaired and painted the interior walls, partial repair of flooring, electrical elements. The water and electricity is in operation. The Tribe will work on the office sections of the building and move thereafter to the enclosed garage.

Upon completion of the remaining 7274 sq ft, Multi Facility Building the following programs and activities will be possible:

- Establish Volunteer Fire Program Office, facility and equipment.
- Establish Police and VPSO/TPO Program Office, housing and facility.
- Establish Search and Rescue Office and facility
- Establish a washetteira for community members; drinking water, showers, laundry access.
- Establish an ADEC approved kitchen for concessions and rental activities.
- Establish Conference room for workshops, training and community events.
- Establish and provide an after school program for 20-25 youths.
- Establish bunk rooms for visitors to stay during meetings, conferences, training.
- . Establish Tribal Offices: ICWA, TANF, IRR, TPA, IGAP, NAHASDA,
- . Establish Rental Space

The Native Village of Kalskag Traditional Council, and the City Council of Kalskag have a joint resolution that places the completion of the Multi Facility Building on the Community Priority List. This resolution was signed after the completion of the comprehensive Community Plan that was established in 2006. The completion of the the building is vital to rekindling our tradition and bring back a sense of purpose to the community and our surrounding neighbors. The ongoing need to accomplish the project still remains the same and the request is high to complete the renovation. The building can not wait another 20 years, We need help and strongly feels the renovation project will open doors for our village and build the economy up in the area.

Project Timeline:

Renovation is suggested to be done in phases

- Basis repairs to the building: Insulation, Mechanical and electrical, security and safety
- Renovation offices, Re-partitioning to accommodate programmatic requirements. New interior finishes and casework, New equipment and appliances to become operational.
- . Renovation garage: Electrical, flooring, partitions, doors, heat

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Native Village of Kalskag

Grant Recipient Contact Information:

Name: Bonnie Persson
 Title: Tribal Administrator
 Address: P.O Box 50
 Kalskag, Alaska 99607
 Phone Number: (907)471-2207
 Email: kalskagtribal@yahoo.com

Has this project been through a public review process at the local level and is it a community priority? Yes No

ACKNOWLEDGEMENTS

The Kalskag Community Comprehensive Plan was created through the hard work of the following: the Village Planning Team, the Kalskag Traditional Council, the City of Kalskag and the village residents. This plan is the result of their time, community knowledge and their desire for a healthy future.

Kalskag Planning Team Members:

Dunia Holmberg	Loreen Steves
Willie Pitka Sr.	Julia Dorris
Annie Lou Williams	George Morgan
Theresa Alexie	Bernice Hetherington
Dunia Morgan	Lisa Holmberg
Henry Aloysius	Jaelene Evan
Jeff Kerr	Adriane Kerr
Francine Heitt	Billy Jean Stewart
Rose Nook	Betty Turner
Shinna Stewart	Darlene Christianson
David Dorris	Dione Dorris
Willie Pitka Jr.	Margaret Mute

Kaskag Traditional Council Members:

Julia Dorris, President
Dunia Morgan
Loreen Steeves
Margaret Mute
Victor Evan

City of Kaskag Council Members:

Rose Nook, President
Loreen Steeves
Dunia Morgan
Billy Jean Stewart
Betty Turner
Steven Alexie

Earlene Wise

With special assistance from George Morgan Sr. Senior High School Student Council members, students, teachers and staff: Michelle Samuelson, Hailey Samuelson, Judi Samuelson, Oscar Samuelson Jr., Melissa Savage, Annie Mary Nook, Veronica Kameroff, Brian Hetherington, Austin Hetherington, Jeffery Hetherington, Gina Samuelson, Garret Kameroff, Marissa Steer, Manda Steer, Amanda Hetherington, Margie Steer, Elizabeth Michaelson, Brittany Christiansen, Bonnie Lawrence, Sarah Dzieweczynski, Helen E. Gregory.

Environmental data provided by Native Village of Kalskag, Environmental Study, Submitted to Native Village of Kalskag & BIA ASCG Incorporated, February 2003.

Funding for the preparation of this plan was provided through the Alaska Mental Health Trust Authority's Rural Technical Assistance program. Consulting services for the preparation of this plan were provided by Agnew::Beck Consulting, LLC.

RESOLUTIONS FROM GOVERNING BODIES

**NATIVE VILLAGE OF KALSKAG
Traditional Council
P.O. Box 50
Kalskag, AK. 99607**

RESOLUTION NO.: 2006-01-06

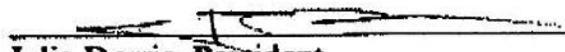
TITLE: COMPREHENSIVE COMMUNITY PLAN

- WHEREAS;** the Native Village of Kalskag Traditional Council is a federally recognized Tribal Governing body for the Native Village of Kalskag; and
- WHEREAS;** that the Native Village of Kalskag hereby recognizes that the residents of Kalskag provided the information in the plan; and
- WHEREAS;** the Native Village of Kalskag has a five member board of elected officials empowered to act for and on behalf of its members in adopting resolutions; and

NOW THEREFORE BE IT RESOLVED; resolution shall give notice that the Native Village of Kalskag Traditional Council approves and supports the Kalskag Comprehensive Community Plan for the residents of Kalskag.

CERTIFICATION

Passed and approved on this 18th day of January, 2006. By a duly constituted quorum of The Native Village of Kalskag Traditional Council by a vote of 4 for and 0 against 0 abstaining.


Julia Dorris, President


Dunia J. Morgan, Secretary

Table of Contents

ACKNOWLEDGEMENTS	i
RESOLUTIONS FROM GOVERNING BODIES	iv
INTRODUCTION & SUMMARY OF GOALS	1
Purpose of the Comprehensive Plan.....	1
Support in State Statutes	1
State Statute 29.40.030. Comprehensive Plan	1
Process to Prepare This Plan.....	3
Project Area	4
Summary of Goals and Priorities.....	7
BACKGROUND FOR PLANNING.....	8
Village History and Location.....	8
Physical Setting and Habitat	9
Environmental Issues	9
Subsistence Economy.....	10
Income and Employment.....	11
Number of Small Businesses and Types	12
Population Trends	14
Population Composition.....	14
Gender.....	14
Age	15
Race	15
Public Services and Community Facilities	16
VISION & VALUES.....	19
Vision Statement.....	19
Values.....	
GOALS & PRIORITIES.....	20
Land & Environment.....	20

Context	20
Goals & Priority Actions	21
Community & Culture.....	24
Context	24
Goals & Priority Actions	25
Leadership.....	27
Context	27
Goals & Priority Actions	27
Economy	29
Context	29
Goals & Priority Actions	29
Summary of Potential Businesses in Kalskag	29
INFRASTRUCTURE SUMMARY	31
IMPLEMENTATION	32
COMPREHENSIVE PLAN REVISION PROCESS.....	35
APPENDICES.....	36
Appendix A: Business Resources	
Appendix B: Funding & Technical Assistance Resources	

List of Figures and Tables

Figure 1. Project Area Map	4
Figure 2. Kalskag Map.....	5
Figure 3. Lower Kalskag Map.....	6
Table 1. Business & Jobs Survey	13
Table 2. Historical and Projected Population.....	14
Table 3. Age Range of Kalskag Residents	15
Figure 4. Land Use Areas Map.....	23

■ INTRODUCTION & SUMMARY OF GOALS

Purpose of the Comprehensive Plan

Comprehensive Plans are tools used by communities to guide physical growth and development, and to meet social, economic and environmental goals. Nearly all communities in the lower 48, and all larger communities in Alaska, have prepared and continue to update their community comprehensive plans. More and more villages are coming together to plan for the future to ensure that their village develops in a way that fits with residents' values and ways of life.



A community comprehensive plan outlines a formal set of goals the community has agreed to use to guide future development. Comprehensive plans are flexible, but typically address topics such as Land Use, Recreation, Circulation, Economic Development, Public Services and Governance. In this plan, these topics are covered under four categories: Land & Environment; Community & Culture, which includes public facilities, transportation, culture & education; Economy; and Leadership. An Infrastructure Summary follows the discussion of the four categories and identifies infrastructure needs in each area.

Support in State Statutes

In Alaska, comprehensive plans are mandated of all organized municipalities by Title 29 of the Alaska State Statutes. While Kalskag is part of the Unorganized Borough, and therefore not covered under this mandate, a comprehensive plan is nevertheless useful to help guide community development. The key elements of the state statute are extracted below:

State Statute Sec. 29.40.030. Comprehensive plan

- (a) The comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of the first or second class borough, and may include, but is not limited to, the following:
- Statements of policies, goals, and standards;
 - Land use plan;
 - Community facilities plan;
 - Transportation plan; and,

- Recommendations for implementing a comprehensive plan.

(b) With the recommendations of the planning commission, the assembly shall adopt by ordinance a comprehensive plan. The assembly shall, after receiving the recommendations of the planning commission, periodically undertake an overall review of the comprehensive plan and update the plan as necessary.

In addition to Alaska State Statutes, funding agencies have become increasingly interested in community planning and many are now requiring that some type of community plan be in place in order to fund infrastructure and economic development projects. For example, the United States Department of Commerce Economic Development Administration (EDA) requires a unique planning process and document called a Comprehensive Economic Development Strategy (CEDS) to qualify for assistance under its economic adjustment, planning, and public works programs.

In addition, beginning with the Federal Fiscal Year 2005 funding cycle, the Denali Commission, which partners with other state and federal agencies and nonprofit agencies, will require a community to have a community plan identifying community priority projects prior to funding considerations.

A Comprehensive Plan:

- Includes a general statement of community goals
- Looks ahead 10, 20, 30 years
- Increases local control over changes affecting community life
- Helps secure resources to carry out community priorities
- Becomes the foundation for implementing priority actions: roads, trails, public facilities, land use policies

Process to Prepare This Plan

On April 29th and 30th, 2004 the Kalskag Traditional Council hosted a Community Planning Workshop. The two-day workshop was publicized by flyers, word-of-mouth and VHF announcements. The Traditional Council donated door prizes and refreshments. Chris Beck and Thea Agnew facilitated the planning workshop using the Village Planning Workbook, published by Agnew::Beck Consulting.



A volunteer planning team was appointed following the workshop. Planning team members are:

Margaret Mute	Loreen Steves	Dunia Morgan
George Morgan	Henry Aloysius	Bernice Hetherington
Jeff Kerr	Adriane Kerr	Francine Heitt
Billy Jean Stewart	Rose Nook	Betty Turner
Shinna Stewart	Darlene Christianson	Annie Lou Williams
Julia Dorris	David Dorris	Dione Dorris
Willie Pitka Jr.	Willie Pitka Sr.	Theresa Alexie
Dunia Holmberg	Lisa Holmberg	Jaeline Evan

On Thursday, June 9, 2005, the Kalskag Traditional Council hosted a second community workshop in an effort to compile information necessary to complete the Kalskag Comprehensive Plan. Eighteen community members attended this meeting, which was publicized through posters, VHF announcements and word-of-mouth. The Traditional Council donated refreshments and door prizes for this event. Thea Agnew and Beth McLaughlin of Agnew::Beck Consulting, LLC facilitated this meeting. Information gained during this meeting was used to update the Plan and to expand detail on the goals and priorities identified during the April workshop. Community planning assistance was funded through the Alaska Mental Health Trust Authority and the Foraker Group's Rural Technical Assistance program.

