

## **MEMORANDUM SRS- 495**

TO: School Board Members

FROM: Office of the Superintendent

DATE: April 29, 2009

SUBJECT: Resolution 09-07 Togiak and Manokotak Housing Projects

**Recommended Action: Approve resolution 09-07 Togiak and Manokotak Housing Projects**

Southwest Region School District  
Board of Education  
Teacher, Health Professional, Public Safety Housing  
Grant Program  
**RESOLUTION #09-07**

**WHEREAS**, the Southwest Region School District has identified the need for 4 more teacher-housing units in the Traditional Village of Togiak and 8 more teacher housing units in the Village of Manokotak and has proposed the construction of these additional units in 2009-10 funded by a combination of THHP grant funds from the Denali Commission and Alaska Housing Finance Corporation and debt financing to cover the gap in funding.

**WHEREAS**, in the previous years, Southwest Region School District, and Pfeffer Development (formerly known as Venture Development Group) formed a team, obtained THHP Grant funds, an interim construction loan and a multi-housing loan from AHFC and successfully constructed new housing. For this proposed project the SWRSD would be the Owner/Operator of the new teacher housing units and also the landowner as the new housing will be constructed on SWRSD owned land. The SWRSD will sublet these new units to their teachers. The previously constructed housing units have been well received and met the district's goals. They are fully occupied, have reduced the cost of maintenance and utilities, the rent pays the debt and the teachers have quality homes to live in;

**WHEREAS**, the councils of Togiak and Manokotak recognize the need for additional teacher housing in their respective villages and have cooperated in the grant application process by providing community support letters for the construction of these projects. These Councils agree that the current housing is inadequate and that providing new teacher housing units is identified as a priority in each of their communities.

**NOW, THEREFORE BE IT RESOLVED:**

Pfeffer Development proposed a plan to the SWRSD for addressing the priority need for more teacher housing units in the SWRSD region; the SWRSD board discussed and approved the proposed projects in Togiak and Manokotak, and Pfeffer Development Group submitted applications for Pre-Development and Development Grants and have received awards for same. Pfeffer Development also submitted debt financing applications for both projects and have received bank commitments and so therefore is ready to proceed with the construction of both projects,

**THEREFORE BE IT FURTHER RESOLVED:**

*The Southwest Region School District and Southwest Region School District Board of Education,*

*PREVIOUSLY AUTHORIZED Pfeffer Development to represent them and to request funds from AHFC for 2009 THHP Denali Commission grant funds and Pre-Development funds, and long term loan and interim construction loans;*

*IS AUTHORIZED TO enter into an agreement with Pfeffer Development in order that Pfeffer Development can form relationships with contractors, engineers and architects for SWRSD and commence construction of the new teacher housing units. Said agreement has been submitted to Rick Dallmann for review and to Superintendent Foster for execution;*

*IS AUTHORIZED TO enter into a Stipulated Sum Contract with Sundance Construction for the construction of the new teacher housing units in both Togiak and Manokotak. Said*

*agreements have been submitted to Rick Dallmann for review and to Superintendent Foster for execution;*

*IS AUTHORIZING the Facilities Director Rick Dallmann to act on its behalf in order to obtaining funding and to manage the construction of new teacher housing, and execute all necessary forms, documents and applications.*

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009 by \_\_\_\_\_ Board of Directors.

\_\_\_\_\_  
Signature of Board Officer