

NWABSD Board Committee Meeting and Worksession

Sunday, April 24, 2022 9:00 AM

District Office Boardroom, 744 Third Ave., Kotzebue, AK 99752

1. **Housing Committee Meeting at 9:00 a.m.**

Presenter: Janice Hadley, Director of Human Resources

2. **Board Worksession at 10:00 a.m.**

2.A. Executive Session

2.A.1. Certified Negotiations

Presenter: Saul Friedman, District Attorney

2.A.2. Selection of Student Representative and Alternate Student Representative

Presenter: Scott Lefebvre, Assistant Superintendent

2.A.3. Selection of June Nelson Scholarship Recipients

Presenter: Perrian Windhausen, Director of Student Services



NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT

Ambler · Buckland · Deering · Kiana · Kivalina · Kobuk · Kotzebue · Noatak · Noorvik · Selawik · Shungnak
PO Box 51 · Kotzebue, Alaska 99752 · Phone (907) 442-1800

Housing Committee Meeting District Office Boardroom Agenda

**April 24, 2022
9:00 a.m.**

Items to be discussed:

- Review rental rates across the district
- Review rental repairs, upgrades, and remodels
- Discuss \$7 million needed for housing upgrades

Committee Members: Cindy Fields, Millie Hawley, and Margaret Hansen

Human Resource Director: Janice Hadley

MISSION: To provide a learning environment that inspires and challenges students and employees to excel
VISION: To graduate all students with the knowledge, skills, and attitudes necessary for a successful future

Site	Unit	Type	12 ck rate	10 ck rate	Annual Rent
Ambler	Unit 1	2 BR	\$745	\$894	<u>8940</u>
Ambler	Unit 2	1 BR	\$590	\$708	<u>7080</u>
Ambler	Unit 3	1 BR	\$590	\$708	<u>7080</u>
Ambler	Unit 4	1 BR	\$590	\$708	<u>7080</u>
Ambler	Unit 5	2 BR	\$745	\$894	<u>8940</u>
Ambler	Unit 6-new	2 BR	\$745	\$894	<u>8940</u>
Ambler	Unit 7	2 BR	\$745	\$894.00	<u>8940</u>
Ambler	Unit 8 (Principal Unit)	3BR Trailer	\$745		<u>8940</u>
Buckland	Unit 1	3 BR	\$995.0	\$1,194	<u>11940</u>
Buckland	Unit 2	3 BR	\$995	\$796	<u>11940</u>
Buckland	Unit 3	2BR	\$845	\$1,014	<u>10140</u>
Buckland	Unit 4	2 BR	\$845	\$1,014	<u>10140</u>
Buckland	Unit 5	Efficiency	\$400	\$480	<u>4000</u>
Buckland	Unit 6	3 BR	\$995	\$1,194	<u>11940</u>
Buckland	Unit 7	2 BR	\$845	\$1,014	<u>10140</u>
Buckland	Unit 8	1 BR	\$590	\$708	<u>7080</u>
Buckland	Unit 9	1 BR	\$590	\$708	<u>7080</u>
Buckland	Unit 10	2 BR	\$845	\$1,014	<u>10140</u>
Buckland	Unit 11	1 BR	\$745	\$894	<u>8940</u>
Buckland	Unit 12	1 BR	\$745	\$894	<u>8940</u>
Buckland	Unit 13 (unusable)	connex (unusable)	\$0		
Deering	Unit 1A	2 BR	\$745	\$894	<u>8940</u>
Deering	Unit 1B	2 BR	\$745	\$894	<u>8940</u>
Deering	Unit 2A	2BR	\$745	\$894	<u>8940</u>
Deering	Unit 2B-shared	2 BR	\$745	\$894	<u>8940</u>
Kiana	4A	2 BR	\$745	\$894	<u>8940</u>
Kiana	5A	2 BR	\$745	\$894	<u>8940</u>
Kiana	5B	2 BR	\$745	\$894	<u>8940</u>
Kiana	6A	3 BR	\$745	\$894	<u>8940</u>

Kiana	6B	2 BR	\$745	\$894	<u>4470</u>
Kiana	9-Plex - 1	Efficiency	\$545	\$654	<u>6540</u>
Kiana	9-Plex - 2	1 BR	\$645	\$774	<u>7740</u>
Kiana	9-Plex - 3	1 BR	\$645	\$774	<u>7740</u>
Kiana	9-Plex - 4	1 BR	\$645	\$774	<u>7740</u>
Kiana	9-Plex - 5	Efficiency	\$545	\$654	<u>6540</u>
Kiana	9-Plex - 7	2br	\$745	\$894	<u>8940</u>
Kiana	9-Plex - 6	3 BR	\$900	\$1,080	<u>10800</u>
Kiana	9-Plex-8	1BR	\$645	\$774	<u>7740</u>
Kiana	9-Plex- 9	1BR	\$645	\$774	<u>7740</u>