The final draft of the comprehensive plan was presented by the planning team to the Kalskag Traditional Council and the City of Kalskag Council for final review and adoption on January 18, 2006. A draft was also submitted to The Kuskokwim Corporation, the consortium of village corporations to which Kalskag belongs. A resolution of support was requested from that body on February 1, 2006.

Project Area

Kalskag is located in the Yukon-Kuskokwim Delta Region on the north bank of the Kuskokwim River, about 30 miles west of Aniak, 99 miles northeast of Bethel, and 348 miles west of Anchorage. The geographical coordinates of Kalskag are approximately 61 degrees 32 minutes North, 160 degrees 18 minutes West (Sec. 27, T017N, R061W, Seward Meridian.).

Kalskag is located in the Kuskokwim Recording District and contained within the boundaries of the Calista Regional Corporation.

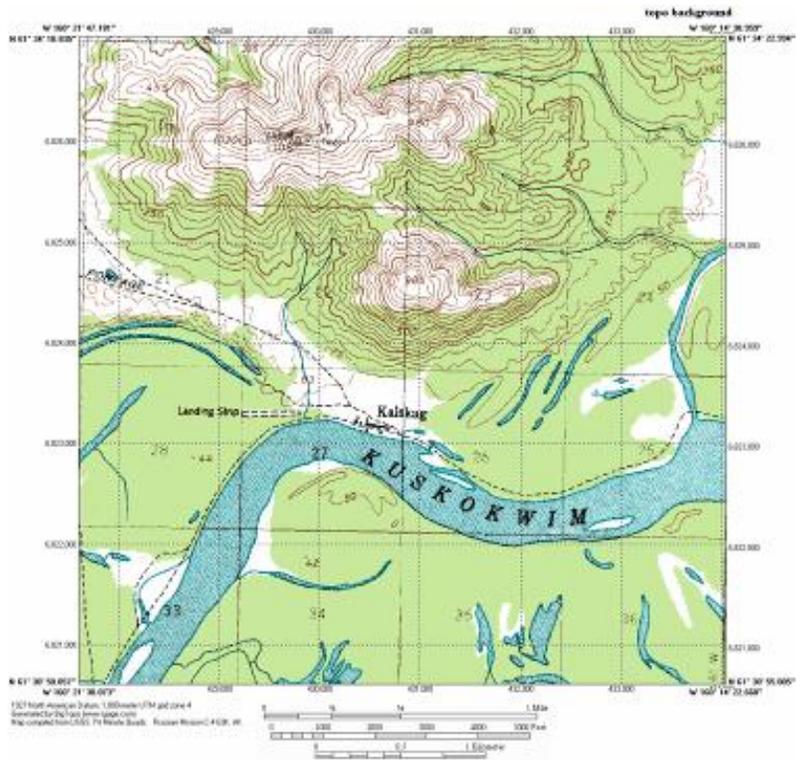


Figure 1. Project Area Map. Source: Kalskag Environmental Study, ASCG, 2003.



Figure 2. Lower Kalskag. Source: State of Alaska, DCCED, Community Maps.

Summary of Goals

The following goals were identified and prioritized during community workshops.

Land & Environment

1. Minimize impacts of resource development and protect subsistence.
2. Complete land planning for 14C land selection.
3. Control erosion.
4. Develop alternative energy sources.
5. Ensure safe water for all residents and a clean village environment.



Community & Culture

1. Finish and occupy community Multi-Purpose Community Building.
2. Improve quality of life and cultural, technical, and lifestyle education.
3. Improve quality of life for our elders.
4. Improve system of law and order.
5. Improve transportation network.



Economy

1. Increase number of local jobs and local businesses.
2. Increase number of local events.

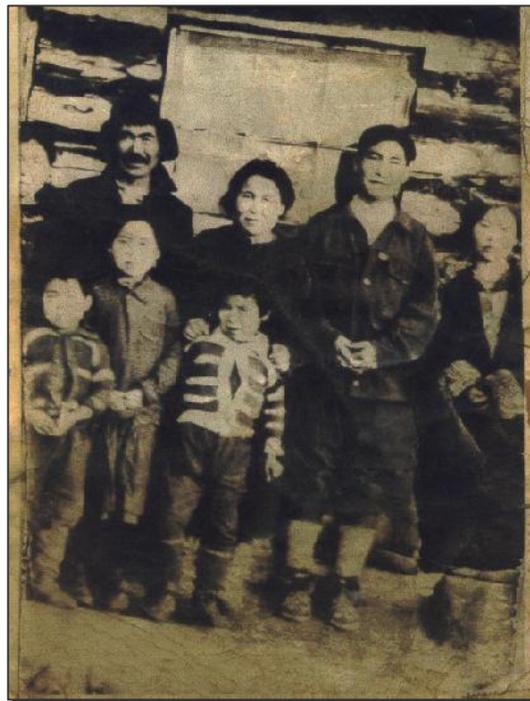
Leadership

1. Maintain local control.
2. Improve communication and coordination between village entities and regional organizations.
3. Complete and use a community plan to guide decision-making.

BACKGROUND FOR PLANNING

Village History and Location

In 1898, Nicholas Kameroff, Sr. and Olinga (Avakumoff) Kameroff and their eight children: Paul N. Kameroff Sr., Tim Kameroff, Okalina Kameroff, Nastasia Kameroff, Gulga Kameroff, Wassillie Kameroff, Nicholas, Jr., and Katrina Kameroff, were the first settlers of Kalskag. The community started as a fish camp that was then called by the Eskimo name, Kessigliq. Around 1900, residents from the Village of Qaltarmute began to move to Kalskag. In 1930, the BIA established a government school. In 1940, Paul N. Kameroff, Sr. established a general store, post office, coffee shop and a barging company. Paul N. Kameroff hauled his own groceries and supplies for the general store when the steam boat stopped coming from Bethel. Nicholas Kameroff, Sr. and Julias Noah, along with their parents and residents from “Lower Village,” started herding a reindeer population of 2,100. Residents from the neighboring communities of Ohagamiut, Crow Village, Russian Mission, and Paimute also began to move to Kalskag around 1932. Around this time, some of the Russian Orthodox members of the community moved from Kalskag to Lower Village, which is known today as Lower Kalskag. Lower Kalskag is located three miles to the southwest. The villagers remaining in Kalskag were primarily Roman Catholic.



First Settlers of Kalskag (Kessigliak) – Clockwise from top left: Okalena Kameroff, Nickolas Kameroff and his wife Olinga (Avakumoff) Kameroff, Paul Kameroff Sr. and his wife Seraphine (Kelila) Kameroff, Wassillie Kameroff, Nastasia Kameroff, Gulga Kameroff

Kalskag is located in the Yukon-Kuskokwim Delta Region on the north bank of the Kuskokwim River, about 30 miles west of Aniak, 99 miles northeast of Bethel, and 348 miles west of Anchorage. The geographical coordinates of Kalskag are approximately 61 degrees 32 minutes North, 160 degrees 18 minutes West (Sec. 27, T017N, R061W, Seward Meridian.). Kalskag is located in the Kuskokwim Recording District and contained within the boundaries of the Calista Regional Corporation.

Physical Setting and Habitat

The City of Kalskag is situated between the base of the Portage Mountains and the Kuskokwim River. The general geology of this lowland delta region is composed of deposits from modern floodplains, alluvial fans, and terraces. The soils within the town site are sandy to silty alluvial deposits. There is a large surface water drainage problem during periods of high precipitation.

There is a wide range of permafrost throughout the Yukon-Kuskokwim lowlands. Permafrost is reportedly not a problem in the part of the City that is located on higher ground. However, for development at lower elevations presently covered by a vegetative mat, permafrost presents a construction design challenge. The full extent of permafrost in the City has not been determined. In 1996, ADOT&PF performed a test soil boring in the Kalskag Airport area and found no permafrost.



May 2002 – Drainage Problems on Airport Road

The climate in Kalskag is semi-arctic with some maritime influences from the Bering Sea. Great diurnal and annual temperature variations, low precipitation, low cloudiness, and low humidity characterize this climate zone. The mean annual precipitation is 19 inches with a mean annual snowfall of 60 inches of rain and an average temperature range from -55°F to 87 °F. Prevailing winds from the southeast have been recorded at an average of five knots with gusts up to 33 knots.

Environmental Issues

The following were identified through discussion with workshop participants as outstanding environmental issues for the Kalskag community.

- Solid waste disposal – currently, the Kalskag dump site presents a fire hazard to the surrounding area due to uncontrolled burning of waste. The dump is at capacity and trash is not properly contained. New cells are being added this year to this site. The Kalskag and Lower Kalskag Traditional Councils are presently working on a solid waste plan, which will be maintained by joint agreement between the two. A committee has been set up for the purpose of completing this plan.
- Water quality – the well quality in many wells of the Kalskag main village is very poor and not drinkable due to high levels of iron in local groundwater. Some wells in the newly developed housing area are also not drinkable. One solution to this issue would be to establish a watering point in a location that is accessible to all community members. It has been suggested that an outdoor water spigot could be located at the new clinic, which is presently under construction.
- Erosion – the Kalskag community cemetery is presently being eroded by the Kuskokwim River. Techniques for mitigating river erosion have been suggested.

through an erosion control study prepared by the U.S. Army Corp of Engineers and include reinforcing the riverbank with boulders and properly sanitized storage drums.

- Drainage and flooding – culvert repair is needed to improve drainage capacity and reduce flooding danger. Improper drainage has led to the flooding of community roads. Floodwater has also encroached upon local roads and yards. An Indian Reservation Roads Plan has been completed and submitted to the Bureau of Indian Affairs.
- Dust control – the Kalskag community is in need of dust control during dry periods. It was reported that the health of residents is compromised by high dust levels, especially those who suffer from or are at risk of suffering from asthma.
- Disposal of raw sewage – a small number of Kalskag households are in need of raw sewage disposal assistance, in particular, a segment of the elder population. A survey could be taken to assess which community members require assistance in dumping household honey buckets. Volunteers could provide disposal service for those who are not able to perform it themselves.
- Animal control – reducing noise associated with local dogs and animal control has been identified as a priority issue. The community might consider adopting an ordinance limiting number of dogs per household. Musers could be excluded from this requirement.
- Fuel spills and clean-up – a number of issues associated with fuel management and clean-up are current priorities. The community would like to complete an inventory of old drums and require owners to be responsible for proper disposal. Remaining tanks from the old tank farm need to be removed from the site and for proper disposal.

