



Galena Community Meeting, March 7th, 2007

Welcome & Introductions – Marvin Yoder

- Marvin Yoder, Executive Director, GEDC
- Steve Keller, Project Manager, USKH
- Shelly Wade - Information Insights, Project Lead, Information Insights

Project History & Work to Date – Marvin Yoder

Purpose of Today's Meeting – Shelly Wade & Steve Keller

- Potential Uses
- Feasibility of Potential Uses
- Redevelopment Scenario
- Implementation Strategies
- Next Steps



Galena Community Meeting, March 7th, 2007

November 20th, 2006 - Community Meeting - Shelly Wade

December 2006 - Community Survey

Galena's Vision - Shelly Wade



November 20th Community Meeting

Community Identified Challenges, Assets,
Resources, Opportunities, Liabilities

Community Identified List of Potential Uses

Community Prioritized List of Potential Uses

- **Education**
 - Expansion of GILA
 - Vocational Education
 - Military Youth Academy
 - Training Centers



December 2006 - Community Survey

Mail Survey of Galena Residents

Potential Private Sector Uses

1. Small Auto Shop/Machine Shop/Mechanics Shops - 13
2. Retirement Center - 10
3. Tie: Manufacturing (value - added); AC Store - 7
4. Tie: Meat Processing for Hunting/Fishing; Restaurants; Airplane Maintenance - 6
5. Tie: Iditarod Inn as Staff Housing/Hotel Combo; Bowling Alley - 4



Galena's Reuse Plan Vision

The goal of the GEDC is to utilize the Galena Air Base infrastructure to expand the educational opportunities for students in rural Alaska, and to increase employment and business opportunities in Galena by redeveloping and reusing the surplus facilities.

-GEDC, 2006; revised March 2007



Galena's Reuse Plan Goals

1. Develop a comprehensive reuse plan for the facilities on the air base;
2. Secure transition funding to operate and maintain the facilities while the base transfers from Air Force ownership to City ownership;
3. Continue to expand the Galena Interior Learning Academy use of the facilities;
4. Meet the unmet educational needs in Alaska with facilities to serve 400 local and boarding students by 2011;



Galena's Reuse Plan Goals

5. Explore a partnership with the Military Academy to utilize some facilities and share the use of other facilities, to provide additional opportunities for students at risk;
6. Encourage partnership with federal and state agencies that need to have access to facilities, land and utilities;
7. Encourage redevelopment of facilities for private business;



Galena's Reuse Plan Goals

8. Explore the feasibility of partnering with a private corporation to develop and sublease non-school related facilities;
9. Expand the utility system to provide more efficiency in the delivery of utility services;
10. Determine the code compliance issues associated with the reuse of the Air Force buildings and identify a source of funds to remodel the facilities in compliance with the anticipated use;



Galena's Reuse Plan Goals

11. Secure title to the land from the State of Alaska;
12. Survey and subdivide the property;
13. Coordinate with the City on the nuclear power plant and a biomass project to insure that the cost of utilities and heat can be reduced.



Potential Uses

GILA

Military Youth Academy (?)

State

- Alaska State Troopers
- Courthouse
- AK Department of Fish & Game
- AK DOT & PF
- OCS - Office of Child Safety

Federal

- BLM - utilities
- FAA
- U.S. Fish & Wildlife
- U.S. Air Force



Potential Uses

Iditarod Inn

- Hotel
- Housing
 - Community residents
 - GILA Student parents
 - Senior Center Staff
- Interior Regional Housing Authority?

Private Sector

- Small Auto Shop/Machine Shop/Mechanics Shops



Feasibility of Potential Uses: Land Ownership

State owns FOL land

Land was made available to the Air Force
under series of leases w/ different terms
& conditions

Some parcels were identified; buildings
constructed w/o regard to parcel
boundaries; independent surveys done
later indicated discrepancies in plat lines



Feasibility of Potential Uses: Land Ownership

Current air base encompasses approx.
120 acres of land

Numerous buildings & leases
administered by DOT

Most buildings &/or leases not tied to
physical survey



Feasibility of Potential Uses: Land Ownership

3 divisions of State-owned land:

- Airport property including runway & lease parcels adjacent to runway
- Commercial/industrial district adjacent to airport
- Undeveloped land around airport & owned by State



Feasibility of Potential Uses: Land Ownership

Air Base property needs to be resurveyed to accomplish several goals:

