STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Northern Regional Land Office

Preliminary Decision
ADL 420756
Gwichin Foundation
Application for Public and Charitable Land Sale
AS 38.05.810(a)(3)
and

Site-Specific Plan and Land Classification Order
NC-19-002
and

Proposed Mineral Order (Closing)
MO 1236
AS 38.05.185 and AS 38.05.300

This Preliminary Decision (PD) is the State's preliminary best interest finding regarding a proposed disposal of interest in state land. The public is invited to comment on this PD. The deadline for commenting is **5:00 pm July 10, 2020**. Please see the Public Notice section of this decision for requirements related to submitting comments for consideration.

Requested Action
The Gwichin Foundation submitted an application to the Alaska Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) for a public and charitable conveyance of a third of an acre of land at no cost for a public youth center located in the community of Fort Yukon. The site is located within Section 17, Township 20 North, Range 12 East, Fairbanks Meridian.

The Gwichin Foundation is a 501(c)(3) federal tax-exempt organization and has requested to purchase the land at no cost under AS 38.05.810(a)(3) to build a new youth center. The youth center will provide local youth, with their families, a place for learning career skills, and personal development. Maps showing the proposed location are included as Attachments A and B.

Proposed Action
DNR proposes a public and charitable conveyance of the property to the Gwichin Foundation at no cost. At the present time, title to this property is held by Alaska Department of Transportation and Public Facilities (DOT&PF). Prior to issuing the patent to Gwichin Foundation, DNR, DMLW will coordinate with DOT&PF to transfer land ownership from DOT&PF to DNR, DMLW. In addition, DNR proposes a Mineral Order closing the parcel to locatable mineral exploration; a Site-Specific Plan, and Land Classification Order, to satisfy the requirement that state land be classified prior to conveyance.

Scope of Decision
The scope of this decision is to determine if it is in the State's best interest for DNR to accept conveyance of the parcel from DOT&PF in order to convey the property to the Gwichin Foundation at no cost and issue a Mineral Order, a Site Specific Plan and Land Classification Order. The administrative review for this authorization is defined by AS 38.05.035(e)(1)–(2) and limited to (1) reasonably foreseeable, significant effects of the uses to be authorized; (2) applicable statutes and regulations; (3) the facts pertaining to the land or resources; and (4) any issues that are material to the determination.

Authority
This purchase application is being adjudicated pursuant to AS 38.05.035(b)(1) and AS 38.05.035(e), Powers and Duties of the Director; AS 38.05.810(a)(3) and AS 38.05.810(g), Public and Charitable; and AS 38.05.945, Public Notice; and AS 38.05.185(a) and AS 38.05.300(a), Mining Rights and Classification of Land.

The Director, with the approval of the Commissioner, makes the determination to close land to location under AS 38.05.185 – 38.05.275, following a finding by the Commissioner that mining would be incompatible with significant surface uses on the state land under AS 38.05.300. The authority to execute the Site-Specific Land Use Plan and Classification Order has been delegated to the Director, DMLW. The Classification Order has been re-delegated to the DMLW, Resource Assessment and Development Section Manager. The authority to execute the Preliminary Decision, Final Finding and Decision, and the land sale have been delegated to the Regional Managers of DMLW.

Administrative Record
The administrative record for the proposed action consists of the Constitution of the State of Alaska, the Alaska Land Act as amended, applicable statutes and regulations referenced here-in, the Land Classification Order (LCO) NC-19-002, and the casefiles for the application serialized by DNR as ADL 420756 and the DOT Management Right casefile ADL 412347, and Mineral Order (MO) 1236.

Location Information

Geographic Location: The site is located in Fort Yukon on the corner of Spruce Street and East 6th Avenue, as shown in Attachments A and B.

Legal Description: A tract of land within Section 17, Township 20 North, Range 12 East, Fairbanks Meridian, Alaska being within the Fairbanks Recording District, Fourth Judicial District, State of Alaska and more particularly described as follows:

> Lot 1, Block 4 of United States Survey Number 2760 A & B, Alaska according to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management on August 4, 1953, containing 0.32 acres, more or less.

Municipality: The site is within the unorganized borough, and within the City of Fort Yukon. No city lands are impacted.

Regional/Village Corporation: Gwichyaa Zhee Corporation, (Surface). Doyon Limited (Subsurface). No corporation lands are impacted.

Approximate Latitude Longitude: 66˚56'57" North, -145˚24'54" West

Federally Recognized Tribe: Gwichyaa Gwich'in Tribe formerly known as the Native Village of Fort Yukon.

Title

The State of Alaska DOT&PF received title via a warranty deed under Other State Land (OSL) 930 recorded by the Fairbanks recording district on July 24, 1980. The OSL casefile is serialized by DNR as ADL 412347.

DNR Title Report # 11913, issued on July 11, 2019, attests that aside from the usual reservations for ditches, canals, railroads, telegraph and telephone lines, and water rights, there are no reservations within the proposed site.

DOT&PF does not have authority to convey the parcel to the Gwichin Foundation but can convey to DNR based on a finding that the property is in excess and available for disposal. In order to effectuate the conveyance to the Gwichin Foundation, DOT&PF will convey the parcel to DNR with a Quit Claim Deed. The conveyance from DOT&PF will be accepted by DNR after the Final Finding and Decision is issued and after the Gwichin Foundation verifies their intent to enter into sale.

Adjacent Landowners
The parcel is bordered to the west and north by private landowners, and the east and south by secondary roads. The City of Fort Yukon's community park is located within the same block (Block 4) which makes the parcel a good location for a youth center.

Third Party Interests
Aside from DOT&PF, which is aware of the application, there are no third-party interests that would prevent the issuance of this land sale. At one time there was an easement issued by DOT&PF to the Alaska Department of Environmental Conservations (ADEC) for air monitoring, but that easement ended in September 2019 and was not renewed. The air monitoring equipment has been removed.

Planning and Classification
The proposed site is not located within the boundaries of an area plan. Per 11 AAC 55.040(i), until land has been classified, a disposal or transfer of state land or an interest in state land, including timber and materials, will not be allowed. DNR proposes to issue a Site-Specific Plan and Land Classification Order to classify the site as Settlement, which allows for fee title conveyance. This classification is consistent with 11 AAC 55.202, which requires that upland lands classified settlement be land that is suitable for year-round or seasonal residential or private recreational use or for commercial or industrial development. For additional details, see the proposed Site-Specific Land Use Plan (Attachment C), and Land Classification Order NC-19-002 (Attachment D).

In 1996, the City of Fort Yukon adopted a Comprehensive Plan. The plan recommends that residential structures be built out of flood prone areas (chapter 4, Land Use p. 1-6). According to the plan, "almost all the Fort Yukon townsite is subject to flooding, except the eastern portion of town called Crow Town" (p. 1-5). Although the parcel will not be used for residential purposes, locating the community center on Spruce Street, outside the flood prone area, appears to be consistent with the City's Comprehensive Plan.

If additional information becomes available as a result of the public notice process, that will be discussed in the Final Finding and Decision.

Traditional Use Finding
The proposed parcel is not located within an organized borough. An additional consideration is required under AS 38.05.830 for the sale, lease or other disposal of land not located within an organized borough. The consideration must include the effect that the disposal may have on the density of the population in the vicinity, and the potential for conflicts with traditional uses that may result from the disposal. If necessary, the commissioner will develop a plan to resolve or mitigate conflicts.

The site is located within Game Management unit 25D. As described by the Alaska Department of Fish and Game the following game animals are present in the area: black bear, brown/grizzly bear, caribou, Dall sheep, moose, wolf, and wolverine. Known traditional uses in the area consist of subsistence and recreational hunting. The Yukon River provides opportunities for waterborne resupply, year-round surface travel routes and seasonal habitat to resident fish species including salmon. The community of Fort Yukon is also surrounded by Federal lands recognized as the Yukon Flats National Wildlife Refuge. The Yukon Flats provides a bounty of subsistence resources which sustain traditional Athabascan values (Fort Yukon Comprehensive Plan, p. 1-6).

