

APPENDIX A: COMMUNITY NOTES

Galena Airbase Comprehensive Re-Use Plan Meeting Summary

Galena Economic Development Council and Galena Community Meeting 11-20-06

Two meetings were held on November 20th, 2006 that provided and collected information regarding the re-use of building on the Galena Air Force base in Galena Alaska. Each meeting had a similar agenda. Portions of the meetings in which the same information was presented will be combined in these notes, segments where community input was gathered will be broken out per meeting. Following is a summary.

Galena Economic Development Council

Time: 12:30 – 4:00 PM

Attendees:

Name	Company/Entity	Phone	E-mail
Marylee Bates	Administrative Intern (visiting Galena)		
John W. Billings	City of Galena		jwbillings@galenanet.com
Peter Captain, Sr.	Louden Tribe		pcaptainsr@hotmail.com
Lewis Tom Johnson	City Council/GEDC		jonhson@galenanet.com
Steve Keller (PPT)	USKH/Project Manager, Architect	452-2128	skeller@uskh.com
Beth McLaughlin	Agnew Beck		
Kenton Moss	USFWS		Kenton_moss@fws.gov
Keith Rittenger (PPT)	USKH/Project Manager, Architect		krittenger@uskh.com
Russ L. Sweetsir	City of Galena	656-1245	
Shelly Wade (PPT)	Information Insights	272-5074, ext 1	shelly@infoinsights.com
Harry White	GILA Principal		hwhite@galenanet.com
Marvin L. Yoder (PPT)	GEDC Director		marviny@arctic.net

Changes to Agenda: Galena Economic Development Council

For the sake of continuity and time, the agenda for this meeting was amended slightly from the original format. The amended agenda included the following:

1. Project history and welcome (including brief discussion of School District Plan)
2. Review of Draft Community Profile
3. Gather input from group on Challenges, Resources, Opportunities, Liabilities

4. Gather input from group on Community Facilities Inventory
5. Case studies
6. Inventory of air base facilities
7. Gather input from group on potential uses for air base
8. Next steps

Community Meeting
Time 7 – 10 PM

Attendees:

Name	Company/Entity	Phone	E-mail
John W. Billings	City of Galena		jwbillings@galenanet.com
Lewis Tom Johnson	City Council/GEDC		jonhson@galenanet.com
Steve Keller (PPT)	USKH/Project Manager, Architect	452-2128	skeller@uskh.com
Beth McLaughlin	Agnew Beck		
Kenton Moss	USFWS		Kenton_moss@fws.gov
Keith Rittenger (PPT)	USKH/Project Manager, Architect		krittenger@uskh.com
Russ L. Sweetsir	City of Galena	656-1245	
Shelly Wade (PPT)	Information Insights	272-5074, ext 1	shelly@infoinsights.com
Harry White	GILA Principal		hwhite@galenanet.com
Marvin L. Yoder (PPT)	GEDC Director		marviny@arctic.net

Changes to Agenda: Community Meeting

For the sake of continuity and time, the agenda for this meeting was amended slightly from the original format. The amended agenda included:

1. Project history and welcome (including brief discussion of School District Plan)
2. Review of draft community profile
3. Gather input from group on Challenges, Resources, Opportunities, Liabilities
4. Community facilities inventory
5. Potential benefits of Air Base Redevelopment
6. Gather input from group on potential uses for air base
7. Next steps

History of Project (Marvin Yoder)