Subsistence Economy

Subsistence plays an important role in the Kalskag village economy and provides a relatively stable source of food. The following table lists subsistence foods, categorized by the time of year when each is available.

Spring	Summer	Fall	Winter
Whitefish, ferns, rhubarb, porcupine, smelt, geese & other waterfowl	Salmon, sheefish, whitefish, rainbow trout, salmon, blueberries, blackberries, red cranberries, raspberries, rosehips, black bear	Whitefish, moose, caribou, eels (lampreys), porcupine, geese & other waterfowl	Beaver, rabbit, pike, whitefish, blackfish, lush

Income and Employment

Subsistence plays an important role in Kalskag's economy. This is especially important since wage opportunities are limited to the school district, village council, city, clinic, or state and federal agencies. Important sources of seasonal work include fire fighting for the BLM, construction, commercial fishing and trapping; however, cash employment is limited and sporadic.

Regionally, according to ADOT&PF's regional transportation plan, "Contemporary life in the Y-K Delta is a blend of traditional ways and efforts to develop sustained cash economy elements at the regional and village level. Construction jobs and business opportunities provide one avenue for a better economy in the region (*ADOT&PF, 2002*)." This blend of an income-based and a subsistence economy is extremely significant for rural communities such as Kalskag. According to *Alaska Economic Trends*, "The traditional subsistence lifestyle largely sidesteps the need for store-bought foodstuffs, which come at high cost in rural Alaska. As a result, income-based poverty levels may not represent the same reduced quality of living that they would in an urban setting." (*Alaska Department of Labor and Workforce Development, 2002*)

The official unemployment rate in Kalskag at the time of the 2000 U.S. Census was 7.5%, with 80 residents employed, 11 unemployed, and 56 adults not in the work force. The median household income was \$28,333 and 24.2% of residents were living below the poverty level. Statewide, 6.7% of the population lived below the poverty level with the Bethel Census Area at an 18.7% poverty level. Comparatively, the poverty status of the region in which Kalskag lies is significantly higher than the state average and even further, the status of poverty in Kalskag is higher than that of its region (*U.S. Census Bureau, 2000*).

According to DCED, "As in the past, the regional economy today is based primarily on subsistence, supplemented in a majority of households ($\pm 70\%$) by income from public assistance programs. Wage and salary employment opportunities are scarce. Most jobs are seasonal or part-time only. As a result, villages in the Interior Rivers region have among the lowest per capita incomes in the state. Average annual monthly wage is about three-fourths of the statewide average. More than three-quarters of the region's households are in the low to moderate income category (*DCED, 1997*)."

On August 28, 2000, communities in the Yukon, Kuskokwim, Norton Sound region were declared fishing disaster zones by Governor Tony Knowles. Kalskag is one of the villages in the disaster zone. In short, the Declaration of Disaster states: "Mitigation of the effects of this disaster will include immediate jobs and economic assistance as well as longer-term economic diversification and relevant education and job training provided in the affected regions." (*State of Alaska, 2000*) Since the Governor declared the area a fishing disaster, the community reports that they received assistance consisting of food and frozen fish in 2001. Permit holders and commercial fishers have benefited, but the degree of economic or social benefit has not been determined.

Calista Corporation and Knik Construction have a business joint venture called Nunalista. The quarry operation north of Kalskag is part of that agreement. Residents of Kalskag benefit through employment with Knik Construction to quarry the rock locally, and the City of Kalskag benefits through the lease of land to Knik Construction for aggregate storage near the barge landing site.

Crooked Creek, located 75 miles northeast of Kalskag, has an exploratory mine 15 miles north of the community. Calista Shareholders, including residents of Kalskag, provide 90% of mine employees. According to the Calista website, the Donlin Creek Project has been an important economic stronghold in the region. As of November 2002, Placer Dome, who recently assigned the Donlin Creek lease to NovaGold Resources, Inc., has paid as much as \$1 million in direct payroll since they started the project back in 1995.

NovaGold estimates that as long as gold prices remain above \$325/ounce, it is economical to push ahead with their plans to begin mine construction. Currently, it is estimated that construction will begin in 2008. According to the Alaska Journal of Commerce, 2002, NovaGold expects to hire approximately 500 people in construction and 450 workers in mining operations, which will likely affect the social and economic issues in the village.

Number of Small Businesses and Types

A business and jobs survey conducted in June 2005 by the City of Kalskag reported 10 entities in Kalskag that employ local workers. Of these, four are government organizations, four are local businesses, and two are non-profit organizations. These 10 organizations provide a total of 33 full-time jobs and 23 part-time jobs. See figure on the following page for complete survey results.

Community-Wide Businesses and Jobs Survey

Name of Business or Organization	Business Type*	Description or Type of Business	# of Full-Time Jobs	# of Part-Time Jobs	# of Months per Year in Operation	Year Established	# of Employees When Est.		# of New Jobs During Past Two Years		# of Jobs Expected 5 Years from Now		Any Non-Locals Employed?			# of Non-Locals Employed						
							F/T	P/T	F/T	P/T	F/T	P/T	Yes	X	No	F/T	P/T					
1 Native Village of Kalskag Traditional Council	G	Traditional Council	6	7	12	1971	F/T	P/T	1	F/T	3	P/T	F/T	P/T	Yes	X	No	F/T	P/T			
2 City of Upper Kalskag	G	Municipality	2	7	12		F/T	P/T	F/T	P/T	F/T	P/T	Yes	X	No	F/T	P/T	F/T	P/T			
3 Kuspuk School District	G	School	10	2	9		F/T	P/T	F/T	1	P/T	10	F/T	1	P/T	X	Yes	No	1	F/T	P/T	
4 Morgan Fuel Service	LB	Bulk Fuel	2	1	12	1986	1	F/T	P/T	F/T	1	P/T	4	F/T	P/T	Yes	X	No	F/T	P/T		
5 Kalskag Store	LB	Store	2	1	12		F/T	P/T	F/T	P/T	2	F/T	1	P/T	X	Yes	No	F/T	1	P/T		
6 Ausdah Mercantile	LB	Store	2	1	12		F/T	P/T	F/T	P/T	2	F/T	P/T	X	Yes	No	F/T	P/T	F/T	P/T		
7 YKHC Health Clinic	NP	Clinic	3	1	12		1	F/T	1	P/T	F/T	P/T	1	F/T	1	P/T	X	Yes	No	F/T	1	P/T
8 Postal Service	G	U.S. Postal Service	1		12		F/T	P/T	F/T	P/T	F/T	P/T	Yes	No	F/T	P/T	F/T	P/T	F/T	P/T		
9 Airport Trading Post	LB	Store		2	12	2003	F/T	2	P/T	F/T	P/T	2	F/T	P/T	Yes	X	No	F/T	P/T	F/T	P/T	
10 AVCP	NP	School	5	1	9		F/T	P/T	F/T	P/T	5	F/T	1	P/T	X	Yes	No	2	F/T	P/T	F/T	P/T
TOTALS	see below		33	23	11		2	3	1	5	26	4	5	4	3	2						

Total = Average # of Months Per Year

- Government Agency G = 4
- Locally-Owned Business (For Profit) LB = 4
- NOT Locally-Owned Business (For Profit) NLB = 0
- Non-Profit NP = 2
- Other O = 0

* Type:
 G = Government Agency
 LB = Locally-Owned Business (For Profit)
 NLB = NOT Locally-Owned Business (For Profit)
 NP = Non-Profit Organization
 O = Other (describe)

Table 1. Results from Business & Jobs Survey, April 2005.

Population Trends

The 2000 Census reported the population of Kalskag as 230 people. The Alaska State demographer estimates the 2003 population of Kalskag at 231 people. The 2003 estimated population for Lower Kalskag is 267. Since many services are shared between the two villages, it is important to note that the combined population is 498. Alaska Natives represent 90.40% of the population and a federally-recognized tribe, the Native Village of Kalskag, is located in the community. There is an average of 3.71 persons per household in Kalskag. Between 1970 and 2000, the population of Kalskag increased from 122 to 230, an average annual growth rate of 2.13%. If Kalskag continues to experience this rate of population increase, it can expect a population of approximately 351 in 2020.

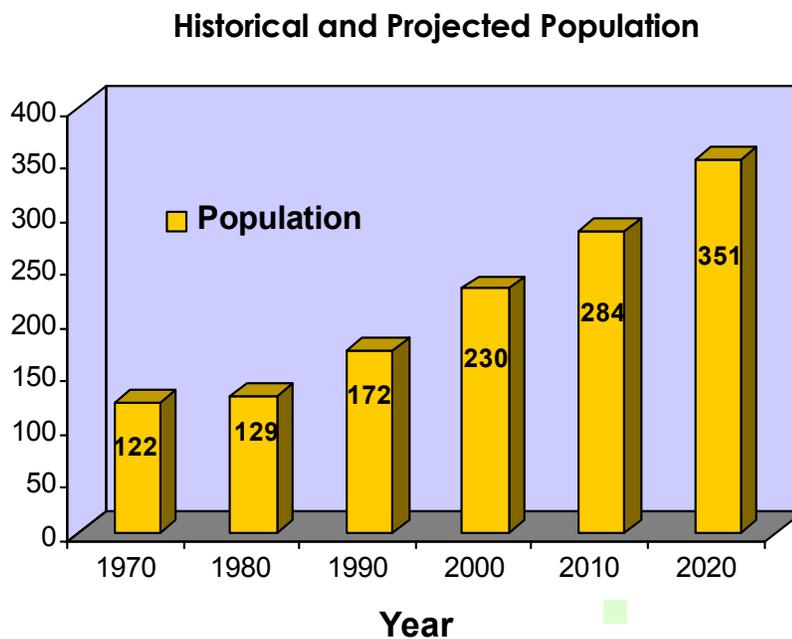


Table 2. Historical and Projected Population. Source: U.S. Census. Values calculated

Population Composition

Race

In Census 2000, individuals could report their race alone or in combination with one or more other races. In Kalskag 208 people reported an all or partial Alaska Native ethnicity. 12 people reported an ethnicity of two or more races.

Gender

At the time of Census, Kalskag had 117 male residents and 113 female residents.

Age

The 2000 Census reported the following age range distribution for the Kalskag community.