The site had been used for various other public purposes, such as a headquarters for the Alaska State Troopers, a health center, and a Head Start facility.

No other traditional uses of this parcel have been identified. There are no known issues at this time that will create potential conflicts for traditional uses. Additional traditional uses may be identified during the public notice period. If further traditional uses that may be impacted by this conveyance become evident, they will be discussed in the Final Finding and Decision.

Access
Physical and legal access to the proposed site, in Fort Yukon, is by platted subdivision road. Access to the city of Fort Yukon is by aircraft or public navigable water, via the Yukon River.

Access Along Navigable and Public Waters
The proposed conveyance does not front on a waterbody, and therefore does not require reservation of public access along navigable and public waters pursuant to AS 38.05.126(a).

Public Trust Doctrine
The Public Trust doctrine does not apply to the proposed conveyance.

Reservation of Mineral Estate
In accordance with section 6(i) of the Alaska Statehood Act and AS 38.05.125, the State, in this decision, reserves unto itself the mineral estate, including oil and gas, and the rights expressed in the reservation clause of the statute, that being the right to reasonable access to the surface for purposes of exploring for, developing and producing the reserved mineral resources. Exploration and development, if any, which could occur, would be consistent with AS 38.05.130 and other applicable statutes and regulations.

Mineral Orders
There are no existing mineral orders associated with this parcel. This decision proposes to close the parcel to mineral entry under Mineral Order 1236 as shown in Attachments E and F, in accordance with AS 38.05.185 and AS 38.05.300(a)(2).

Mineral closing orders, where established, close an area to new exploration and development of locatable minerals. Such mineral orders do not apply to leasable minerals (such as oil, gas, coal, etc.), or exploration licensing for such, nor do they preclude reasonable surface access to these resources.

Mining activity for locatable minerals would be incompatible with the past, current, and proposed land uses for this parcel. Mineral estate management in general requires that areas be closed to mineral entry prior to land disposals to minimize potential conflict between land and mineral estate users. No mineral activity has been identified on the parcel. DNR Northern Region Mining Section stated it is unlikely that this site contains any locatable mineral resources. For these reasons, a mineral closing order is appropriate for this parcel.

Hazardous Materials and Potential Contaminants

The Gwichin Foundation included the Environmental Questionnaire with their application for the land sale and completed an Environmental Assessment Form for the Contaminated Sites coordinator at DNR, which both indicated that there are no known environmental contaminants within the proposed site.

Additional information is consistent with the Gwichin Foundation's reports of no known contamination. The ADEC contaminated sites online database has no indication of contamination related to this parcel, DOT&PF does not have any record of contamination, and a review of DNR photographs from a site inspection in 2013 do not show any indication of contamination.

Before DNR can convey the parcel to the Gwichin Foundation, DOT&PF will need to convey the parcel to DNR. DOT&PF has provided a draft Commissioner's Quit Claim Deed (QCD) to DNR for review. See Attachment G. The QCD includes this language: "The Grantee, by accepting this conveyance, recognizes that Grantor makes no representations concerning the presence or absence of any hazardous material on the property. Grantee further acknowledges that in accepting this conveyance it assumes all risk, cost, and responsibility should any hazardous material contamination of the property be found to exist subsequent to transfer of title under this deed."

DNR asked DOT&PF to remove this language from the QCD, but DOT&PF declined because this is standard approved language that would require the Department of Law to change. In consideration of the fact that there is no known contamination by the applicant, ADEC, or DOT&PF, it has been determined that risk of contamination is low. In addition, even if contamination is discovered in the future, the transfer of responsibility from DOT&PF to DNR would not change the fact that either way, the State of Alaska would be responsible. For these reasons, it has been determined that accepting the QCD from DOT&PF and then conveying the parcel to the Gwichin Foundation is in the best interest of the State. The DMLW Statewide

Abatement of Impaired Lands (SAIL) section concurs with this analysis and supports moving forward with the conveyance. DNR will not accept the QCD until after the effective date of the Final Finding and Decision and after verification of Gwichin Foundation intent to enter into the sale.

Agency Review

Agency review was conducted from April 26 through May 30, 2019, to direct any questions or comments about the proposed public and charitable conveyance at less than fair market value, under AS 38.05.810(a)(3). Additional agency review was conducted on January 24 through January 31, 2020 for comments related to the proposed Mineral Order, Site-Specific Plan, and Land Classification Order.

The following agencies were included in the review:
A.J. Wait, DNR DMLW, Permits and Easements Section
DNR, Division of Parks, Office of History and Archaeology
Alison Arians, DNR, Division of Forestry
Audra Base, Mark Fink, Marla Carter, ADF&G and the ADF&G Access Defense
Cindy Heil, ADEC, Division of Air Quality, Air Non-Point and Mobile Sources Program
ADEC, Commissioner's Office General Distribution
Heather O'Claray (formerly Heather Fair), Evan Rainey, DOT&PF, Right of Way
Dave Charron, DNR, Division of Mining, Northern Region
Adrienne Stolpe, DNR DMLW, Realty Services Section

Agency Review Comment and Response

Evan Rainey, DOT&PF Northern Region Right of Way Agent, stated that there was an ADEC Air Quality easement for an air monitoring unit that would be in effect until September 30, 2019 and that ADEC had expressed interest in extending the term. He also mentioned that the City of Fort Yukon had inquired about purchasing the property in the past and most recently in March of this year. He explained the process to the city and how to apply, and also supplied them with the DNR adjudicator contact information.

DNR Response: Since receiving this response, ADEC has removed the air monitoring unit from the parcel and indicated they will not be extending their easement. DNR provided information to the City of Fort Yukon related to how to apply for the parcel but did not receive an application.

Heather O'Claray (formerly Heather Fair), DOT&PF Right of Way Chief, stated that the process for land transfer from DOT&PF to DNR is currently in determination. If DOT&PF finds that the property is in excess and available for disposal DOT&PF will transfer the land to DNR based on relevant statues and regulations. She also requested that DNR collaborate with the Northern Region DOT&PF Property Management staff.

DNR Response: The Northern Region DOT&PF has indicated the property is in excess and available for disposal. DNR will continue to coordinate with the Northern Region DOT&PF.

Adeyemi Alimi, ADEC, Air Non-Point and Mobile Sources Program, stated that particular attention should be given during any construction activities to prevent adverse environmental effects and limit the amount of smoke generated. He also supplied the policy for open burn guidance that can be found at http://dec.alaska.gov/air/ap/docs/obrguide.pdf.

DNR Response: The ADEC comment regarding the potential for adverse effects of air quality from construction activities, will be shared with the Gwichin Foundation.

ADEC T.J. Brado, Air Monitoring and Quality Assurance, stated that the air monitoring unit will be removed this summer and that they will not continue their easement past the September 2019, expiration.

DNR Response: Comment noted.

Dave Charron, DNR DMLW, Division of Mining, stated that that it is unlikely that there is any locatable mineral resource and has no concern for a mineral closing order.

DNR *Response:* Comment noted.
Prior to completing the PD, additional review was requested from DMLW Realty Services. Section Chief Adrienne Stolpe indicated that Realty Services has no concerns with the land sale and will continue to coordinate with the Northern Region during the adjudication process.

DNR *Response:* Comment noted.

No other comments were received.

Background
The site was surveyed as United States Survey 2760 A & B on August 4, 1953. A deed was issued to DOT&PF on July 18, 1980, from Hughes and Rollins, dba Ft Yukon Utilities (OSL 930). Under DOT&PF ownership, the building on the parcel was used as headquarters for the State Troopers until 2012, and then for Department of Health and Social Services (DHSS) and local Tribal Council programs. In February 2013, the Council of Athabascan Tribal Government submitted an application to DNR to lease or purchase the parcel for a learning center. The application was withdrawn when the building was destroyed by a fire later that year. Since that time the land has not been in use except for an ADEC easement for an air quality monitor issued by DOT&PF to ADEC which expired in September 2019 and was not renewed.