Kivalina	Tin Shed	1 BR	\$350	\$420	<u>4200</u>
Kivalina	Unit 5A (unusable/fuel spill)	2 BR	\$745	\$894	<u>8940</u>
Kivalina	Unit 5B (unusable/fuel spill)	1 BR	\$590	\$708	<u>7080</u>
Kivalina	Unit 6A	1 BR	\$590	\$708	<u>7080</u>
Kivalina	Unit 6B	1 BR	\$590	\$708	<u>7080</u>
Kivalina	Unit 07 (shared)	2 BR	\$745	\$894	<u>8940</u>
Kivalina	Unit 08 (shared)	2 BR	\$745	894	<u>8940</u>
Kivalina	Unit 9A	1 BR	\$645	\$774	<u>7740</u>
Kivalina	Unit 9B	1 BR	\$645	\$774	<u>7740</u>
Kivalina	Unit 11	2 BR	\$745	\$894	<u>8940</u>
Kivalina	Unit built 2019 South	2BR	\$745	\$894	<u>8940</u>
Kivalina	Unit built 2019 North	2BR	\$745	\$894	8940

Kobuk	New Unit 1	2BR	\$745	\$894	<u>4470</u>
Kobuk	New Unit 2-A	1BR	\$590	\$708	<u>7080</u>
Kobuk	New Unit 2-B	1 BR	\$590	\$708	<u>7080</u>
Kobuk	New Unit 3-A	2 BR	\$745	\$894	<u>8940</u>
Kobuk	New Unit 3-B	2BR	\$745	\$894	<u>8940</u>

Noatak	1A	2 BR	\$745	\$894	<u>8940</u>
Noatak	2A	1 BR	\$590	\$708	<u>7080</u>
Noatak	2B	1 BR	\$590	\$708	<u>7080</u>

Noatak	3 Plex - A	2 BR	\$745	\$894	<u>8940</u>
Noatak	3 Plex - B	1BR	\$590	\$708	<u>7080</u>
Noatak	3 Plex - C	1 BR	\$590	\$708	<u>7080</u>
Noatak	4A	2 BR	\$745	\$894	<u>8940</u>
Noatak	4B	2BR	\$745	\$894	<u>8940</u>
Noatak	7A	1 BR	\$590	\$708	<u>7080</u>
Noatak	7B	1 BR	\$590	\$708	<u>7080</u>
Noatak	7C	Efficiency	\$400	\$480	<u>4800</u>
Noatak	7D	2 BR	\$745	\$894	<u>8940</u>
Noatak	7E	2 BR	\$745	\$894	<u>8940</u>
Noatak	7F	3 BR	\$900	\$1,080	<u>10800</u>
Noatak	7G	3 BR	\$900	\$1,080	<u>10800</u>
Noatak	New Unit North Duplex	2 BR	\$745	\$894	<u>8940</u>
Noorvik	Unit 3	1BR	\$550	\$660	<u>6600</u>
Noorvik	Unit 4(1)	1 BR	\$550	\$660	<u>6600</u>
Noorvik	Unit 4(2)	2 BR	\$550	\$708	<u>6600</u>
Noorvik	Unit 6(1)	2 BR	\$295	\$354	<u>3540</u>
Noorvik	Unit 6(2)	3 BR	\$850	\$1,020	<u>8500</u>
Noorvik	Unit 6(3)	1 BR	\$550	\$660	<u>6600</u>
Noorvik	Unit 6(4)	1 BR	\$550	\$660	<u>6600</u>
Noorvik	Unit 6(5)	1 BR	\$550	\$660	<u>6600</u>
Noorvik	Unit 6(6)	Eff	\$400	\$660	<u>4800</u>
Noorvik	Unit 8	3 BR	\$849	\$1,019	<u>10188</u>
Noorvik	Unit 9A	3 BR	\$850	\$1,020	<u>8500</u>
Noorvik	Unit 9B	2 BR	\$745	\$894	<u>8940</u>
Selawik	Unit 2A	1 BR	\$590	\$354	<u>7080</u>
Selawik	Unit 2B-shared	2BR	\$745	\$894	<u>8940</u>
Selawik	Unit 3A	1 BR	\$590	\$708	<u>\$7,080</u>
Selawik	Unit 3B	1 BR	\$590	\$708	<u>7080</u>
Selawik	Unit 4A	2 BR	\$745	\$894	<u>8940</u>
Selawik	Unit 4B	1 BR	\$400	\$480	<u>4800</u>