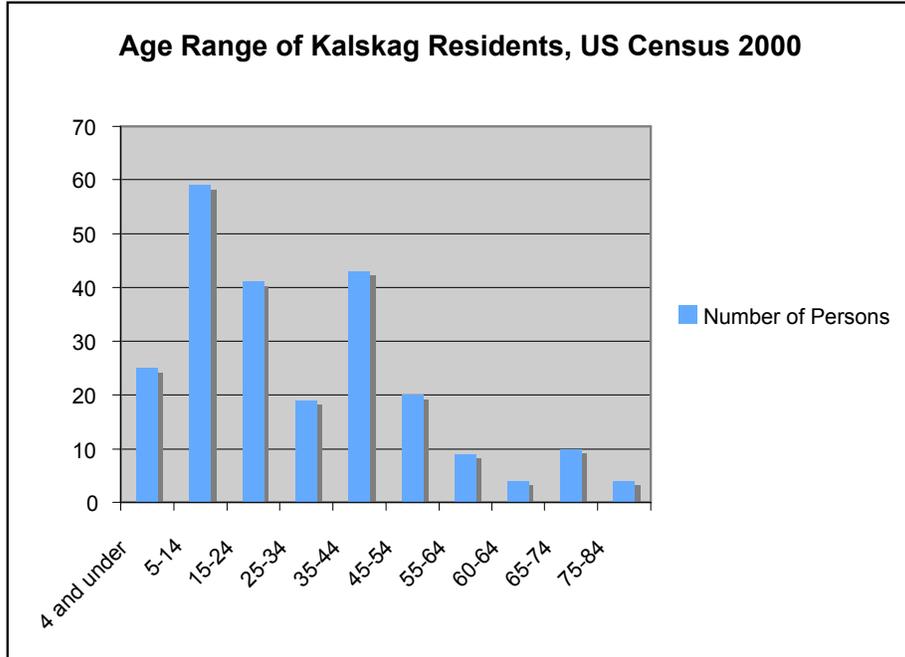


Table 3. Age Range of Kalskag Residents. Source: U.S. Census. Values calculated by Agnew::Beck. 2000

Public Services and Community Facilities

As of November 1997, nearly all Kalskag homes, the school and the store had individual wells with potable water and indoor plumbing. However, residents report that the water from some wells in the main village is undrinkable. In addition, some residents, lack indoor plumbing. A piped gravity sewage system with lift stations, a forced main and a sewage lagoon now serves approximately 60 households and facilities.



There are numerous water & sewer issues that the community needs to address including providing potable water for the main village, sewage collection for houses currently not connected to the system, including the proposed community building near the airport (airport, store and eight additional homes). The Rural Utility Co-Operative, part of the YKHC operates and maintains the sewer system in Kalskag.

The community waste disposal site is owned by and located in Lower Kalskag, but is maintained by the City of Kalskag. An in-kind agreement exists where Kalskag residents use the dump site in return for the use of City heavy equipment to maintain the site. The Kalskag Traditional Council is currently working with Lower Kalskag Traditional Council to expand their solid waste facility and close out the older dumpsite. EPA grant funding has been awarded for the purpose of facility expansion.

Electricity is provided through the Alaska Village Electric Cooperative (AVEC), which is located in Kalskag. The power source is diesel, the rate is \$.32/ KiloWatt-Hour (KWH). AVEC funds four part-time Power Plant Operator positions through the City of Kalskag. In 2005, the City of Kalskag developed a bulk fuel facility, funded through the Denali Commission and AVEC, which replaced all existing tank farms in Kalskag.

Access to the communities is primarily by air. A State-owned 3,200-foot gravel runway is shared by Kalskag and Lower Kalskag. Year-round daily scheduled air service delivers passengers, mail and other cargo. Residents own all-terrain vehicles (ATVs), snow machines and skiffs for fishing, hunting and recreation. A 4.2-mile, state owned and maintained road connects Kalskag with Lower Kalskag year round. In the winter, a 45-mile trail to Russian Mission and 30-mile trail to Aniak are also available. During the winter months, an ice road on the Kuskokwim River leads from Aniak, located north of Kalskag, to Tuluksuk, south of Kalskag. Kalskag maintains the ice road to Tuluksak while Aniak maintains the section of ice road to Kalskag. During the summer months, barges deliver cargo and bulk fuel, as the Kuskokwim River is normally ice-free from mid-June to October.

The Alaska Department of Transportation and Public Facility's (ADOT&PF's) *Yukon-Kuskokwim Delta Regional Transportation Plan*, indicates Kalskag as an intersection for winter trail marking from Russian Mission, Holy Cross, Aniak, and south to Tuluksak. The regional plan also indicates the suitability of improving the 4.2-mile road between Kalskag and Lower Kalskag.

In 2002, the BIA funded 25 miles of winter trail between Kalskag and Russian Mission and 15-miles of winter trail marking from Kalskag to Aniak. There is a joint-agency partnership between ADOT&PF and BIA to complete the winter trail marking project; ADOT purchases the materials and the BIA handles the contract with tribes for construction work.

George Morgan Sr. Senior High schools services both Kalskag and Lower Kalskag. A new elementary school, located in close proximity to newly developed housing in Kalskag near the road to the quarry, will serve pre-kindergarten through 6th grade. The new elementary school will open for operation in 2007. The former elementary school building, the Olinga and Joseph S. Gregory Elementary School, which is located in the heart of Kalskag, will be made vacant. At present, there are no plans for alternative uses for this building.

Additional educational opportunities in the region include:

- Continuing and technical education classes through the Joe Parent High School in Aniak.
- The Western Inter-Subregional Training Center in Aniak, which offers mine specific and other vocational training opportunities, HAZMAT and HAZWOPER, and computer classes. Additional industry specific classes and trainings are offered out of this facility, taught by labor union representatives. This facility is operated by a consortium of the Kuskokwim Native Association, the Kuspuk school district and University of Alaska Fairbanks and will open its new building in winter 2005-06. Student housing will be available.
- Yuut Elitnaurviat People's Learning Center, located in Bethel, provides college and technical school preparation opportunities to high school students, and career training for adults in a culturally relevant and supportive environment. Educational focus areas include: Early Childhood/Education, Construction and Aviation.
- Summer Construction Academy for 18-23 year olds is offered through the Saint Mary's Regional Training Center in Saint Mary's. This training is developed and is sponsored by Alaska Works Partnership.
- The University of Alaska, Fairbanks, Marine Advisory Program is a university-based, statewide outreach and technical assistance program designed to help Alaskans wisely use and enjoy Alaska's marine and coastal resources. Marine Advisory Program faculty members and staff provide informal marine education and technical assistance from all over the state. In the Y-K region, the Marine Advisory Program has an office in Bethel.

Opportunities for vocational and other education around the state include:

- The Alaska Vocational Technical Center (AVTEC) in Seward.
- Job Corps offers residential education and vocational training in Palmer.
- The Delta Mine Training Center in Delta Junction offers courses in mineral identification, GPS, determining land ownership and more.
- Distance delivered courses are available through University of Alaska Anchorage, Fairbanks, Southeast, and Kuskokwim campuses.

A new post office was recently constructed in Lower Kalskag. The U.S. Postal Service is presently assessing sites for a new post office in Kalskag. One possible site is in the proposed multi-use community facility. The Postal Service will need to establish whether or not space provided in the multi-use building will satisfy their requirements for a new facility.

A new clinic was completed in Lower Kalskag and has been in operation for approximately eight years. A new clinic for Kalskag is currently under construction and should open in 2006. Both are operated by the Yukon-Kuskokwim Health Corporation.

■ VISION & VALUES

Vision Statement

The residents of Kalskag strive to increase community connections by recognizing all families within the community as our own. We value fairness, honesty, and respect of others regardless of race. We believe in holding on to the present, remembering the past and looking to the future for a healthy spiritual, social, and economic community, emphasizing our traditional values and maintaining our sobriety. We believe that a growing economy and quality education are important elements of a strong community. We look for ways to increase the sustainability of our community through greater local control and the growth of local business.

Values

- Living a subsistence way of life
- Strong sense of community
- Open and friendly community
- Respect to others, the land and animals
- Strong connections between elders and youth
- Embrace the positives of being a small place
- Beautiful place: trees, mountains and water
- Good central location with possibility of becoming a hub in the future



GOALS & PRIORITIES

Land & Environment

Context

Kalskag's position on the banks of the Kuskokwim River affords it great benefits and also some challenges. The river provides a means of travel, recreation, commerce and is a source of many important subsistence foods.

Significant erosion at the outer edge of Kalskag's cemetery and along the road that leads to the airport necessitates the identification and implementation of erosion control measures. An erosion control study released by the Army Corp of Engineers suggests several methods for mitigation. Kalskag will need to explore these methods, ways to gather materials from within the community for erosion control (such as un-used fuel drums), and ways to gather funding for erosion control and drainage projects.



The Kuskokwim provides a strong link between Kalskag and the other communities and possible developments that lie along its waterways. Community members recognize the central importance of the river to the health of the community and the subsistence activities on which it depends. Assessing the impacts of proposed industrial activities, such as mining, is a top community priority. Kalskag residents recognize that drawing on the knowledge of local elders, to identify and map important subsistence habitats must be initiated in the near future. With the input of elders, residents will work to map such areas so that future development does not threaten their ability to draw on resources that have been used for generations.

The community can further protect and manage its lands by creating a land use plan that designates uses for existing land holdings and by completing 14c land selections for future holdings as provided for by the Alaska Native Claims Settlement Act (ANCSA).

Finding an accessible potable water source for the entire community is an additional priority for Kalskag. Groundwater in the area has high levels of naturally occurring iron and consequently, some wells provide water that is not drinkable. According to community members, the well drilled for the new Kalskag clinic will provide potable water. Locating a community spigot at this or an alternate site that also provides drinkable water is a top near-term priority.

Kalskag residents need to be actively involved in decision-making regarding proposed resource development in the region. Industrial development, such as mining, can bring economic growth but may also negatively impact the health of subsistence resources. Kalskag and other entities recently opposed a legislative bill to establish a Kuskokwim River Port Authority (Senate Bill #40). SB #40 did not pass in legislature. Though the Calista Corporation supported this bill, Kalskag residents believe it is important to maintain local control over decisions regarding development.

Goals

1. **Minimize impacts of resource development and protect subsistence.**
2. **Complete land planning for 14c land selection.**
3. **Control Erosion.**
4. **Develop alternative energy sources.**
5. **Ensure safe water for all residents and a clean village environment.**

GOAL 1: Protect subsistence and minimize impacts of resource development.

Priority Actions

- Gather information and educate Traditional and City Councils and community members about proposals regarding resource development and governance of the area's resources to increase understanding of the environmental consequences of proposals for development. Use agreements to maintain local control over area resources.
- Use City of Kalskag's Code of Ordinances to educate developers about good environmental practices.
 - Enforce ordinances using volunteer policing, and work towards acquiring a VPSO for Kalskag.
- Work with local and regional entities to guide mining and other kinds of resource development that could impact subsistence and way of life.
- Work with local elders to identify sensitive subsistence areas.
 - Pursue funds for traditional land use mapping, working with TKC.

GOAL 2: Engage in land planning for 14C land selection.

Priority Actions

- Local governments work together with TKC and land committee to create land use plan and select lands.
- Identify land for housing, landfill & recycling, and other future facilities.
- Encourage sustainable growth and development of jobs, businesses, and housing by designating lands for residential and commercial development for community members.

GOAL 3: Control erosion.