Discussion

On April 8, 2019, the Gwichin Foundation applied for a public and charitable sale at less than fair market value to build a community youth center. The Gwichin Foundation is a federal tax-exempt 501(c)(3) organization created for educational and charitable purposes. The Foundation plans to partner with other community organizations and grant foundations to build a youth center that will provide many benefits to the local youth and their families, such as conducting fundraising activities for projects, educational and career development, and an intergenerational mentorship guidance program. The proposed youth center will consist of a one-story, log cabin structure with an estimated value of $200,000.00. The site has an established city sewer and water infrastructure system. The Gwichin Foundation Development Plan is included as Attachment H.

The state parcel is an ideal location for a youth center in Fort Yukon. The site is conveniently located on the bus route with easy road access, and access to city utilities, including electricity, water and sewer. It is also located adjacent to the recreational park which has an ice rink, basketball court, running track and a baseball field. Currently the youth are utilizing the local tribal council building for their activities and are hoping to have a place to call their own. So far, the community has received funding from grants, the Yukon-Koyukuk School District, the Tribal Council, and local residents. The community plans to coordinate with the University of Alaska for career development youth incentive activities and programs to be offered in the youth center. The local youth who are hired to construct the building will gain valuable work-related skills in the construction trade. For these reasons, this conveyance is appropriate to consider for less than Fair Market Value under AS. 38.05.810(a)(3).

At the time the application was submitted, the Gwichin Foundation notified DNR that there was an ADEC air quality monitoring unit on the parcel. At that time, the ADEC easement with DOT&PF was still active and set to expire on September 30, 2019. On August 2, 2019 the air monitoring unit was removed from the site, and the easement was not renewed.

Andrew Firmin, City Manager of Fort Yukon, contacted DNR in May 2019 and stated that the city had been in contact with DOT&PF related to purchasing the state parcel. DNR informed Mr. Firmin that in order for the City to purchase the parcel through DNR they would need to submit an application. DNR has not received an application from the City of Fort Yukon. The City will receive public notice of this preliminary decision.

Fort Yukon does not fall within a DNR area plan. At the time the Gwichin Foundation submitted their application, the parcel was not classified. A proposed Site-Specific Plan and Land Classification Order NC-19-002 accompany this PD. See Attachments C and D.

This decision proposes that the parcel be closed to mineral entry under Mineral Order 1236. The Mineral Closing Order will close the parcel to new exploration and development of locatable

minerals but will not apply to leasable minerals (such as oil, gas, coal, etc.), or exploration licensing for such, nor do they preclude reasonable surface access to these resources. DNR Northern Region Mining Section stated that it is unlikely that there is any locatable mineral resource there and has no concern for a mineral closing order. A proposed Commissioner's Finding and Mineral Closing Order accompany this PD. See Attachments E and F.

Before DNR can convey the parcel to the Gwichin Foundation, DOT&PF will need to convey the parcel to DNR. DOT&PF has provided a draft Commissioner's Quit Claim Deed (QCD) to DNR for review. See Attachment G. DNR will not accept the QCD until after the effective date of the Final Finding and Decision to ensure there are no obstacles to conveying the parcel to the Gwichin Foundation.

AS 38.05.810(g) states that the commissioner shall retain a reversionary interest on each sale or other disposal granted under AS 38.05.810(a) or (e) unless the reversionary interest is waived. In this case, DNR will retain a reversionary interest in the parcel, should it be conveyed from DOT&PF.

Development Plan

The Development Plan and supporting documents are included as Attachment H. The plan packet includes the completed development plan document, a survey plat of the location, a building floor plan, Gwichin Foundation Resolution 19-01 (revised April, 2019), and a detailed plan titled "Gwichin Foundation Youth Build Project 2019 Youth Plan" (revised April, 2019).

Performance Guaranty and Insurance

Following sale of this parcel, the State will no longer have any surface ownership rights to the site. All rights and responsibilities will be transferred to the Gwichin Foundation. As a result of this transfer, insurance and a performance guaranty to address risk to the State are not required. No construction is authorized prior to the final conveyance.

Survey

This parcel has been surveyed as United States Survey 2760 A & B, accepted on August 4, 1953 by the United States Department of the Interior Bureau of Land Management. Because the original monuments were wooden stakes new monuments need to be placed and a record of survey completed. The Gwichin Foundation may be required to pay the costs for a surveyor to establish the monuments and provide a record of survey prior to conveyance. DMLW staff are continuing to explore options for addressing this issue. The Final Finding and Decision will provide additional information related to this requirement.

Compensation and Appraisal

Under AS 38.05.810(a)(3), DNR may convey land to a nonprofit corporation organized and operated for the management of a public facility for less than fair market value. DNR has evaluated the applicant's nonprofit corporation status and the proposed project and has determined the proposed project is consistent with the intent of AS 38.05.810(a)(3).

DNR determined that it is appropriate for a public and charitable conveyance for less than fair market value. The Gwichin Foundation requested that the parcel be provided at no cost, but DNR considered the alternative of providing some compensation to the State. Most current no-cost sales are reserved for public health or safety projects or projects which also return indirect compensation to the State. In this case, the conveyance supports a significant community project that will provide opportunities for fundraising, educational and career development, and an intergenerational mentorship guidance program. In these circumstances, DNR typically determines a significant reduction in price to 30% of appraised fair market value.

Upon further consideration, DNR determined the no cost option is most appropriate for this authorization, for several reasons. First, the balance of renumeration to the State and cost to the applicant does not support charging 30% of appraised market value. Fort Yukon is a remote community with moderate land prices. The parcel being conveyed is approximately .3 acres. If the value of the land is approximately $5,000, then 30% would be $1,500. This is an approximation of what the State would receive. In order to determine the actual value of the land, the land would need to be appraised. Due to the remote location of the parcel, the cost of appraisal is likely to be at least $5,000. Fort Yukon would therefore end up paying approximately $6,500 for a benefit of only $1,500 to the State. Second, title to the land is held by DOT&PF. DOT&PF has made a finding that the land is in excess and no longer needed by the State and is not requiring payment. Finally, by not requiring payment or appraisal, DNR will benefit from completing this conveyance and issuing a patent without the need for additional management or oversight. The parcel is a small lot in within a remote community. The cost of traveling to the parcel for site inspections would likely surpass the price the Gwichin Foundation might pay if sold for 30% of FMV. Conveying the parcel to the Gwitchin Foundation for community use provides an indirect benefit to the State not only by providing a center for youth within the community, but by also conveying a small parcel of land that has limited value to the State and would be difficult to manage from afar. For these reasons, DNR proposes conveying the property to the Gwichin Foundation at no cost.

Public Notice

Pursuant to AS 38.05.945, this preliminary decision will be advertised for a 30-day public comment period**,** starting on June 11, 2020. The notice will also be posted on the State of Alaska Online Public Notice website pursuant to AS 38.05.945(b)(3)(B) located at:
https://aws.state.ak.us/OnlinePublicNotices/Default.aspx.

Public notice will also be provided to the applicant; DOT&PF; the City of Fort Yukon, under AS 38.05.945(c)(1); the postmaster of Fort Yukon, under AS 38.05.945(b)(3)(C); and adjacent landowners Gwitchyaa Zhee Village Corporation and Doyon Regional Corporation, under AS 38.05.945(b)(3)(D).

In accordance with AS 38.05.946, the City of Fort Yukon, which is entitled to received notice under AS 38.05.945(c), will be notified that they and may hold a hearing within 30 days after the receipt of the notice.

The public is invited to comment on this Preliminary Decision, proposed Site-Specific Plan and Land Classification Order, and proposed Mineral Order. All comments received during the public comment period will be considered in the Final Finding and Decision. A copy of the Final Finding and Decision, along with instructions on filing an appeal, will be sent to all persons who comment on the Preliminary Decision. If public comments result in significant changes to the Preliminary Decision, additional public notice may be given.

To be eligible to appeal, a person affected by the final finding decision must provide written comments during the public comment period per AS 38.05.035(i).

Written comments about this project must be received in this office no later than 5:00 PM on July 10th to be considered.