- Survey necessary to identify land that will be transferred from State to City
- City planning purposes - new plat should be incorporated into City GIS
- To Implement reuse plan need to be able to identify individual parcels available for sale or lease



Feasibility of Potential Uses: Expansion of Central Heat & Utility System

With school in place we have passed a threshold of minimal sustainability

Assessment will be finalized in reuse plan

For minimal reuse the central heat and utility system should stay in place



Feasibility of Potential Uses: Expansion of Central Heat & Utility System

Some current facilities are not now connected to the system

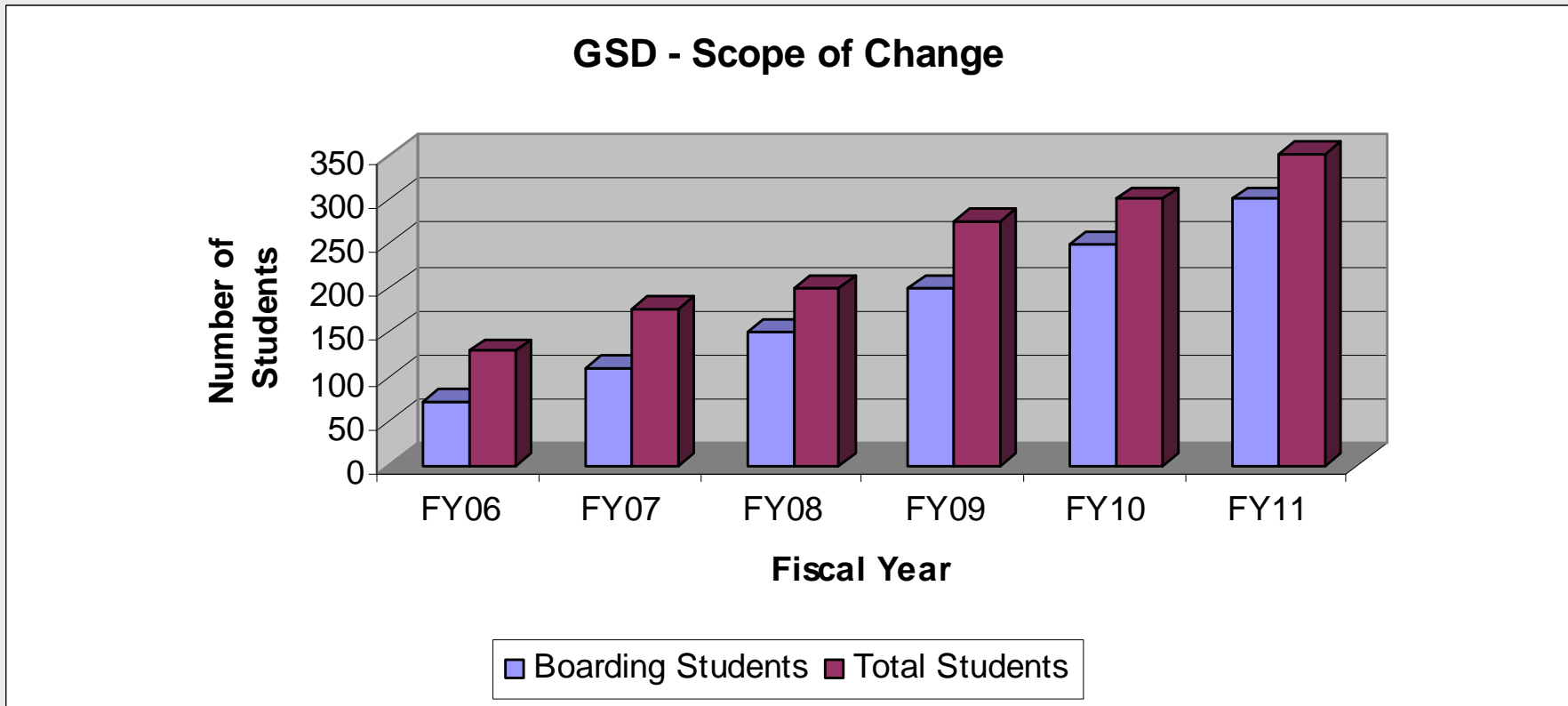
Requesting funding for engineering study to determine potential efficiency/savings from expanded system



Feasibility of Potential Uses: GILA

- Current Operation Costs
- Current Revenue
- Estimated Development & Future Operation Costs
- Estimated Revenue