Priority Actions

- Protect riverbank beneath cemetery.
- Plan for future possible erosion of road to airport. Acquire funding to implement recommendations of Army Corp of Engineers erosion control study.
- Find ways to control erosion, such as reinforcing riverbanks with excess fuel tanks and drums. Find a way to clean the materials used to reinforce banks.
- Add drainage, culverts, etc. to prevent erosion of community roads.

GOAL 4: Develop alternative energy sources.

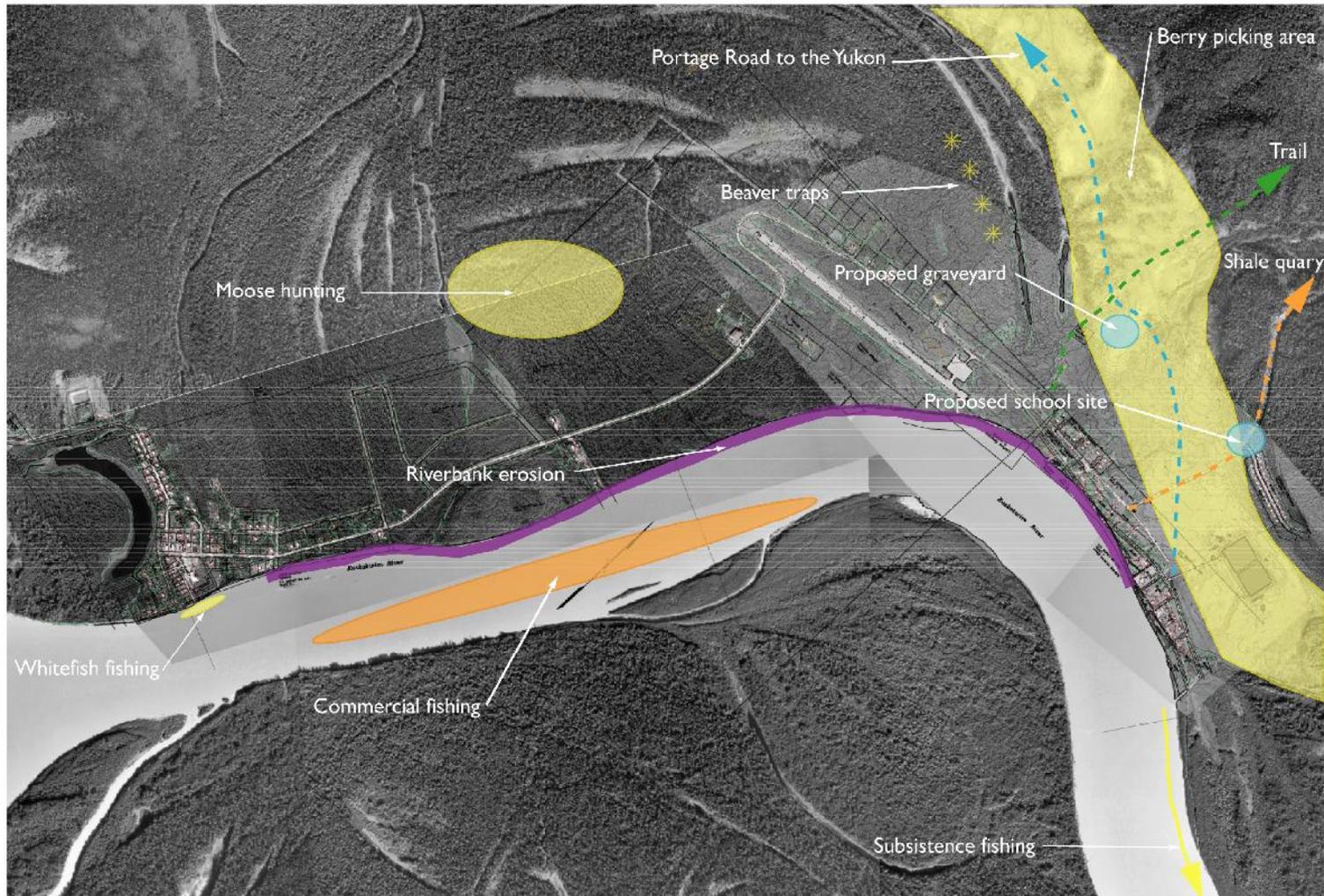
Priority Actions

- Explore options for wind energy.
 - Complete wind survey and pursue feasibility study. Excess electricity could be sold back to AVEC to reduce costs for electricity.

GOAL 5: Ensure safe water for all residents and a clean village environment.

Priority Actions

- Provide community watering point at new clinic, or in another location.
- Create a fuel spill clean-up plan and prevention program.
 - Create City ordinance regarding fuel spills for residents and outside contractors.
- Remove excess bulk fuel tank storage from village.
- Propose city ordinance to control loose and noisy animals. Use volunteer police of VPSO to enforce ordinances. Musers should be excluded from this requirement, as long as dog teams are well-located and properly cared for.



- Commercial Areas
- Important Subsistence Areas
- Development Zones
- Environmental Areas
- Recreation/Trails

Land Use Areas

Figure 4. Land Use Areas Map. Source: State of Alaska, DCCED Community Maps; village residents.

Community & Culture

This section includes information on Public Facilities, Circulation, Community Wellness, Culture & Education.

Context

Kalskag residents are proud of their strong community and are committed to finding ways to increase opportunities for all in a healthy environment. Replacing aged and inadequate facilities is a top priority for village government organizations. An existing multi-purpose building located near the airport, between Lower and Kalskag, could be renovated to house government offices, community services, and provide the community a place to socialize and recreate. A facility planning team has completed a floor plan, and draft program and business plan for the renovated multi-use facility. The City of Kalskag is working with the US Postal Service to locate a new post office in the multi-use facility. An application for funding to complete the design for the facility will be submitted to the Denali Commission in September. Construction funding will be secured once the design and a cost estimate are completed.

Kalskag residents have great respect for their elders and seek to improve the services available to them. Implementing a system that assures that basic needs such as transportation, respite care, general assistance, social interaction and waste disposal are provided for local elders is a top community priority.

Kalskag currently has no system of law enforcement and does not have infrastructure in place to employ a VPSO. The planned multi-use community building will include a small apartment that can house a VPSO, to be employed by the City of Kalskag. The village of Aniak, located 30 miles downriver from Kalskag, with a population of 532 residents, has an Alaska State Trooper station. According to workshop participants, this station houses three Alaska State Troopers. In the villages of Kalskag and Lower Kalskag, with a combined population of 498 people, there is not a single law enforcement officer. Workshop participants stated that transferring a State Trooper to a station in Kalskag would greatly improve social conditions in the village.

A number of upgrades to the existing community road and river transportation system are necessary. The community's maintenance equipment is limited and some pieces need to be replaced. The construction of a barge dock could ease the shipment of goods to the villages. Completing a long-range transportation plan would identify the extent of community need and help Kalskag to prioritize its most pressing transportation related issues.

Goals

- 1. Finish and occupy the Multi-Purpose Community Building.**
- 2. Improve quality of life and cultural, technical, and lifestyle education.**
- 3. Improve quality of life for our elders.**
- 4. Improve system of law & order.**
- 5. Improve transportation network.**

24 Goals & Priorities: Community & Culture

GOAL 1: Finish and occupy Multi-Purpose Community Building.

Priority Actions

- Conduct community meetings to complete the facility business plan.
- Communicate with U.S. Postal Service and encourage them to locate new post office in community building.
- Secure site control by a quitclaim deed from the City to the Traditional Council.
- Identify fundraising targets and complete applications.
 - Secure design money from the Denali Commission and Rasmuson and complete design.

GOAL 2: Improve quality of life and cultural, technical, and lifestyle education.

Priority Actions

- Explore options for a community gym and recreation center.
- Develop a community park for ballgames, picnics, playground, swimming pond and open space.
- Learn from elders and local experts through ongoing cultural activities such as the Elders conference & culture week at local school, Yup'ik dancing, and by recording and transcribing oral history and teachings from the Elders through the local Suicide Prevention program.
- Find funding for a community fish camp. Site has been secured from the City.
- Host community education in the new multi-purpose building.
- Display artifacts, videos & programs in new multi-purpose building.
- Educate community members on healthy lifestyle choices.
- Ensure behavioral health worker (YKHC), Suicide Prevention, and ICWA staff are working together to create wraparound services for residents in need.
- Continue to work with the Firewise Program to protect the community from structure and forest fires.

GOAL 3: Improve quality of life for our elders.

Priority Actions

- Secure van for transportation of elders.
- Provide respite care for families caring for elders.
- Provide assistance with chores, garbage hauling and sewage disposal, if needed.
- Provide daily activities and gathering place for elders in multi-purpose center.
- Ensure elders who need home help get assistance every day.
- Provide supportive housing for elders to give them the choice to stay in the village.
- Provide First Alert system for elders.

GOAL 4: Improve system of law and order

Priority Actions

- Provide dedicated housing, office and jail facilities to secure a VPSO, working with AVCP.
 - Create a backup system with the City and Traditional Councils to support needs of the VPSO, to solve problems as they arise, and increase efforts to retain VPSO.
 - Pursue Tribal COPS grant funding, collaborating with Lower Kalskag Traditional Council.
- Support the First Response Team.
 - Provide EMT recertification training.
 - Create local response network with phone network for emergency response.
- Get a State Trooper stationed in Kalskag.

GOAL 5: Improve transportation network.

Priority Actions

- Complete Long-Range Transportation Plan.
- Upgrade road and other maintenance equipment.
- Support efforts to build a portage road to the Yukon.
- Provide waiting area in Multi-Use Community Center for people waiting at the airport.
- Construct a barge dock.
- Expand or relocate the airport to accommodate larger craft to lower freight costs.

Economy

Context

During the April 2004 and June 2005 Community Planning Workshops in Kalskag, residents of the community identified the following economic goals. Residents identified small business development, arts & crafts marketing and increasing the number of local events as the main areas of economic potential for the village. While mining development may create some local jobs, residents have serious reservations about potential environmental impacts from development. Technical training and postsecondary education were also identified as key to increasing the employment options for community members, even if they must travel outside of the village to take advantage of them.

To support small business development, entrepreneurs will need business education and increased access to start-up capital. This would be achieved through distance learning classes, if Internet access was available. A micro-lending program would be an excellent option for start-up capital for small businesses. Micro-loan funds have been shown to be remarkably successful in the developing world, and have even created a good rate of return for investors. A similar strategy could assist entrepreneurs in rural Alaska.

Goals

- 1. Increase number of local jobs and local businesses.**
- 2. Increase number of local events.**

Goal 1: Increase number of local jobs and local businesses.

Priority Actions

- Develop Internet access.
- Develop arts & crafts marketing.
- Develop sawmill as local business opportunity.
- Encourage youth-run businesses through teen center.
- Continue working with schools to develop job skills for local population.
- Help local people access educational and training opportunities to increase access to regional job market.

Summary of Potential Businesses in Kalskag

Kalskag residents identified the following as businesses they would like to see grow in their community:

Child care; taxi; spring water bottling; bulk food store; bakery; sawmill; tourism; arts & crafts; bed & breakfast; hair dresser; Laundromat; youth-run small business; recycling center; barge dock.