To submit comments please choose one of the following methods:

Mail: Department of Natural Resources
Division of Mining, Land and Water
Northern Regional Land Office
ATTN: Nicole Swensgard
3700 Airport Way
Fairbanks, AK 99709
Email: nicole.swensgard@alaska.gov
Fax: (907) 451-2751

DNR-DMLW complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services or special modifications to comment should contact Alaska Relay at 711 or 800-770-8973 for TTY services.

Questions about the land sale can be directed to Nicole Swensgard at (907)451-3012.

Signature page follows

Recommendation

DNR has completed a review of the information provided by the applicant, examined the relevant land management documents, agency comments, and land ownership, and has found that this project is consistent with all applicable statutes and regulations. DNR considered both direct and indirect benefits to the State. DNR finds granting a public and charitable conveyance at no cost contingent upon prior conveyance to DNR by DOT&PF may provide the greatest benefit to the State as there are no competing projects which are incompatible with the proposed conveyance, mineral order, and land classification.

I find the proposed action may be in the State's best interest and recommend approval to proceed with public notice.

June 9, 2020

Nicole Swensgard, Natural Resource Specialist — Date

Preliminary Decision

It is the determination of the Division of Mining, Land and Water that it may be in the State's best interest to issue a conveyance for less than fair market value to the applicant. Also, issue a mineral order, site-specific plan, and land classification order, as described above. The conveyance will support the local community create a new youth center in Fort Yukon. This application shall now proceed to public notice.

6/10/20

Jeanne Proulx, Regional Manager — Date

Northern Regional Land Office, Division of Mining, Land and Water

Attachments

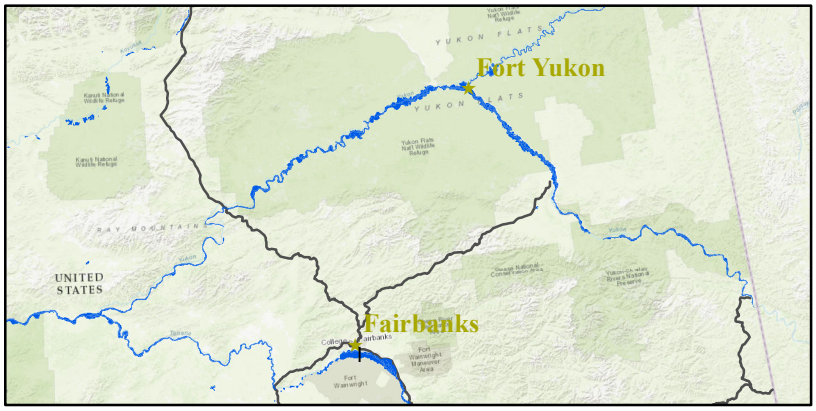
Attachment A – Location Map
Attachment B – US Survey 2760A & B (Sheet 2 of 2)
Attachment C – Proposed Site-Specific Plan - unsigned
Attachment D – Proposed Land Classification Order NC-19-002 – unsigned
Attachment E – Mineral Order Finding of the Commissioner – unsigned
Attachment F – Mineral Order 1236 – unsigned
Attachment G – DOT&PF Commissioner's Quit Claim Deed - unsigned
Attachment H – Gwichin Foundation Development Plan

Attachment A
ADL 420756 Fort Yukon Gwichin Foundation Conveyance

Located within Section 17, Township 20 North, Range 12 East, Fairbanks Meridian.

Legend

Ft Yukon Parcel



Alaska Department of Natural Resources Northern Region Office
Created November 25, 2019 NAD 83 Alaska Albers
This is a graphic illustration of project area.

ATTACHMENT B

ORIGINAL

Sheet No. 2.
OF 2 SHEETS

U. S. SURVEY No. 2760A (Boundaries) AND 2760B (Subdivision)

TOWNSITE OF FORT YUKON, ALASKA

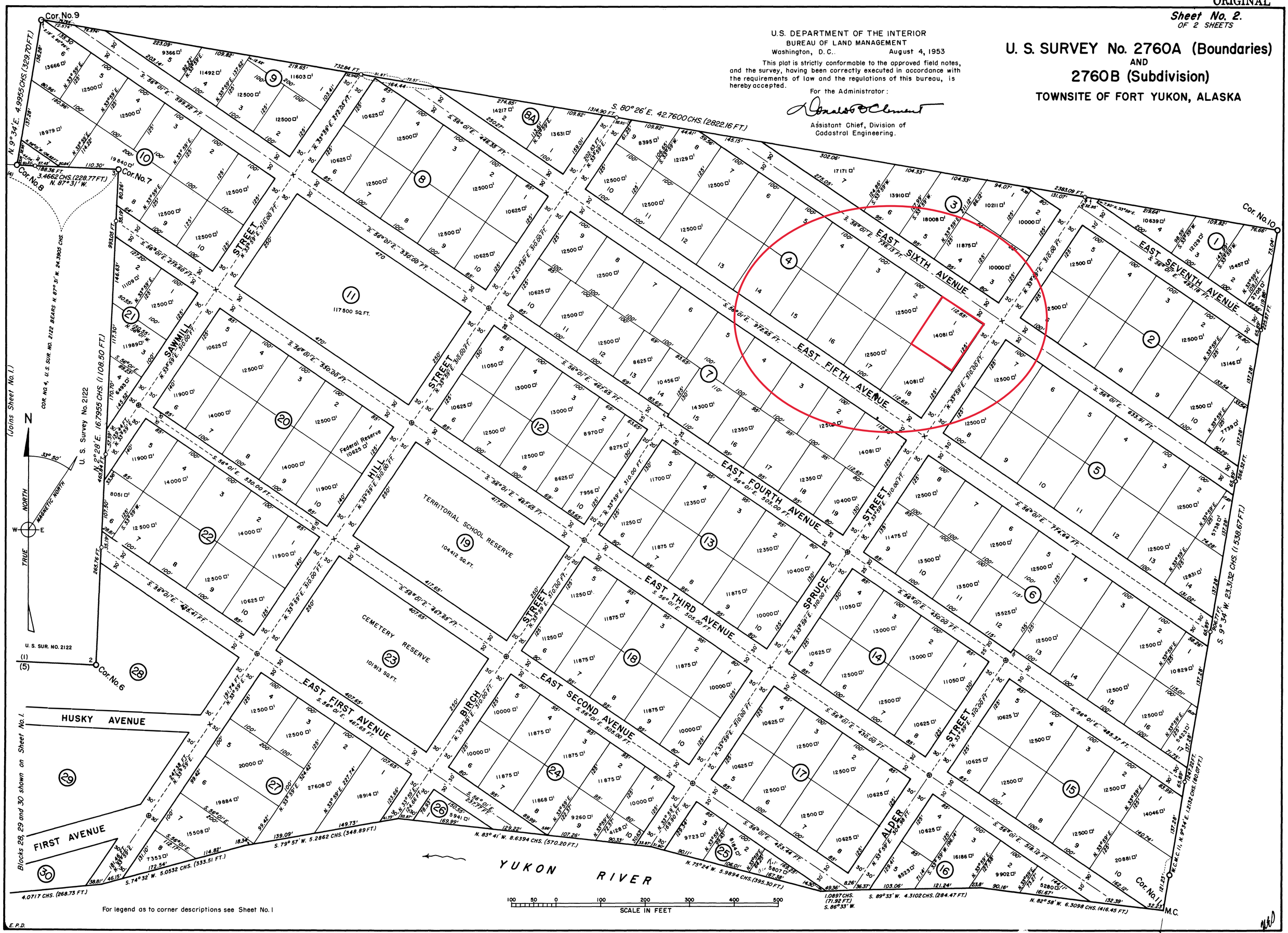
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. August 4, 1953

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this bureau, is hereby accepted.

For the Administrator:

Donald O. Clement

Assistant Chief, Division of Cadastral Engineering.



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STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Northern Regional Land Office

Proposed Site-Specific Land Use Plan
ADL 420756
Gwichin Foundation
Application for Public and Charitable Land Sale
AS 38.05.810(a)(3)

Introduction

The Gwichin Foundation submitted an application to the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) for a public and charitable conveyance of a third of an acre of land at less than fair market value for a public youth center located in the community of Fort Yukon. The applicant is a 501(c)(3) Federal Tax-Exempt organization and has requested to purchase the land at less than market value under AS 38.05.810(a)(3) to build a new youth center. The youth center will provide local youth, with their families, a place for learning career skills, and personal development. A map showing the proposed location is included as Attachments A and B.