- Grant from State of Alaska funded inventory assessing buildings currently located on base; this inventory was a preliminary assessment. A letter grade was assigned to each building based on its present quality, energy efficiency, etc.
- Assessment looked at utility costs to operate each building; methods for minimizing such costs
- Inventory performed and completed by USKH -
- By January of 2007, the Air Force per BRAC rules will have completed a survey that details environmental hazards inside of buildings
- Studies on ground and ground water contamination will happen over the long term; it is likely that constant remediation will be necessary over the long term
- Question: What are code requirements (fire codes, handicap access, etc.) as per change-over from Air Force buildings to educational institution?
- Through a grant from Federal Office of Economic Adjustment, Galena Economic Development Council established. Tribe, City Council, community at large, School District have representation on council. Also have received funding to complete a Re-Use plan to gather community input on what types of functions vacated buildings will fulfill and ascertain economic feasibility of proposed uses. Draft of this plan to be completed by March, final plan to be completed by May.
- School District plan covers from 2006-2011. Operational costs for buildings currently located on base are estimated at \$3.5 – 4 million. Amount currently available (based on total student population) for operations of school buildings is about \$900,000. This number is projected to grow to about \$1.6 million by 2008 due to increase in student population. This would mean increasing student population to about 300 students.
- Question for Re-Use Plan becomes (should it be decided to keep the remaining buildings): how do we make up the cost differential? What other uses can off-set the difference between these numbers?
 - Make up short fall by leasing buildings to other tenants?
 - Choose to save only a few buildings to lessen costs?
 - Military academy has expressed interest in locating on base – will have a better idea of feasibility after January 2007
- City of Galena has approached the Air Force and explained that there will likely be an operating short fall before air base can operate in a sustainable way. City has requested commitment from Air Force to support operations until such time as they can stand alone with no outside assistance (at this point, this is projected for 2011 or 2012).

Draft Community Profile (Shelly Wade)

A Draft Community Profile was presented detailing history, economy, transportation, environment of Galena and air base. This document can be found online at <http://galena.iialaska.com>.

Gather input from group on Challenges, Assets, Resources, Opportunities, Liabilities

In this segment, meeting participants were asked to give input on Challenges, Assets, Resources, Opportunities and Liabilities inherent to the Galena community. Input from each meeting is recorded separately:

Galena Economic Development Council

Challenges

- Land transfer
- High cost of living
- Transitional money
- Capital funding
- Accessibility and cost
- Cost of utilities
- Transportation costs
- Political adversaries (e.g. Air Force)
- Limited resources (human resources)
 - Marketing challenge

Assets

- Base Buildings
- Boarding home school is successful
- Adult education programs
- Aggressive (go-getters) community members
- Supportive community members
- Transportation (airport) hub
- Health clinic
- All weather airport (ILS)
 - Galena use as alternate airport
- Rural setting (military youth corps)

- Relationship with Air Force
- Education focused community
- Existing infrastructure
- Current staging area for BLM firefighters
- Galena school is national certified for vocational education

Opportunities

- To bring larger aircraft through airport, need to have larger amount of air traffic coming through to warrant certification for a larger air carriers (30 person capacity planes)
- Current staging area for fire fighters
- Establish new airport terminal
- Establish nuclear power plant
- Untapped opportunity for tourism – bringing groups of tourists in for boat trips/wilderness experience – multi-day excursions
- Military youth academy
- Establish National Guard installation – need to have 12 people signed up locally to warrant establishment
- Staging area – maybe for resource development or for remote projects (fire fighting, remediation, etc.)
- Triple size of boarding school – an opportunity for approximately 200 (than are presently served) rural residents to gain education
- Additional employment
- Establish civil air patrol – search and rescue
- Establish green house for potential economic development, produce locally grown herbs for export, grow local produce
- Potential for new business and commercial development – test vehicles for example
- Hydrogen test bed site – (would be applicable should the nuclear power plant come online)
- Other natural resources (there is a known coal seam locally, what is quality of this?), coal could also provide alternative local energy source
- Expansion of transportation – boats, ferries, barges,
- Regional power sales (again if nuclear power plant is established)

Resources

- Community facilities located on air base
- Size of airport
- Financial – Department of Education contributes state funding for students. Other forms of support come from tribal entities, foundation funding, and senate support.

- Existing airlines/businesses that are thriving (for example, Frontier Airlines)
- Stable municipal and tribal government
- Renewable resources – game, timber, etc.
- Community collaboration
- Success of local organizations – provide good model for future endeavors – 82% of graduates from local school go on to college, military, have families, or are able to find gainful employment

Liabilities

- Time needed to effectively plan for future of base and how to gage the need for existing facilities (within a relatively short time frame)
- Air Force – how much support will they offer to plan and implement desired uses for air base facilities?
- Code revisions required in facilities – how to fund upgrades that may be necessary on existing buildings
- Capital funding
- Cost to heat structures
- If total electrical load drops (by approximately 40%), might have to start burning diesel to heat pool and school buildings
- Ownership, maintenance and management of utility systems
- Land ownership
- Restrictive use of buildings by Air Force – as long as Air Force retains control of buildings, there are limitations on uses that must be abided by
- Lack of adequate housing – should Military Academy be established would need housing for 30 new teachers
- Loss of employment to community if nothing is done. This is the “no action option,” which would be devastating to whole area. What happens to Galena will impact entire surrounding region