Feasibility of a Sawmill Business in Kalskag, Alaska

Establishing a sawmill in Kalskag poses a few challenges that should be considered for this type of business. First, the prospective owner would need to assess the quantity and quality of trees in the area. For a small-scale sawmill serving Kalskag and communities along the Kuskokwim River, the potential owner should consider how costs will be recovered and how revenue will be generated to sustain the business.

In Alaska, there are 4 mills that manufacture 10 million board feet (MMBF) or more per year. In addition, there are over 100 small mills – many are family-run businesses – producing typically less than 1 MMBF per year.¹

Sawdust pellets could be a value-added by-product that could be sold as an alternative fuel to wood.

Questions:

- Where would trees be harvested from? What environmental effects would there be (to bird species, ground stability, etc.)? Would any of the environmental effects prohibit this as a viable business opportunity?
- How would trees be cut and transported to the sawmill?
- Would a mobile sawmill be appropriate?
- What scale of sawmill is best suited to potential markets?
- Is the sawmill intended to make a profit or only to reduce the costs of importing lumber needs?
- Who would own the business?
- What is the quality and size of trees in the area?
- What is the demand for lumber in Kalskag and surrounding communities? Does demand indicate that this could be a viable business opportunity?

Goal 2: Increase number of local events.

Priority Actions

- Use multi-purpose facility for community events (health fairs, carnivals, etc.)
- Create opportunities for outdoor events such as dog races.

¹ *Science Update* newsletter by Pacific Northwest Research Station – Issue 5, Sept. 2003.

Leadership

Context

Kalskag is governed by the Native Village of Kalskag Traditional Council, a federally recognized tribal government and by the City of Kalskag. The Calista Corporation is the regional Native for-profit corporation, and the Kuskokwim Corporation is a for-profit sub-regional consortium of local Native corporations, of which Kalskag is a member. The Association of Village Council Presidents (AVCP) is a consortium of 56 federally recognized Alaskan Native tribes in the Yukon-Kuskokwim Delta, of which Kalskag is also a member. AVCP's mission is to provide human development, social services and other culturally relevant programs for its people to promote self determination, protection and advancement of our cultural traditions with member villages of the Yukon-Kuskokwim Delta. Finally, Kalskag is also a member of the Kuskokwim Native Association, a non-profit organization serving 10 villages in the central Kuskokwim River valley.

By creating a Community Comprehensive Plan, the village of Kalskag has taken a key step towards gaining greater local control and communicating Kalskag's values, goals, and priorities to parties throughout the state. At the April 2004 and June 2005 community workshops, residents identified completing the community plan, and using it to track progress on accomplishments as priority actions. Preparing a plan is a first step that brings the community together to establish priorities, focus community action, and exert greater control over decisions made at state and regional levels.

The goals identified by the community seek to strengthen communication between village residents and governing organizations, and to unify village organizations so that all are working towards complementary ends. In short, the Kalskag community wants residents to be more involved in identifying priorities, and for village organizations to work together to accomplish them.

Goals

- 1. Maintain local control.**
- 2. Improve communication and coordination between village entities and regional organizations to encourage follow through.**
- 3. Complete and use a community plan to guide decision-making.**

Goal 1: Maintain local control.

Priority Actions

- Better communication between Tribe and Public.
- Unified front with City and Tribe.
- Local hire and local input on jobs.

30 Goals & Priorities: Leadership

Goal 2: Better communication and coordination between village entities and regional organizations.

Priority Actions

- Survey The Kuskokwim Corporation Villages for opinions on Borough formation.
- Have regular meetings with agencies and set up regional meetings.
- Follow through and resolve issues between City and Tribe.
- Educate Representatives and local public.
- Allocate funds for meetings.
- Get Internet services.

Goal 3: Complete and use community plan to guide decision-making.

Priority Actions

- Complete a community plan and use it to guide local decision-making.
- More joint meetings with local governments on Resolutions and MOA's.
- Invite youth to meetings.
- Fairness.
- Send out flyers about meetings (Potluck, Door Prizes and Agendas).
- Send information to representatives and other agencies.
- Train locals to conduct meetings and facilitate.

INFRASTRUCTURE SUMMARY

The following priority infrastructure projects were identified at the April 2004 and June 2005 community workshops held in Kalskag.

Land & Environment

- 1. Establish and implement erosion control methods along river and community roads.**
- 2. Provide watering point at new Kalskag clinic or in an alternate location.**
- 3. Clean up disused bulk fuel tanks.**

Community & Culture

- 1. Complete Multi-Purpose building**
- 2. Work with U.S. Postal Service to establish site for new post office building, ideally in the new multi-use building.**
- 3. Explore options for community gym and recreation center.**
- 4. Find funding and establish community fish camp.**
- 5. Secure van for transportation of village elders.**
- 6. Provide supportive housing for elders.**
- 7. Provide dedicated housing, office, jail facilities and VPSO back-up system to help secure a VPSO.**
- 8. Continue to upgrade road maintenance equipment.**
- 9. Construct a barge dock.**
- 10. Expand or relocate the airport to accommodate larger aircraft to lower freight costs.**

Economy

- 1. Develop Internet access.**

IMPLEMENTATION

The following section identifies the top three priorities for each goal category: Land & Environment; Community & Culture; Economy; Leadership.

PROJECT	LEAD	CAPITAL	RESOURCES	PRIORITY			COMMITTEE
	ORGANIZATION	COST	TO DO THE WORK	05/06	06/07	>07	COMMENTS
Land & Environment							
14 c Land Selection	City & Tribe	N/A	TKC Land Planner Nick Kameroff, Jr., Aniak	X			
Control erosion of city sites along the riverbank and beneath cemetery.	City & TC		Knik Construction contribute gravel & boulders	X	X		Need Corps of Engineers permits.
Provide watering point.	City & TC		YKHC new clinic and well.	X			
Community & Culture							
Complete Multi-Purpose Community Center. Secure site control and apply for design funds.	City & TC	Approx. \$1.3 million	Denali Commission Multi-Use Design funds	X			
Secure funding for van to transport elders.	TC		AMHTA/ DOT Coordinated Transportation funding	X			

Secure housing to get a VPSO in Kalskag.	City			X			
Leadership							
Complete and use community plan	City & TC		AMHTA Rural Technical Assistance	X			
Unified front with City and Tribe	City & TC			X			
More joint meetings with local governments on Resolutions and MOAs	City & TC			X			
Economy							
Develop Internet access	City & TC		Kuspuk School District, YKHC, telecommunications providers such as GCI	X			
Develop arts & crafts marketing	Local artists, supported by governing organizations		State Council on the Arts; Alaska Native Arts Foundation.				Statewide and regional organizations exist to assist with arts & crafts marketing. See Appendix for contact information.
Develop sawmill as local business opportunity	Local entrepreneur		University of Alaska Small Business Development Center				The feasibility of this business and others need to be accurately assessed before investing in business

							development.
--	--	--	--	--	--	--	--------------

COMPREHENSIVE PLAN REVISION PROCESS

A comprehensive plan is intended to be a long-range planning document that helps to guide growth and development in the community for about 20 years. For it to be effective, it must be a “living document” that is regularly used to guide decision-making. Residents who participated in the Kalskag planning process want to see it result in real accomplishments that can be tracked over time.

The revision process for implementing the priorities identified in this plan and updating the plan will occur at regular intervals. The revision process will always seek input from residents, and all discussions of progress on plan priorities and revisions to the plan will be publicly announced. Milestones in plan implementation and revisions include:

- A copy of the plan will be brought to each village organization meeting, including joint meetings of the entities, and will be consulted in decision-making on priority projects.
- Village organizations should designate measures for each goal, for example, “three new village businesses will be started in the next five years”. These measures should be used on an annual basis to assess progress and adjust strategies if needed.
- The Implementation section of this plan will be used to coordinate efforts between village organizations. Each project has a ‘lead organization’ identified. At each meeting, lead organizations will report on status of each priority project. Opportunities for other entities to assist with implementation will be identified during these discussions.
- On an annual basis, the Implementation section of the plan will be updated as projects are completed and new projects arise. This updating will be accomplished at an annual meeting of all village organizations, with input from the full community. The updated Implementation section will be recorded and distributed to all community organizations for use in the coming year.
- On a five-year basis, the Kalskag Community Comprehensive Plan will be reviewed by the village organizations, with full public involvement, to determine which actions have been accomplished, and which priority actions should be focused on during the following years. Over time, these revisions to the comprehensive plan will help to document the accomplishments made, and the new priorities that surface.
- After ten or twenty years, and the completion of many of the goals and strategies of the comprehensive plan, village organizations will want to reflect upon the accomplishments of the preceding 20 years and, again, plan for the next 20 years by taking on a public participation process to gain community-wide input on the next Kalskag Community Comprehensive Plan.

■ APPENDICES

Appendix A: Business Resources

Appendix B: Funding & Technical Assistance Resources

NATIVE VILLAGE OF KALSKAG
TRADITIONAL COUNCIL
P.O. Box 50
Kalskag, Alaska 99607
Phone: (907) 471-2207, Fax: (907) 471-2399
Kalskagtribal@yahoo.com

RESOLUTION 2011-01-04

AUTHORITY TO PARTICIPATE IN THE INTEGRATED RESOURCE MANAMGENT PLAN DEVELOPMENT PROJECT FOR THE NATIVE VILLAGE OF KALSKAG FOR 2011

A RESOLUTIONS of the Native Village of Kalskag authorizing participation in the Integrated Resource Management Plan Development Project and committing to provide leadership, fire management programs, promote and develop workforce in fire management under the Natural Resource Program.

WHEREAS, the Traditional Council of the Native Village of Kalskag wishes to utilize integrate fire management policy into tribal natural resource programs for the community of Kalskag (hereinafter the "Council and the "Community"); and

WHEREAS, the Traditional Council wishes to respond to the Proposal Fy2011 Tribal Integrated Resource Management Plan Development Projects following the January 2, 2006 Kalskag Community Comprehensive Plan outlining priority actions and impacts of resource development

NOW THEREFORE BE IT RESOLVED THAT the Traditional Council endorses the participation of the integrate resource management plan development project and commits to fulfilling the responsibilities and duties assigned to the Council in the proposal.

BE IT FURTHER RESOLVED THAT the Traditional Council commits to an "open door" policy that assures the IRMprogram will provide services and employment to all who seek.

BE IT FURTHER RESLOVED THAT the President is also authorized to execute subsequent amendments to said grant agreement to provider for adjustments to the project within the scope of services or tasks, based upon the needs of the program.

CERTIFICATION

PASSED AND APPROVED BY A CONSTITUTED QUORUM OF THE NATIVE VILLAGE OF KALSKAG TRADITIONAL COUNCIL ON THIS 19th DAY OF January 2011 BY THE VOTE OF [] IN FAVOR, [] OPPOSED, AND [] ABSTAINING.