A Final Finding and Decision (FFD) was signed ____, to convey the land to the Gwichin Foundation. The parcel is outside the boundaries of any land use plan and the land is not classified. Therefore, in conjunction with the Final Finding and Decision, DMLW is also issuing this Site-Specific Land Use Plan to classify the land as Settlement.

The parcel is currently owned by the Alaska Department of Transportation and Public Facilities (DOT&PF). Prior to issuing the patent, DMLW will coordinate with DOT&PF to transfer land ownership from DOT&PF to DNR.

Authority

The proposed recommended Site-Specific Land Use Plan and classification is being adjudicated pursuant to AS 38.04.065, Land Use Planning and Classification; AS 38.05.300, Classification of Land; AS 38.05.945 and .946, Notice.

The authority to execute the Site-Specific Land Use Plan and Classification Order has been delegated to the Director, DMLW. The Classification Order has been re-delegated to the DMLW, Resource Assessment and Development Section Manager.

Location Information

Geographic Location: The site is located in Fort Yukon on the corner of Spruce Street and East 6th Avenue, as shown in Attachments A and B.

Legal Description: A tract of land within Section 17, Township 20 North, Range 12 East, Fairbanks Meridian, Alaska being within the Fairbanks Recording District, Fourth Judicial District, State of Alaska and more particularly described as follows:

> Lot 1, Block 4 of United States Survey Number 2760 A & B, Alaska according to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management on August 4, 1953, containing 0.32 acres, more or less.

Municipality: The site is within the unorganized borough, and within the City of Fort Yukon. No city lands are impacted.

Regional/Village Corporation: Gwichyaa Zhee Corporation, formerly known as the Native Village of Fort Yukon (Surface). Doyon Limited (Subsurface). No corporation lands are impacted.

Approximate Latitude Longitude: 66˚56'57" North, -145˚24'54" West

Federally Recognized Tribe: Gwichyaa Gwich'in Tribe formerly known as the Native Village of Fort Yukon.

Title

The State of Alaska DOT&PF received title via a warranty deed under Other State Land (OSL) 930 recorded by the Fairbanks recording district on July 24, 1980. The OSL casefile is serialized by DNR as ADL 412347.

DNR Title Report # 11913, issued on July 11, 2019, attests that aside from the usual reservations for ditches, canals, railroads, telegraph and telephone lines, and water rights, there are no reservations within the proposed site.

DOT&PF will coordinate conveying the parcel to DNR with a Quit Claim Deed after the FFD is issued to enable DNR to issue the patent to the Gwichin Foundation.

Adjacent Landowners

The parcel is bordered to the west and north by private landowners, and the east and south by secondary roads. The City of Fort Yukon's community park is located within the same block (Block 4) which makes the parcel a good location for a youth center.

Third Party Interests
No encumbrances or third-party interests exist that would prevent the approval of the Site-Specific Land Use Plan or classification of the land to Settlement.

Mineral Orders
There are no existing mineral orders associated with this parcel. The conveyances preliminary decision proposes to close the parcel to mineral entry under Mineral Order 1236, in accordance with AS 38.05.185 and AS 38.05.300(a)(2).

Resource Values/Land Use
The site is located within a residential area in the City of Fort Yukon and is surrounded by secondary roads and private parcels as shown in Attachment B.

Heritage Resources
No survey was conducted. The state historical preservation office was notified during the agency review. No comments were received.

Access
Physical and legal access to the proposed site, in Fort Yukon, is by platted subdivision road. Access to the city of Fort Yukon is by aircraft or public navigable water, via the Yukon River.

Prior Use
The parcel is currently owned by DOT&PF. A building on the parcel had been used as headquarters for the State Troopers until 2012, and then for the Department of Health and Social Services (DHSS) programs. In 2013, the building was destroyed by a fire. Since that time the land has not been in use except for an ADEC easement for an air quality monitor issued by DOT&PF to ADEC which expired in September 2019, and was not renewed.

Projected Future Uses
The projected future use for this site is for a local youth center.

Adjacent Land Use
The parcel is bordered to the west and north by private landowners, and the east and south by secondary roads, so land use is primarily residential though there is a nearby city park, so a youth center would be compatible use.

Mineral Entry
The site is currently open to mineral entry. The conveyance preliminary decision proposes to close the parcel to mineral entry under Mineral Order 1236.

Current Issues
There are no known current issues.

Classification
The site is not currently classified. Proposed recommended classification is Settlement Land, 11 AAC 55.202. See Land Classification Order #NC-19-002.

Management Intent
The Site-Specific Land Use Plan determines that the land should be classified as Settlement Land. Per 11 AAC 55.202 settlement land is an upland area, by reason of its physical qualities and location, that is suitable for year-round or seasonal residential or private recreational use or for commercial or industrial development. This classification is appropriate for the proposed use of the land as DMLW is proposing to issue a public and charitable land sale. Classifying the parcel as Settlement Land would not negatively impact the surrounding area.

Management Guidelines
Under the proposed classification, the subject parcel would be available for conveyance.

Agency Review
An agency review was conducted from April 26 through May 30, 2019, about the proposed conveyance at less than fair market value, under AS 38.05.810(a)(3). Additional agency review was conducted on January 24 through January 31, 2020 for comments related to the proposed Mineral Order, Site-Specific Plan, and Land Classification Order.

The following agencies were included in the review:
A.J. Wait, DNR DMLW, Permits and Easements Section
DNR, Division of Parks, Office of History and Archaeology
Alison Arians, DNR, Division of Forestry
Audra Base, Mark Fink, Marla Carter, ADF&G and the ADF&G Access Defense
Cindy Heil, ADEC, Division of Air Quality, Air Non-Point and Mobile Sources Program
ADEC, Commissioner's Office General Distribution
Heather Fair, Evan Rainey, DOT&PF Right of Way
Dave Charron, DNR, Division of Mining, Northern Region

The following comments were received:

Evan Rainey, DOT&PF Northern Region Right of Way Agent, stated that the ADEC Air Quality easement for the air monitoring unit is in effect until September 30, 2019 and that ADEC had expressed interest in extending the term. He also mentioned that the City of Fort Yukon had inquired about purchasing the property in the past and most recently in March of this year. He

explained the process to the city and how to apply, and also supplied them with the DNR adjudicator contact information.

DNR Response: Since receiving this response, ADEC has removed the air monitoring unity from the parcel. DNR provided information to the City of Fort Yukon related to how to apply for the parcel, but did not receive an application.

Heather O'Claray (formerly Heather Fair), DOT&PF Right of Way Chief, stated that the process for land transfer from DOT&PF to DNR is currently in determination. If DOT&PF finds that the property is in excess and available for disposal DOT&PF will transfer the land to DNR based on relevant statues and regulations. She also requested that DNR collaborate with the Northern Region DOT&PF Property Management staff.

DNR Response: DNR will continue to coordinate with the Northern Region DOT&PF.

Adeyemi Alimi, ADEC, Air Non-Point and Mobile Sources Program, stated that particular attention should be given during any construction activities to prevent adverse environmental effects and limit the amount of smoke generated. He also supplied the policy for open burn guidance that can be found at http://dec.alaska.gov/air/ap/docs/obrguide.pdf.

DNR Response: The ADEC comment regarding the potential for adverse effects of air quality from construction activities, will be shared with the Gwichin Foundation. ADEC T.J. Brado, Air Monitoring and Quality Assurance, stated that the air monitoring unit will be removed this summer and that they will not continue their easement past the September 2019, expiration.

DNR Response: Comment noted.

Dave Charron, DNR Mining Northern Region, stated that that it is unlikely that there is any locatable mineral resource and has no concern for a mineral closing order.

DNR *Response:* Comment noted.

No other comments were received.

Public Notice

Pursuant to AS 38.05.945, public notice describing the proposed action was posted on the State of Alaska Online Public Notice website for 30 days.