Selawik	Unit 4C-shared by 3	3 BR	\$900	\$1,080	<u>7080</u>
Selawik	Unit 5A	1 BR	\$590	\$708	<u>7080</u>
Selawik	Unit 5B-shared	2 BR	\$745.00	\$894	<u>\$8,940</u>
Selawik	Unit 6A	1 BR	\$645	\$774	<u>\$7,740</u>
Selawik	Unit 6B-1	1 BR	\$645	\$774	<u>7740</u>
Selawik	Unit 6B-2	1 BR	\$645	\$774	<u>7740</u>
Selawik	Unit 6C	1 BR	\$645	\$774	<u>7740</u>
Selawik	Unit 6D	3 BR	\$900	\$1,080	<u>10800</u>
Selawik	Unit 6E	2BR	\$745	\$894	<u>8940</u>
Selawik	Unit 7A	1BR	\$590	\$708	<u>7080</u>
Selawik	Unit 7B	1 BR	\$590	\$708	<u>7080</u>
Shungnak	Unit 5C 5	EFF	\$400	\$480	<u>4800</u>
Shungnak	Unit 5C 6	1 BR	\$590	\$708	<u>7080</u>
Shungnak	Unit 5C 7	1 BR	\$590	\$708	<u>7080</u>
Shungnak	Unit 5C 8	1 BR	\$590	\$708	<u>7080</u>
Shungnak	Unit 5C 9	2 BR	\$845	\$1,014	<u>10140</u>
Shungnak	Unit 5C 10 (not shared)	3 BR	\$900	1080	<u>10800</u>
Shungnak	Unit 5C 11	2 BR	\$845	\$1,014	<u>10140</u>
Kotz	Unit 1	1 BR	n/a	\$800	<u>8000</u>
Kotz	Unit 2	2 BR	n/a	\$1,600	<u>16000</u>
Kotz	Unit 3	1 BR	n/a	800/\$0	<u>\$8,000</u>
Kotz	Unit 4	Eff	n/a	\$700	<u>\$7,000</u>
Kotz	Unit 5	Eff	n/a	\$700	<u>\$7,000</u>
Kotz	Unit 6	1 BR	n/a	\$800	<u>\$8,000</u>
Kotz	Unit 7	2 BR	n/a	\$1,600	<u>\$16,000</u>
Kotz	Unit 8	1 BR	n/a	\$800	<u>\$8,000</u>
Kotz	Unit 9	Eff	n/a	\$700	<u>\$7,000</u>
Kotz	Unit 10	Eff	n/a	700/\$0	<u>\$7,000</u>
Kotz	Unit 1 KIC	3 BR	n/a	\$1,600	<u>\$19,200</u>
Kotz	McConnell 326 l / upstairs / back	3 BR	n/a	\$800	<u>\$8,000</u>
Kotz	410 E 5th Ave-shared	3 bed	n/a	800/bedm	<u>\$8,000</u>

Kotz	410 E 5th Ave-shared	3 bed	n/a	800/bedm	<u>\$8,000</u>
Kotz	McConnell 326 C	1 bedroom	n/a	\$0-LT subm	
Kotz	McConnell 326 F / SPED unit		n/a	\$800	
Kotz	Baker 298 B 5th Ave	1 bedroom	n/a	\$800	<u>\$8,000</u>
Kotz					
Kotz	ATC Dorms	efficiency	\$375/biweekly		
Kotz	Dorm	EFF	n/a	\$800	\$8,000

NWABSD TEACHER HOUSING (116 UNITS)
REMODEL HISTORY
(updated 11/16/21)

AMBLER	<u>8 Units</u> 1 remodeled in 2019 2 remodeled in 2017 4 remodeled in 2005 (need refresh) 1 needs remodel
BUCKLAND	<u>12 Units</u> 3 remodeled in 2006 (need refresh) 3 remodeled in 2003 (need refresh) 6 need to be replaced
DEERING	<u>4 Units</u> 2 remodeled in 2015 2 remodeled in 2008 (need refresh)
KIANA	<u>12 Units</u> 1 remodeled in 2021 2 remodeled in 2018 2 remodeled in 2015 5 remodeled in 2006 (3 need refresh) 1 remodeled in 1998 (need refresh) 1 remodeled in 1998 and again in 2002 (need refresh)
KIVALINA	<u>14 Units</u> 4 will be constructed in 2022 4 will be remodeled in 2022 2 constructed in 2019 2 constructed in 2017 2 constructed in 2016
KOBUK	<u>5 Units</u> 2 constructed in 2018 3 remodeled in 2013
KOTZEBUE	<u>10 Units</u> 10 remodeled in 2016
NOATAK	<u>15 Units</u> 2 constructed in 2018 1 remodeled in 2016 6 remodeled in 2009 (need refresh) 2 remodeled in 2001 (eliminate) 4 need to be replaced
NOORVIK	<u>12 Units</u> 3 remodeled in 2021 1 remodeled in 2013 1 remodeled in 2012 6 remodeled in 2002 (need refresh) 1 need remodel

SELAWIK 17 Units
1 remodeled in 2015
16 remodeled in 2013
2 more units needed

SHUNGNAK 7 Units
7 remodeled in 2014

Budget

Ambler 4 refresh	\$240,000
Ambler 1 remodel	\$100,000
Buckland 6 refresh	\$360,000
Buckland 6 new units	\$3,000,000
Deering 2 refresh	\$120,000
Kiana 5 refresh	\$300,000
Noatak 6 refresh	\$360,000
Noatak 4 new units	\$2,000,000
Noorvik 6 refresh	\$360,000
Noorvik 1 remodel	\$75,000
<u>Selawik 2 new units</u>	<u>\$1,000,000</u>
Total	\$7,915,000