Community Meeting

Challenges

- Utilities – need to establish critical mass for making operations viable on air base. How much activity do you have to have out there to make it worthwhile to operate out?
- Overcoming adversity. A lot of people believe that Galena is dead and buried – that the closure of the base has beaten us
- Economic sustainability of what is established on base

- Community that is somewhat resistant to change. Many people like to be a small village and it is hard to imagine bringing in all of these new people. There is the feeling that the identity of small village could be disrupted
- Attract risk takers – who would be willing to invest in a risky prospect
- Conflicting interest in the types of use – opportunities can be challenge
- Lack of interest, apathy, no one wants to be involved
- Cost – be able to afford to pay for facilities over the long run
- Developing bankable business ventures
- Increasing demands on public services (like fire protection) with growth
- Geographic isolation
- Increased housing for employees
- Police protection
- Medical protection (mental and physical health)
- Balance between what has already been done and whatever new development might created

Assets

- Good people, people who care
- Good teamwork, limited infighting, don't air dirty laundry
- Beautiful buildings (on base)
- People have a lot invested here, it is their home, people are here to stay
- Good start on educational facilities, programs, opportunities
- Used to say we think outside the box but now we don't even have a box
- City council that is trying to think in a forward direction in relation to energy costs
- Heart for youth getting good education
- Different groups are able to work together
- Airport
- Well-connected politically, leadership are on our side
- Status as central, hub village
- Long history, strong cultural ties, people choose to live here
- Diversity of way you live your life – you can live off the river, at the edge of the wilderness
- We have a lot of practice getting knocked down and getting back up – we are an adaptable, resilient community
- Three barge services serve the community with regular schedules (third will start this summer)
- The Yukon River

- Wildlife and wilderness
- A lot of community involvement and activities are available
- Good climate, environment for travel – its either cold or its nice
- Already 30+ businesses established
- Bureau of Land Management and Fish and Wildlife Service (federal presence)
- Medical facilities and city infrastructure is strong
- Great relationship with media
- Good track record
- Good communication
- Swimming pool
- UAF
- Learning center
- Day care
- Charter services
- Good airline business
- Good recreation opportunities – bingo, swimming, dancing
- State-of-the-art runway
- Potential workforce
- Educational minded community
- Summer youth camp in its 44th year serving local youth
- 2 churches and large faith community
- Good native food – subsistence opportunities
- Good interactions with other communities – sports, potlatches, Gan A’Yoo

Opportunities

- Educational expansion and quality of education enhanced; retaining those qualities and opportunities
- Mentoring opportunities for kids who visit
- Nuclear powerplant/alternative energy. Offers the potential of lower energy costs
- Assisted living facility
- Improved services to meet community needs (automotive, water and sewer, heat systems)
- Boys and Girls Club looking to offer expanded programs
- Ministry opportunities

- Meet some statewide and regional needs with boarding school. As cost of living goes up, its more challenging for students/families to continue living rurally and access good educational opportunities. Maybe this will allow people to stay in the interior – expanding might bring our families from Huslia and Nulato
- Expand medical service
- Demonstrate to rest of state how people can meet huge challenges and succeed in the face of adversity in spite of difficult cards we are dealt
- Native language – share culture, expand culture
- Room to grow
- Tourism – fishing, hunting, ecotourism
- Hunting, fishing, trapping, wildlife viewing

Resources

- Natural resources – forestry, fish and game
- People
- River
- Culture bearers
- Political influence
- Established buildings
- Real estate – undeveloped land
- Transportation infrastructure
- Good partners
- Hub to other communities
- Good teachers
- Long winters
- Coal
- Caring leaders
- State and federal funding for school
- Solid education

Liabilities

- High cost of energy
- Transportation costs
- Increased taxes
- Draw on public services increases with increased population
- Resistance to change – growing pains – no matter what we do life in Galena will change

- Cost of water
- Increased local demand on subsistence resources
- Increased pressure on land fill and waste resources
- Building beyond our means without resources to keep what we establish afloat
- Responsibility for building on base, once we take them over, we have ultimate responsibility and bear the burden of them
- People are already very busy; overtaxing community leaders as resources
- Short deadline for Air Force pull out. This will happen in 2008
- Contamination in land – limits uses for land
- Long term existing contaminants

Community Facilities Inventory

Workshop participants were asked for input on the status of various categories of community facilities in the Galena community. The following matrix was created with input from the Economic Development Council meeting and from the community meeting.