Public notice was also provided to the applicant; DOT&PF; the City of Fort Yukon, under AS 38.05.945(c)(1); the postmaster of Fort Yukon, under AS 38.05.945(b)(3)(C); and adjacent

landowners Gwitchyaa Zhee Village Corporation and Doyon Regional Corporation, under AS 38.05.945(b)(3)(D).

In accordance with AS 38.05.946, the City of Fort Yukon, which is entitled to received notice under AS 38.05.945(c), was notified that they and may hold a hearing within 30 days after the receipt of the notice.

The public was invited to comment on the Preliminary Decision, proposed Site-Specific Plan and Classification Order, and proposed Mineral Order.

The following comments were received:

Site-Specific Land Use Plan and Classification
The proposed public and charitable conveyance on state land is not currently classified. Under 11 AAC 55.040(i) classification is required for a disposal or transfer of state land or an interest in state land except for specific types of authorizations as outlined in the regulation. The proposed conveyance of a public and charitable land sale to the Gwichin Foundation for a Youth Center does not meet any of the above circumstances and therefore must be classified.

The Site-Specific Land Use Plan determines that the land should be classified as Settlement Land. Under 11 AAC 55.202 settlement land is an upland area, by reason of its physical qualities and location, that is suitable for year-round or seasonal residential or private recreational use or for commercial or industrial development. This classification is appropriate for the proposed use of the land because DMLW is proposing to convey the land at less than fair market value via a public and charitable land sale. Classifying the parcel as Settlement Land would not negatively impact the surrounding area. A proposed recommended Land Classification Order, NC-19-002, is provided as Attachment C.

This decision determines that the requirements of AS 38.04.065(b), AS 38.05.300, and the applicable portions of 11 AAC 55, have been considered and have been met.

Recommended by

Nicole Swensgard, Natural Resource Specialist Date

Jeanne Proulx, Northern Regional Lands Office Manager Date

Approved by

Martin W. Parsons, Director, Division of Mining, Land & Water Date

ATTACHMENT D

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

LAND CLASSIFICATION ORDER
NC-19-002

This classification order is for ADL 420756, a public and charitable conveyance of a third of an acre of land at less than fair market value for a public youth center located in the community of Fort Yukon. No area plan is affected.

I. Name: Department of Natural Resources, Division of Mining, Land & Water, Northern Regional Land Office.

II. The classification in Part III is based on written justification contained in the accompanying Preliminary Decision, and Site-Specific Land Use Plan dated June 10, 2020.

III.

Geographic Location	Acreage	Acquisition Authority	Existing Classification	Classification This Action
Section 17, Township 20 North, Range 12 East, Fairbanks Meridian.	0.32	Other State Land (OSL) 930	None	Settlement Land

IV. This order is issued under the authority granted by AS 38.04.065 and AS 38.05.300 to the Commissioner of the Department of Natural Resources. The above described lands are hereby designated and classified as indicated. Nothing shall prevent the reclassification of these lands if warranted in the public interest.

Approved by

Martin W. Parsons, Director Date
Division of Mining, Land & Water

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES

Finding of the Commissioner
Mineral Order 1236
AS 38.05.185(a)

Pursuant to AS 38.05.035(b)(1) and AS 38.05.035(e), Powers and Duties of the Director, the Division of Mining, Land and Water (DMLW) has made a written Preliminary Finding and Decision, dated June 10, 2020, to sell to the Gwichin Foundation a third of an acre of land at less than fair market value for a public youth center located in the community of Fort Yukon. The sale of the parcel is intended to build a new youth center. The youth center will provide local youth, with their families, a place for learning career skills, and personal development

The Alaska Department of Natural Resources, Northern Regional Office is requesting that the land identified in the attached Mineral Order 1236, be closed to mineral entry in accordance with AS 38.05.300(a). Mining activities would be incompatible with the current and proposed uses on State land. The mineral closure is fundamental to ensuring that future mining activities do not interfere with the use of the youth center. This mineral order is intended to close State of Alaska lands.

In accordance with AS 38.05.185(a), I find that the best interests of the State of Alaska and its residents are served by closure of the land described in this mineral closing order to entry under the mineral location and mining laws of the State of Alaska.

Corri Feige, Commissioner Date
Department of Natural Resources

ATTACHMENT F

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Mineral Order Number 1236

_x_ Closing Lands to Mineral Entry ___ Opening Lands to Mineral Entry

I. Name: **Alaska State Land Survey Number 2760 A&B.**
ADL 420756 Gwichin Foundation P&C Land Sale

II. This mineral order is based on the following:
A. Commissioner's Administrative Finding and Decision dated ___.
B. Determination of Land Classification Order, NC-19-002, dated ___.

III.

Geographic Location	Acreage	Acquisition Authority	Classification
Section 17, Township 20 North, Range 12 East, Fairbanks Meridian	0.32 acres	Other State Land (OSL) 930	Settlement Land (Land Classification Order NC-19-002)

IV. Mineral Closing: This mineral order is subject to valid existing rights and is issued under the authority granted by AS 38.05.185 – AS 38.05.275 to the Department of Natural Resources. In accordance with AS 38.05.185(a), I find that the best interests of the State of Alaska and its residents are served by closure of the land described in this mineral closing order to entry under the mineral location and mining laws of the State of Alaska. The above-described lands are hereby closed to entry under the locatable mineral and mining laws of the State of Alaska.

Concur

Martin W. Parsons, Director Date
Division of Mining, Land & Water

Approved

Corri Feige, Commissioner Date
Department of Natural Resources

A person affected by this decision may request reconsideration, in accordance with 11 AAC 02. Any reconsideration request must be received within 20 calendar days after the date of "issuance" of this decision, as defined in 11 AAC 02.040(c) and (d), and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918, or sent by electronic mail to dnr.appeals@alaska.gov . Under 11 AAC 02.030, appeals and requests for reconsideration filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at $200 under the provisions of 11 AAC 05.160 (a) and (b). If reconsideration is not requested by that date or if the commissioner does not order reconsideration on their own motion, this decision goes into effect as a final order and decision on the 31st calendar day after the date of issuance. Failure of the commissioner to act on a request for reconsideration within 30 days after issuance of this decision is a denial of reconsideration and is a final administrative order and decision for purposes of an appeal to Superior Court. The decision may then be appealed to Superior Court within a further 30 days in accordance with the rules of the court, and to the extent permitted by applicable law. An eligible person must first request reconsideration of this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

ATTACHMENT G

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES **COMMISSIONER'S QUITCLAIM DEED**	**PROJECT NAME:** **FORT YUKON TROOPER SITE** **STATE PROJECT #:** **H-60050** **FEDERAL-AID PROJECT #:** **N/A** **PARCEL #:** **LOT 1, BLOCK 4, USS 2760B**

The GRANTOR, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose mailing address is 2301 Peger Road, Fairbanks, AK, 99709-5399, acting by and through its Commissioner, under the authority of AS 35.20.070, for and in consideration of Mutual Benefit, does hereby convey and quitclaim unto the GRANTEE, STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, whose mailing address is 550 W. 7th Ave., Suite 1050A, Anchorage, AK 99501-3579, the Grantee's successors and assigns forever, all right, title and interest, if any, not herein reserved unto the State, in and to that real property situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

Lot 1, Block 4 of United States Survey 2760B, Townsite of Fort Yukon, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Subject to: (a) Restrictions, easements, reservations, or rights noted on U.S. Survey No. 2760B;
(b) All existing legal or equitable rights, easements, reservations, or restrictions of third parties, including other state agencies, recorded or unrecorded.

In consideration of this conveyance, the Grantee agrees as follows: The Grantee represents that it has inspected the above-described property and has had sufficient opportunity to perform an environmental assessment of that property for the purpose of determining whether any hazardous material contaminates the property. For purposes of this agreement, a "hazardous material" is any chemical, metal, petroleum product, or other substance (or any combination of hazardous materials) that is designated as "hazardous" by the U.S. Environmental Protection Agency and that is regulated by any government agency in any quantity as a contaminant, hazardous material, or threat to health or safety. The Grantee, by accepting this conveyance, recognizes that Grantor makes no representations concerning the presence or absence of any hazardous material on the property. Grantee further acknowledges that in accepting this conveyance it assumes all risk, cost, and responsibility should any hazardous material contamination of the property be found to exist subsequent to the transfer of title under this deed.