ATTESTED:


Julia Dorris, President


Billvian Stewart, Secretary

REPAIR AND REPLACEMENT (R&R) WORKSHEET

**Enter the appropriate cost information only in the *WHITE* cells.
The *BLUE* cells will automatically be calculated.**

Repair and Replacement Expense	Number of Items	(multiplied by) Cost to Replace	(divided by) Useful Life in Years	(equals) Annual Estimate
Equipment				
Boilers & Furnaces	1	\$20,000	10	\$2,000
Water Heaters	1	\$10,000	10	\$1,000
Misc. Equipment	1	\$10,000	10	\$1,000
Furnishings				
	1	\$40,000	10	\$4,000
Annual Repair and Replacement Total				\$8,000

Notes

REPAIR AND REPLACEMENT (R&R) WORKSHEET

**Enter the appropriate cost information only in the *WHITE* cells.
The *BLUE* cells will automatically be calculated.**

Repair and Replacement Expense	Number of Items	(multiplied by) Cost to Replace	(divided by) Useful Life in Years	(equals) Annual Estimate
Equipment				
Boilers & Furnaces	1	\$20,000	10	\$2,000
Water Heaters	1	\$10,000	10	\$1,000
Misc. Equipment	1	\$10,000	10	\$1,000
Furnishings				
	1	\$40,000	10	\$4,000
Annual Repair and Replacement Total				\$8,000

Notes

REVENUE WORKSHEET

**Enter the appropriate cost information only in the *WHITE* cells.
The *BLUE* cells will automatically be calculated.**

Revenue Source	Monthly Rate	# of Units	Subtotals	Annual Estimate
Lease Revenue				\$ 124,967
TPA	\$ 1,283	1	\$ 15,395	
IGAP	\$ 1,283	1	\$ 15,396	
TRANSPORTATION	\$ 1,283	1	\$ 15,396	
TANF/ICWA	\$ 1,283	1	\$ 15,396	
HOUSING	\$ 1,283	1	\$ 15,396	
HEALTH/SAFETY PROGRAM	\$ 1,283	1	\$ 15,396	
TRIBAL COURTS/JUSTICE	\$ 1,283	1	\$ 15,396	
CITY OFFICES	\$ 1,283	1	\$ 15,396	
Rental Revenue				\$ 9,000
Community Room rental	\$ 150	12	\$ 1,800	
Showers/Laundry	\$ 100	1	\$ 1,200	
Overnite stays	\$ 50	2	\$ 1,200	
Bingo/Pull Tabs	\$ 400	1	\$ 4,800	
Other Revenue				\$ 11,333
Clinic	\$ 370	1	\$ 4,445	
Post Office	\$ 574	1	\$ 6,888	
Total Annual Revenue				\$ 145,301

Notes

REVENUE WORKSHEET

**Enter the appropriate cost information only in the *WHITE* cells.
The *BLUE* cells will automatically be calculated.**

Revenue Source	Monthly Rate	# of Units	Subtotals	Annual Estimate
Lease Revenue				\$ 124,967
TPA	\$ 1,283	1	\$ 15,395	
IGAP	\$ 1,283	1	\$ 15,396	
TRANSPORTATION	\$ 1,283	1	\$ 15,396	
TANF/ICWA	\$ 1,283	1	\$ 15,396	
HOUSING	\$ 1,283	1	\$ 15,396	
HEALTH/SAFETY PROGRAM	\$ 1,283	1	\$ 15,396	
TRIBAL COURTS/JUSTICE	\$ 1,283	1	\$ 15,396	
CITY OFFICES	\$ 1,283	1	\$ 15,396	
Rental Revenue				\$ 9,000
Community Room rental	\$ 150	12	\$ 1,800	
Showers/Laundry	\$ 100	1	\$ 1,200	
Overnite stays	\$ 50	2	\$ 1,200	
Bingo/Pull Tabs	\$ 400	1	\$ 4,800	
Other Revenue				\$ 11,333
Clinic	\$ 370	1	\$ 4,445	
Post Office	\$ 574	1	\$ 6,888	
Total Annual Revenue				\$ 145,301

Notes

NET INCOME WORKSHEET

All information on this sheet is calculated from information entered on the O&M, R&R, Capital Replacement and Revenue worksheets.

Make any changes needed to those sheets directly. This sheet will be automatically updated..

Revenue		
Lease Revenue	\$124,967	
Rental Revenue	\$9,000	
Other Revenue	\$11,333	
	Total Revenue	\$145,301
Expenses		
Operation and Maintenance Expense	\$71,627	
Repair and Replacement Expense	\$8,000	
Capital Replacement Account	\$3,083	
	Total Expenses	\$82,711
	Net Income (Loss)	\$62,590

2012 Legislative Multi-Facility Building Renovation Proposal

Native Village of Kalskag
P.O. Box 50
Kalskag, Alaska 99607

kalskagtribal@yahoo.com
by: Bonnie Persson-Tribal Administrator



**2012 Legislative
Native Village of Kalskag
Renovation proposal of the Multi Facility Building
By: Bonnie Persson Tribal Administrator**

SUMMARY

Kalskag is on the north bank of the Kuskokwim River, and where the Portage Mountain Range begins its growth to the Yukon. We are the 4th generation people in our village with very few elders left to guide us through, sometimes rough times. Kalskag has so much potential and we have an obligation to the people, the economy, the surrounding villages, and to ourselves to be self-sufficient. We believed back then, and still today that the Multi Facility Building will bring that change. That change began, when the U.S Postal Service completed their promise in renovating their portion of the building in the fall of September 2008. Therefore, we are once again submitting this proposal to the Governor's Office of Management and Budget and our representatives, Lyman Hoffman and Bob Herron in hopes for a chance to complete the transformation.

Initially, the Multi Facility Building was owned by the City of Kalskag, with 8,296 square foot was designed in 1984 under the then and current 1982 Uniform Building Code. The facility was to be multi-use for the local post office, village council meeting rooms, police and fire, mayoral offices, clinic, and itinerant health care provider apartments. Construction was started but fell short of completion and funds to complete the work were unavailable. The building was never occupied and construction ceased, the building was secured and enclosed. Considering its years without use or care, the Kalskag Multi Facility Building is in good condition.

In 2000, under new management, the City Council of Kalskag with the support of the Tribal Council and the community continued to redefine the needs of the community and search and re-applying for renovation funds to complete the project. In 2005, the City of Kalskag transferred the ownership of the land and the Multi Facility Building to the Native Village of Kalskag Traditional Council under the Tribal President Julia Dorris and Vice President, Loreen Steeves. In 2006 a proposal was submitted to Denali Commission, with an application for technical assistance from Agnew::Beck LLC referred, by the Alaska Mental Health Trust Authority Rural Technical Assistance, we completed the application. We had also invested Traditional Council Funds in hiring Kumin and Associates Architects to complete; an on-site survey, master plan and cost estimate for the renovated facility. Kumin and Associates was our primary liaison between the Traditional Council and the United States Postal Service, as the Postal Service was our primary partner in this. Through a lengthy process; in development, building partnerships, finalizing the community comprehensive and business plans, the conceptual facility plan with the funding application completed and submitted. We had high expectation that the renovation proposal would be approved but, was denied. It was heart breaking for the community, but under the circumstances we continue to rebuild and re-submit our proposal with changes. We ask, that our proposal made by Kumin and

Associates Inc. be used as a base for the Multi Facility Building renovation. We are asking for the renovation cost estimate for the Multi Facility Building in the amount of \$969,137 plus 10% inflation rate to complete the final phase of construction.

INTRODUCTION

Kalskag, a Yup'ik Eskimo village influenced by the Roman Catholic Church located on the north bank of the Kuskokwim River, 2 miles upriver from Lower Kalskag. It lies 30 miles west of Aniak, 99 miles northeast of Bethel and 348 miles west of Anchorage. Kalskag is semi-arctic with influences from the Bering Sea with snowfall averaging 60 inches, with total precipitation of 19 inches per year. The temperatures range from -55 to 87. The Kuskokwim River is ice-free from mid-June through October. The Kuskokwim River affords easy access by skiff in the summer and snow machines in winter. Barges deliver cargo and bulk fuel and propane to businesses. The Tribal Administration is responsible for the administering of funding sources originating for the: ICWA-Indian Child Welfare program, IGAP-Environmental program, TANF- Temporary Aide to Needy Families program, TPA-Tribal Allocation, NAHASDA, Natural Resources and IRR-Indian Reservations Roads. We have winter trails that currently exist to all surrounding communities i.e.; Russian Mission, Holy Cross, Piamuit, Aniak, and all the villages in between to Bethel.

Lower Kalskag our closest neighbor is connected by a State of Alaska maintained 4.2 miles of gravel road. We share a State owned 3,200' long by 75' wide gravel airstrip and 1.5 gravel road. Today, subsistence activities are an important component of our life style. The village was a fish camp known as "Kessiglik." Around 1900, residents of "Kalthagamute" began to move to the village. In 1930, the BIA established a government school, and by 1932, residents of neighboring communities relocated to Kalskag. Most cash income in Kalskag is derived from employment at the school, City or clinic. Trapping and BLM firefighters.

The partial functional Multi Purpose Building is located near the airport, the High School and situated between Kalskag and Lower Kalskag. Renovation would include facilities to house; Tribal Offices-TPA, ICWA, IGAP, TANF, IRR and VPSO/TPO offices, Fire Department Offices and equipment, bunk rooms, laundry and shower facility and a Community Hall. The Complications of leaving the building half finished includes higher maintenance and replacement costs, higher completion costs and eventually a loss of investment as we continue to have the building unoccupied.

The Native Village of Kalskag, and the City of Kalskag have a joint resolution that places the completion of the Multi Facility Building on the Community Priority List. This resolution was signed after the completion of the Comprehensive Community Plan that was established in 2006. (*Attached- Comprehensive Community Plan*) . Kalskag currently have inadequate Tribal Office Facilities, we have a semi working Fire Truck, Certified Emergency Response Teams, Certified Hazwoper Tribal members and a volunteer search and rescue team.

The completion of the multi-facility building can make these conditions dissolve and make it possible for our Community to build and assist our neighboring village of Lower Kalskag. The population combined for Kalskag and Lower Kalskag is 498. (*Source DCED Website, 2000 & 1990 US Census*) and both villages share a general store, fuel station, Electric Company, and High School and Elementary school. The Multi Facility Building is vital to rekindling these traditions and bringing back a sense of purpose to the community and its surrounding neighbors. The ongoing need to accomplish the project still remains the same as does the request to complete the renovation of the Multi Facility Building for the community.

Mr. Richard S. Armstrong, Principal Mechanical Engineer of Kumin Associates, Inc., Tim Geiermann and Bill of-Broadway, Mr. Jerry Soukup-USPS completed a Conditional Survey for the Kalskag Post Office Facility to be occupying one portion of the building. (*Attached written report: mma 00-1037/K0206.00*).