Feasibility of Potential Uses: GILA Galena City School District Business Plan





Feasibility of Potential Uses: GILA Facilities: GILA as Anchor Tenant

- 1769 - Warehouse (addition)
- 1837 - Fuel Station (addition)
- 1845 - Auto Shop (current use)
- 1847 - Composite Building (current use)
- 1851 - Gym (current use)
- 1854 - Headquarters (addition)
- 1858 - Cold Storage (addition)
- 1859 - Dining Facility (addition)
- 1872 - Wilderness Hall (current use)
- 1874 - Ptarmigan Hall (addition)





Feasibility of Potential Uses: GILA

Current Operation Costs

- \$
- \$

Current Revenue

- \$
- \$



Feasibility of Potential Uses: GILA

Simple Pro Forma

Development & Operation Costs

- \$
- \$

Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: City

Facilities

- 1499 - Power Plant
- 1556 - Fire Hall
- 1578 - Water Plant

MAP



Feasibility of Potential Uses: City

Current Costs

- \$
- \$

Current Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: City

Simple Pro Forma

Development & Operation Costs

- \$
- \$

Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: State

Facilities

- 1573 - Shop Building
 - DOT & PF
 - Chugach did energy analysis on this structure (2006); figures were high/infeasible

MAP



Feasibility of Potential Uses: State

Current Costs

- \$
- \$

Current Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: State

Simple Pro Forma

Development & Operation Costs

- \$
- \$

Revenue

- \$
- \$

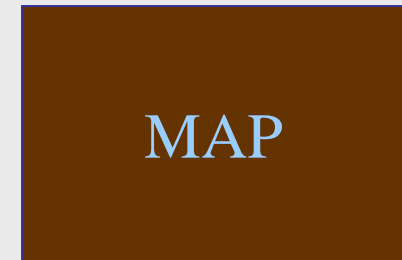
Net Profit



Feasibility Potential Uses: Federal

Facilities

- 1850 - Warehouse
 - U.S. Fish & Wildlife
- U.S. Air Force (?)





Feasibility of Potential Uses: Federal

Current Costs

- \$
- \$

Current Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: Federal

Simple Pro Forma

Development & Operation Costs

- \$
- \$

Revenue

- \$
- \$

Net Profit



Feasibility Potential Uses: Private Developer

Facilities

- 1488 - Munitions
- 1568 - Rapcon
- 1771 - Radar Tower
- 1843 - Small Shop
- 1857 - Med-Aid Station
- 1873 - Dining Hall (old NCO Club)
- 1876 - Iditarod Inn
- FAA Tower
- Radio Tower





Feasibility of Potential Uses: Private Developer

Current Costs

- \$
- \$

Current Revenue

- \$
- \$

Net Profit



Feasibility of Potential Uses: Private Developer

Simple Pro Forma

Development & Operation Costs

- \$
- \$

Revenue

- \$
- \$

Net Profit



Demolition

- Small buildings
- Alert cell
- Some utilidor
- base of Birchwood

Redevelopment Scenario

Potential User	Building Number	Building Name	Use
School	1769	Warehouse	classrooms; admin offices
	1837	Fuel Station	
	1845	School Auto Shop	
	1847	Composite Building	
	1851	Gym	
	1854	Headquarters	
	1858	Cold Storage	
	1859	Dining Facility	
	1872	Wilderness Hall	
City	1874	Ptarmigan Hall	dorm
	1499	Power Plant	
	1556	Fire Hall	
State	1578	Water Plant	
	1573	Shop Building	AK DOT&PF
Federal	1850	Warehouse	US F&W
Developer	1488	Munitions	Housing; Hotel
	1568	Rapcom	
	1771	Radar Tower	
	1843	Small Shop	
	1857	Med-Aid Station	
	1873	Dining Hall (old NCO Club)	
	1876	Iditarod Inn	
		FAA Tower	
Demolition		Radio Tower	
		Small buildings; alert cell; some utilidor; base of Birchwood	



Redevelopment Scenario

Short Term

Intermediate Term

Long Term



Redevelopment Scenario Action Plan:
Short Term (May 07 - Sept 08)

- Land Transfer and survey work
- Secure funding for transition
- Secure funding for sprinkler system for Ptarmigan Dorm and transition classroom space
- Secure funding for utility expansion
- Identification of private sector interests