DRAFT – do not sign

The GRANTEE'S signature on the Certificate of Acceptance below constitutes acceptance of the above-described real property as well as the terms and conditions of this conveyance.

Dated this_____ day of _____, 2019.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY: _____
Ryan F. Anderson, P.E., Regional Director, Northern Region

STATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss.
FOURTH JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2019, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Ryan F. Anderson, the Regional Director of the Northern Region of the Department of Transportation and Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

_____
Notary Public in and for the State of Alaska
My Commission Expires: _____

DRAFT - do not record

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that The State of Alaska, Department of Natural Resources, Grantee herein, hereby accepts the conveyance of real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES

BY: _____
NAME/TITLE: Jeanne Proulx, Northern Region Manager

MAIL CONFORMED COPY TO GRANTEE AT THE MAILING ADDRESS SET OUT ABOVE.

Filed for Record at the Request of: State of Alaska Department of Transportation & Public Facilities	Return to: State of Alaska Department of Natural Resources 3700 Airport Way Fairbanks, AK 99709 Attn: Jeanne Proulx	State Business - No Charge

DRAFT - do not record

ATTACHMENT H

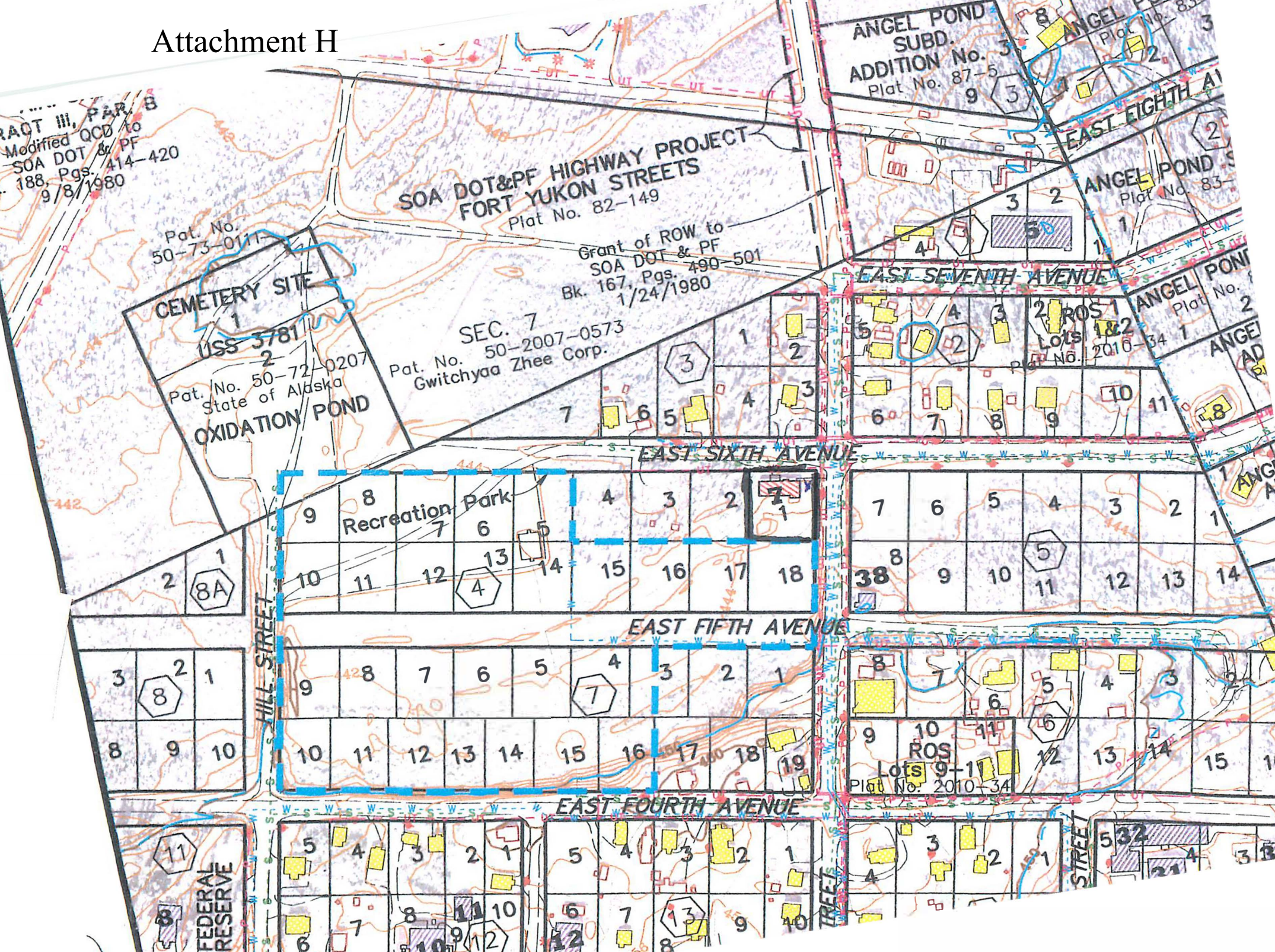
Fort Yukon, AK

VICINITY MAP

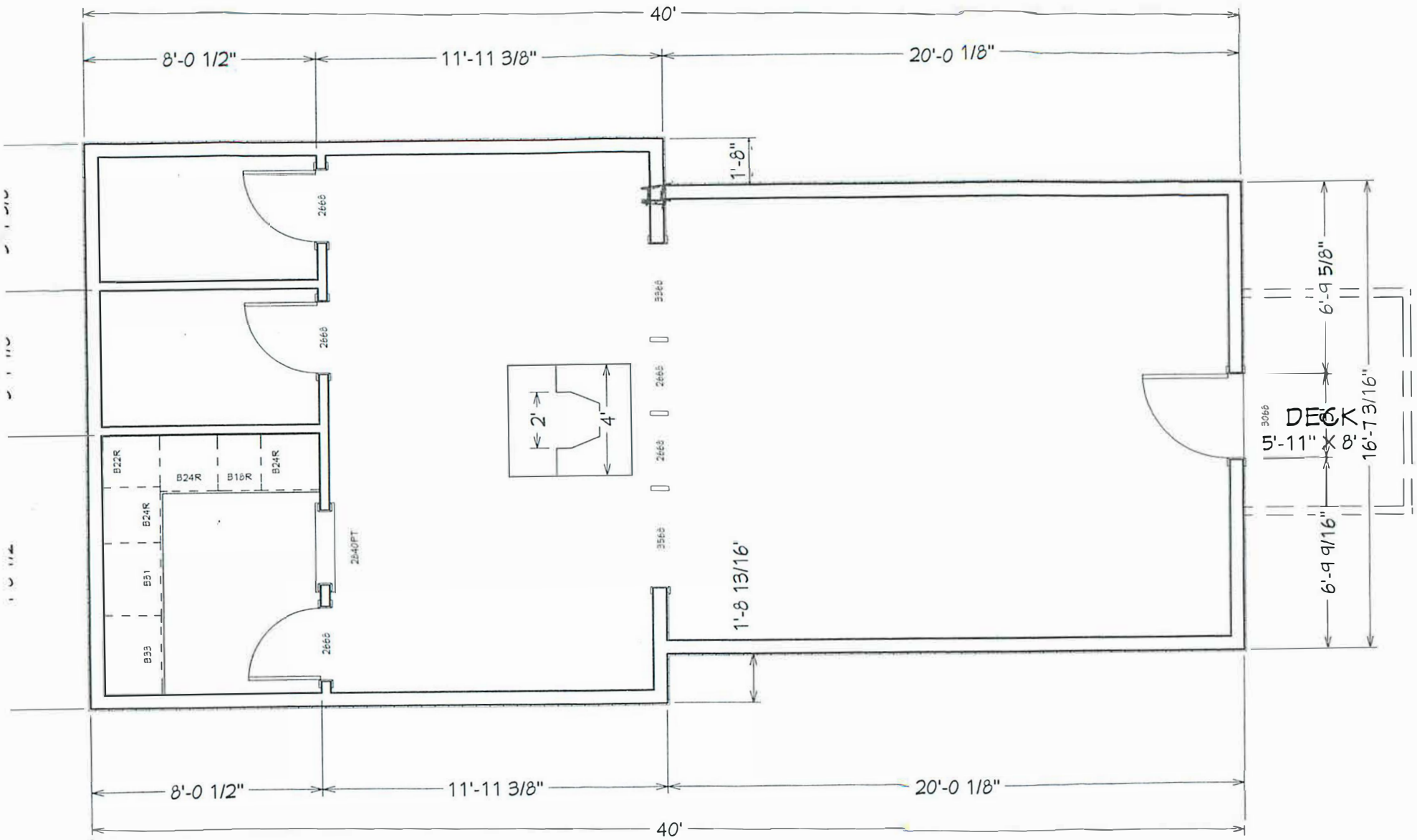
See attachment.