In 2004 and 2005 Kumin Associates, Inc completed a Architectural Concept Narrative in which: (*Attached Architectural concept narrative and construction cost estimates where the Tribe used as the base of the proposed conservative design with minimal alternation to existing renovation.* With the help of the Tribal Council, City Council and many other interested parties met, discussed and planed the renovation process with the technical and guidance assistance from Agnew::Beck LLC referred by the Alaska Mental Health Trust Authority Rural Technical Assistance Program. The Tribal Council in joint session with the City held public meetings to help define the needs of the community and the size and scope of a new facility.



On June 11, 2007, Mr. W. Hunter Roop, Real Estate Project Manager signed an acceptance letter for the lease agreement for the US Postal Service. From that point forward, the U.S Postal Service started the renovation process of the 1,022 square foot of the Multi Facility Building thus leaving 7,274 square foot remaining.

In the fall of September 2008, the U.S. Postal Service renovation project was completed in the Multi Facility Building. The U.S. Postal Service opened their doors for business within 2 days after the final inspection. This was a long time coming, and the people have rebuilt their hope of completing the remaining 7,274 square foot for their use and needs.

The Native Village of Kalskag, optimistic submitted a proposal in 2009 for a Capitol Project Renovation for 2010 and received \$31,434.00 to get the process in place. During this time, SKW Construction under Bob Kamp started the George Morgan High School and negotiated with the Tribal Council to renovate the building in exchange for 1 year of lease free to his construction crew during his construction project which ended December 2010. This negotiation with Mr. Kamp put the Multi Facility \$300,000 in repairs and

renovation making it possible for the Tribal Programs to move into the facility March 2011.

NEEDS

The 8,296 square foot Multi Facility Building was erected in 1984. Today, we have finally retired our 20 X 40 ft log cabin that housed the U.S Postal Service for many years in our village. The Native Village of Kalskag Tribal Council's total cost of the construction cost estimate for the Multi Facility Building in the amount of \$1,310,571 with the deductions of \$341,434 already invested, leaving \$969,137 plus 10% to complete the remaining building.

The Native Village of Kalskag Tribal Office has been leasing the log house building that was built in the 70's which does not have adequate space for our current programs nor does it have room to grow. The inefficiencies, such as lack of water and sewer impact our operations on a daily basis. The Tribal Office employs during the winter season and average of 8 employees and during the summer season 20. The inefficiencies that impact operations and compliance issues impacting our Tribe under the OSHA regulations relating to; Health and Safety of employees and the people we service. Moving to the Multi Facility Building in March 2011 will make it possible to function effectively and expand services even though the building is not completely renovated. We may not have the luxury of doors, rugs, fixtures or wiring for new systems but will be able to expand our service and move forward in what we can do without. The building is important to our growth and sustainability, as it is for our community and our members.



Our Traditional dancing and singing play a major role in the Preschool, Elementary and High Schools Curriculum. Dancing and Dances are important as it gives us; purpose respect, acknowledgement to ceremonial functions, and provides a sense of security for tribal elders and a sense of belonging to tribal youth. Having a community center would bring together the youth and the elders as well as other functions to build a healthy environment.

A bunk house can be used for conference trainers, out of town visitors in for memorial potlatches, or training, as facilities are null in both communities. We currently, recommend trainers or visitors to bring sleeping bags, food, and necessities as they maybe sleeping on our Tribal Office floor without water and sewer.

A Potlatch is a big feast and celebration typically given during the holidays and special events. Historically, potlatches were held where tribes operated, where they traded for things they didn't have, where names and stories were shared, where weddings and births were celebrated, and where people danced and feasted. Having a kitchen adjacent to the community hall would support this event.

Memorial potlatches are very important in our community, where a memorial feast is given by the family to those that they have lost after a period of 40 days and one year after the death. The family prepares a feast and invites the whole community to join the family in celebration; to acknowledge and give thanks, share gifts. Having the kitchen adjacent to the community hall would also support this event.

The Native Village of Kalskag has been without a VPSO/TPO for nearly 10 years due to lack of housing, offices, holding facilities and equipment. We were fortunate enough to have hired a VPSO as of January 21, 2009 and a VPO in 2010. Having the infrastructure located between the two villages would be beneficial to both communities with hopes of expanding the Village Police team to include 2 additional Tribal Police Officers from both villages. With both communities at a high of 498 residences, we can only expect growth.

Like many villages, Kalskag has a volunteer Search and Rescue team that is called out in rain, snow, or blizzard to search for missing persons that are lost. The team in-kinds their equipment, fuel, food, and dispatch and assist any village or family that calls upon them no matter the time.

The village of Kalskag, including Lower Kalskag is growing in population and homes and businesses are expanding. Kalskag owns a fire truck that is parked by the river front that is used by the volunteer fire community members. Dispatch and reaction to fire calls are word of mouth or an announcement by a home VHF system for a call for help. The fire truck water tanks are filled from the river at this time, due to lack of holding facilities and hydrants. A minor fire outbreak can cause a disaster in the community if we do not react immediately.



Kalskag encountered that disaster, January 28, 2009 around the noon hour when the High School Students at GMHS were preparing for lunch. The fire alarms went off and all students were evacuated and were placed in a safe place until they were notified that they are being sent home. Both communities of Kalskag through VHF heard the cry for help at the High School. The Community members struggled to gather personal home equipment to fight the fires: from axes, shovels, home extinguishers, chain saws, only to know at the end that there was nothing they did could have done to stop the blazing fire. It was a devastating day, very emotional to most to watch the school burn down the second time. There was nothing anyone could do, but to watch.

Kalskag, is fortunate to have more than 50% of the housing units with drinking water and sewer systems that is operational. Those that are not fortunate are packing their water, dumping their honey buckets and going without showers for long periods of time. Most members are not able to do laundry or wash blankets, comforters, winter clothes, or any

heavy cloth but once a month at a relative's house. Having a laundry facility will support both communities with drinking water, showers, and a laundry mat.

Kalskag, in the past years have been hit with health conditions such as the outbreak of TB and Hepatitis. YKHC, Yukon Kuskokwim Health Corporation and the State of Alaska Public Health have done horrific health drives to contain these health conditions and the Traditional Council have high respect for all those that participated.

The completion of the Multi Facility Building is vital to rekindling these traditions and bringing back a sense of purpose and security to the community and its surrounding neighbors. It will only improve the health, safety and welfare of the people.

METHODS

Renovation is suggested to be done in phases:

- Basic repairs to the building exterior envelope, installation of new windows and new exterior doors, roof repair where required. Mechanical and electrical systems shall be connected to the building and made operational. Required site work shall be done to ensure the building complies with the local code requirements for building safety and public use.
- Renovation of the Community Center. This phase shall include installation of interior windows and doors, replacement of damaged interior elements. Re-partitioning of some areas shall be done to accommodate programmatic requirements. New interior finishes and casework shall be provided. New equipment and appliances necessary for the facility to become operational shall be provided.
- The garage partition will need installation of new doors, insulation, flooring and electrical and heating elements. Remodeling the interior envelope to house fire trucks and offices for police and fire volunteers. New interior finishes and casework with equipment and appliances necessary to have a functional safety work office and station.

The purpose for this outline specification is to provide a concept proposal of general quality. It is not intended to include items or details necessary for the construction of the project. The design parameters listed maybe considered a working document. As the design progresses, the parameters maybe revised as a result of changing technology, payback analysis, updated code interpretations, and / or feedback from the owner.

OBJECTIVES

Upon completion of the Multi Facility Building the following programs and activities will be possible:

- Establish Volunteer Fire Program Office and facility

We will be able to apply for funding equipment and supplies such as additional CODE RED carts for each village and each school..



- Establish Police and VPSO/TPO Program Office, or housing.
We will be able to apply for funding for equipment and supplies.
- Establish Search and Rescue Office and facility
There has been an average of 4-6 requests each year, from near by village asking for assistance. We will be able to apply for funding for equipment and supplies.
- Establish a Community Hall
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish a washetteira for community members to get clean drinking water, take showers, and have laundry access.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish an ADEC approved kitchen for concessions and rental activities.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish a Conference room for workshops, training and community events.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish and provide an after school program for 20-25 youths.
- Establish a bunk rooms for visitors to stay during meetings, conferences, training and school festivities.
We will be able to generate revenue to assist with the cost of the operation of the facility.

EVALUATION

The Native Village of Kalskag will monitor the number of visitors to the Multi Facility Building for each year to assure facility use is used at a maximum capacity.

The Native Village of Kalskag will track the number of events held and users use the Multi Facility Building and concurrently encourage future leasers.

- Events and attendance
- Meeting Rooms - # of rentals
- Conferences - # of attendees
- Classroom - # of programs and attendees
- Laundry facility - # of attendees

All students who enroll in the afterschool program will sign in and will be tutored.

All fire and police reports will be tracked and reported to the Council.

All search and rescue reports will be tracked and reported to the Council.

At the end of each year, the Tribal Office Administration will conduct an exit poll of users to get their satisfaction level of the new facility. A building Manager will be hired eventually to encourage sustainability, maintenance, security, management and support after time set by Tribal Council.

SUSTAINABILITY

The U.S. Postal Services is currently leasing 1,140 SQ feet for an annual rent of \$6,888.00 with a 20 year fixed term and four 5 year renewal options effective September 1, 2008

- | | |
|------------------------|----------------------------------|
| (a) First 5 years R/O= | 110% of the base rate in year 20 |
| (b) Second 5 year R/O= | 110% of the base rate in year 25 |
| (c) Third 5 year R/O= | 110% of the base rate in year 30 |
| (d) Fourth 5 year R/O= | 110% of the base rate in year 35 |

Conventions, meetings or use of the kitchen-\$150.00 per day with a 5 hour maximum.

Office space rental will be set at \$15.00 per square foot or adjusted using the Facility Operations distributions equalizer by programs.

Rental fees for sound equipment and peripherals will \$30.00 per day.

The maintenance and janitor personal will be included in the Facility Operations distribution equalizer for all programs.

Staff time will be charged at \$25.00 per hour to set up or take down tables and chairs and to act as a parking attendant.

Use of showers @ locks and towels will be \$5.00. Water will be \$0.50 per gallon and overnite sleep over at \$50.00.

ATTACHMENTS

- A KALSKAG COMMUNITY COMPREHENSIVE PLAN
- B CONDITION REPORT FOR THE UNITED STATES POSTAL SERVICE REGARDING KALSKAG COMMUNITY CENTER.
- C ARCHITECTURAL AND CONSTRUCTION COST ESTIMATES & NARRATIVE DONE BY KUMIN AND ASSOCIATES, INC.
- D KALSKAG COMMUNITY RENOVATION OUTLINE SPECIFICATIONS PREPARED BY KUMIN ASSOCIATES INC.
- E RESOLUTION NO: 2010-10-04 CAPITAL PROJECT PARTICIPATION