Redevelopment Scenario Action Plan:
Intermediate Term (Sept 08 - 2011)

- City operation of base infrastructure
- Construction of additional/permanent classroom space (full student load of 400)
- Secure leases with private entities
- Contract w/private developers
- Expansion of regional learning center
- Add additional adult training programs



Redevelopment Scenario Action Plan:
Long Term (Beyond 2011)

- Revise action plan
- Continue to look at private developers/leases
- Build new gymnasium



Implementation Strategies

- Air Force Involvement
- Workforce Development
- Funding Sources
- Marketing
- Integration w/Existing Land Use Regulations



Implementation Strategies: Air Force Involvement

Funding after Sept '08?

- Funding of facilities w/o identified use at “cold” level (plan by April 1, 2007)

Environmental Clean-Up: Presence on Base & in community

- Anticipated needs
 - Workforce
 - Support services

Getting Million Gallon Hill suitable for transfer



Implementation Strategies: Workforce Development

Incorporating local hire policy into final plan

- Demolition
- Environmental clean-up
- Redevelopment

Timeline for All Phases

Training



Implementation Strategies: Funding Sources

- Planning
- Infrastructure Development
- Business Development
- Workforce Development
- Who will be working on the funding piece?
- Sustainability



Implementation Strategies: Funding Sources (Planning)

Department of Defense, Office of Economic
Adjustment - Planning

Community Base Reuse Planning Grants

- current grant; grant amendment

*Community Economic Adjustment Assistance
Grants*

- used to assess economic hardship & to
prepare economic development action plans



Implementation Strategies: Funding Sources (Infrastructure)

Federal Infrastructure Construction Grants

-EDA

- **Public Works Program** (revitalize, expand, upgrade infrastructure - attract new industry, encourage business expansion, etc.)
- **Economic Adjustment Program** (finance actual construction & planning for infrastructure)

-DOT

- **Military Airport Program** (financial assistance for buildings, rehab surface parking lots, fuel storage, hangars, utility systems)



Implementation Strategies: Funding/Marketing Sources (Business Development)

Federal Business Development Assistance

- Foreign Trade Zone (FTZ) designation
 - Entry of foreign goods duty free
- HUBZone (Historically Underutilized Business Zone)
 - Federal contracting opportunities for small businesses in economically distressed area



Implementation Strategies: Funding/Marketing Sources (Business Development)

State Business Development Assistance

- UA Business Development Centers
- Alaska Manufacturing Extension Partnership

Regional Business Development Assistance

- Regional For and Not for Profits?



Implementation Strategies: Funding Sources (Workforce Development)

U.S. Department of Labor

Emergency Grant Program (newer program, 2005)

- Focus is on workers dislocated as result of BRAC decisions
- State must apply for funding



Implementation Strategies: Marketing Questions?

1. What factors would make the Galena area a logical locational choice over its competitors?
2. What forces are at work that might discourage business and industrial operations from locating at Galena FOL?



Implementation Strategies: Marking Questions?

3. What advantages do the area and the airport possess that will encourage firms to locate here?
4. What would enable Galena to compete for (state, federal, private sector) business within the region/state?



Implementation Strategies: Marketing

What are you marketing? How many/which facilities/land do you need to market?

Who is target market? Who do you want to be here?

Galena Marketing Points

- Assets
- Opportunities
- Challenges

Air Base Marketing Points



Implementation Strategies: Marketing

Marketing Pamphlet

- Tool to share w/potential tenants
- Galena Assets/Opportunities/Challenges - how do you communicate these?

Master Developer - good for Galena

- OEA sources for assessing need; decision matrix for type; selection; defining working relationship (master developer - GEDC); case studies



Implementation Strategies: Integration w/Existing Land Use Regulations

- City acts as planning body
- Zoning map exists, mostly mixed use
- Environmental issues will determine land use controls



Implementation Strategies: Tools for Calculating Bottom Line

Spreadsheet - Plug in new numbers (e.g. energy costs, temperature changes)



Next Steps

- Complete Financial Analysis
- Complete Phases Redevelopment Scenario (short, intermediate, long term)
- Complete Implementation Strategies
- Plan due to Air Force by April 1st, 2007



Project Website

<http://galena.iialaska.com/>

- Documents: general, minutes
- Community feedback: place to submit comments regarding air base reuse plan
- Contact information
- Meeting time/place/agenda



Contact Information

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