Date Prepared:	Applicant's Name:
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER	
DIAGRAM	
Sec.(s) 17 Township 20N Range 12E. Meridian Fairbanks.	
Scale: 1" = __	
SHEET __ OF __	File #

Attachment H



Attachment H



LIVING AREA
732 SQ FT

Youth Building

Attachment H

Gwichin Foundation
3rd & Alder Street, P.O. Box 126
Fort Yukon, AK 99740
1-800-478-6839 Phone: (907) 662-2581
Fax: (907) 662-2222

RESOLUTION 19-01

The Gwichin Foundation is requesting the State of Alaska, Department of Natural Resources for a charitable purchase of Lot 1, Block 4, U.S. Survey No. 2760 B, Fort Yukon town site for the Youth Council to construct a new Youth Building

WHEREAS, the Gwichin Foundation is a nonprofit corporation and was established for educational and charitable purposes to give youth in Fort Yukon, Alaska more opportunities and,

WHEREAS, the Gwichin Foundation is the duly elected governing body and registered office of the corporation required by law (A.S. 10.20.026) the Alaska Nonprofit Act to be maintained in the State shall be at the Gwichyaa Zhee Gwich'in Tribal Government, P.O. Box 126, Fort Yukon, Alaska, and

WHEREAS, the Gwichin Foundation acknowledge that although a public and charitable sale may be less than fair market value, it is unlikely to be free.

WHEREAS, the Gwichin Foundation was established and filed with the State of Alaska, Department of Commerce on July 5, 2006 under the Articles of incorporation under 501 c(3), and

WHEREAS, the Gwichin Foundation is interested in acquiring the said lot described as: Lot 1, Block 4, U.S. Survey No. 2760 A&B, Fort Yukon Town site, Fort Yukon, Alaska from the Department of Natural Resources and that the foundation will be organized and operated for the management of the property under AS 38.05.810(a)(3); and

WHEREAS, the Gwichyaa Zhee Gwich'in Tribal Council has donated $60,000.00 as an in-kind donation for the construction and completion; and

WHEREAS, the Gwichyaa Zhee Corporation has donated gravel for the Youth Build Project for a new youth building where the youth will assist in the construction; and

WHEREAS, the Yukon Flats School District has donated logs in-kind for this Youth build project, and

WHEREAS, the Gwichin Foundation authorized Shirley Fields, Realty Director for the Gwichyaa Zhee Gwich'in Tribal Government to answer any questions that may arise concerning this transaction, and

WHEREAS, the Gwichin Foundation authorizes Nancy James, Gwichin Foundation President to sign all necessary paperwork regarding this transaction, and

THEREFORE BE IT RESOLVED, the Gwichin Foundation is in need of this site for the construction of a youth building, currently this site has not been in use for over 10 years. We are requesting the State, DNR consider donating this lot for a charitable purpose for the Youth Build Project, and

CERTIFICATION

We hereby certify that this resolution was duly passed by the Gwichin Foundation on the _____ day of _____, _____ by a vote __for, ___against, and ___abstaining.

_____ 4-5-19

Nancy James, Gwichin Foundation-President Date

Attachment H

Gwichin Foundation
East 3rd Ave. P.O. Box 126
Fort Yukon, Alaska 9974
(907)662-2581

2019 Youth Plan Narrative

The Gwich'in Foundation vision is to increase the quality of life for community members through economic development and the preservation of our culture, heritage, and rich natural resources. The Gwich'in Foundation is governed under a four member elected board.

Fort Yukon, known locally as, Gwichyaa Zhee (house on flats), is located on the Yukon Flats which is characterized as being flat marshy flood plain dotted with numerous thaw lakes, sloughs, and meandering streams. The primary vegetation includes organic mat of mosses, grasses, tussocks, and lichens with stands of willow, aspen, spruce and birch trees. The Yukon Flats region is in a discontinuous permafrost zone and the maximum thickness of the permafrost near the town site is 390 feet. The Fort Yukon winters are long and harsh; while the short summers are warm. There is little precipitation and the surrounding region is considered an Arctic Desert.

The Gwichin Foundation is a non-profit corporation and was established for educational and charitable purposes to give more opportunities for youth within the Village of Fort Yukon. This was established and filed with the State of Alaska, Department of Commerce on July 5, 2006 under the Articles of Incorporation. This corporation is exclusively for educational and charitable purposes within the meaning of section 501 c (3) of the Internal Revenue Service. See attachment.

The Youth Council is made up of 4 members, elected by their peers. They plan program activities; set guidelines for house rules; conduct fund raising activities. The Youth Council has been requesting the Tribe and other local entities to help them construct a Youth Center facility for them. The Youth Center will be located within the core community. This number will vary in the summer and fail as families migrate to fishing, gathering, and hunting areas.

Lot 1, Block 4, U.S. Survey No. 2760 A&B, Fort Yukon town site will be a perfect location for a new Youth Building. The lot is 118x123 ft. has a gravel pad with access to the city water and sewer utilities. There is access to the tribal parking lot; the Youth building will be located on the main road system and the bus route. The estimated cost to the construct 20 X 40 Center is $200,000.

The Tribal Education/Employment Department will advertise for young adults ages 16-21 who want to learn construction trades. The Youth hired will gain on-the job construction trades and work ethics. They will be able to name each tool and to use them, math skills will be taught through measuring and cutting materials, working as a team and life skills that requires each to commit to the project of constructing and completing the Youth Center.

Attachment H

Curriculum includes workplace safety, hand and power tool usage, blueprint reading, construction math, entry level plumbing and heating, carpentry, interior repairs, framing, employability skills and communication; business planning and operations; bookkeeping skills.

The Youth Center construction trades on-job learning with young youth ages 16-21 is to attract a new group of construction trades professional into the field. The Gwichyaa Zhee Gwich'in Tribal Government Education/Employment department working with the Council of Athabascan Tribal Government (CATG) under the NACTEP construction trades program through the University of Fairbanks will provide support services and recruitment into higher educational programs.

The Gwichyaa Zhee Gwich'in Tribal Government (GZGTG) donated $60,000 to the Gwichin Foundation this will be used a match to seek other resources needed for this youth construction trade project. The Tanana Chiefs has donated $80,000 and the Yukon Flats School District (YFSD) also donated enough logs for this building and the local Gwitchyaa Zhee (GZ) Village Corporation will donate gravel for the foundation

The Youth Center will provide local students with their families a place for the young people to call their own. The Youth Council will provide the guidelines; disciplinary rules of conduct and do fund raising for their projects with a mentor to help them learn business and communication skills. The Long Range Radar Station will be notified of operations for they have offered some used computers and IT technicians to set the Youth Center up with internet services for their use. We are all looking forward to help make this goal become a reality for our young generation.

The lot in question will be utilized for the Youth of Fort Yukon. This lot is located next to the Ice Rink and will be used for a place to warm up and hold fundraiser for future projects. The Youth intends to hold there meeting there for their youth council.