SERVICE	PROVIDER	CURRENT FACILITIES	ISSUES/NOTES/NEEDS
Transportation & Infrastructure			
Airport	Joint effort – Built by AF; funded by AF (in larger part) and State	Privately owned terminals, runway and ramps; fire service building; dyke; control tower; combat alert cells (hangar with 4 bays)	<ul style="list-style-type: none"> ▪ ILS System
Boat Ramp	City of Galena	1 RAMP	<ul style="list-style-type: none"> ▪ Could be longer ▪ 2nd ramp in planning phase
Power	City of galena	Power house with 6 generators; 1 stand by in old town; 4 on base in power house	<ul style="list-style-type: none"> ▪ High cost of diesel – approx 3.50/gall for and around .40 per KWH/\$4.27 private users – heating fuel
Water/Sewer	City of galena and AF (on base) Two systems currently exist	Water plant and storage for city; AF has water plant and two wells for storage 2 Lagoons – 1 on base and 1 for city	<ul style="list-style-type: none"> ▪ Expanding piped water system to residents; ▪ Leech field project designed for city, has not moved forward yet; individual leech field systems in use by some residents ▪ Sewage for city is still either tanks or hauled to lagoon with exception of school and city buildings
Solid Waste	City of Galena	1 Land fill; transfer stations	<ul style="list-style-type: none"> ▪ Erosion issue with road going to land fill ▪ Plan for impacts to land fill should demolition of buildings occur on base

Telephone/Internet	Telephone: teleAlaska EMAIL: GCI – Wireless TeleAlaska - DSL		<ul style="list-style-type: none"> Internet is not reliable (wireless); DSL if properly maintained will be more reliable service
Tank Farm		City has one for Powerplant Crowley has one for community AF for base use	<ul style="list-style-type: none"> Crowley owns barges that brings in fuel Remediation of million gallon hill (AF)
Maintenance Equipment	City State Airforce	City: graders; loaders; road maintenance equipment	<ul style="list-style-type: none"> Equipment for landfill Snow removal
Services & Facilities			
Fire	City fire depart and AF; also wild land fire service through BLM and US FWS	3 pumps for city; AF has 4 trucks that could or not be claimed	<ul style="list-style-type: none"> Fire equipment/facilities on base – who will maintain and who will heat buildings, who will fire department be? Fire service is dependent on volunteers (through city)
Police	2 city police/3 state troopers; 2 federal officers (FWS)	Temporary holding cell;	<ul style="list-style-type: none"> Troopers are for the majority of time serving outside communities – serving outlying communities
EMS	City of galena	1 ambulance/rescue sled AF also has ambulance	<ul style="list-style-type: none"> EMS is run out of city clinic; voluntary search and rescue EMS also volunteers – active search and rescue
Post Office	Feds	1 post office; no delivery	<ul style="list-style-type: none"> Could use building upgrade; UPS also available – its slow
Community Center	City of galena	1 building – house around 150	<ul style="list-style-type: none"> Could be expanded Does not sustain itself, costs the city \$ to operate; ways to better utilize the space

Village Council	Louden Tribal council (owned by subsidiary)	I office building	
City Office	City of galena	I office building	<ul style="list-style-type: none"> ▪ constructed in 2003
Court system	State	Courthouse building	<ul style="list-style-type: none"> ▪ court cases from villages tried in Galena
Youth Center			<ul style="list-style-type: none"> ▪ School functions as youth center/youth activity area ▪ Some effort to come up with new youth center
Clinic	City of galena	New building in 2003 – established much earlier – new building adjacent to city offices	<ul style="list-style-type: none"> ▪ Dental and mental health services also available
Assisted Living facility	Consortium		<ul style="list-style-type: none"> ▪ Undergoing peer review – down sizing design
Churches		Catholic and bible church	<ul style="list-style-type: none"> ▪ Highly important to local community

Case Studies

Case studies of other communities who had air base closures were presented to the group with examples of development options that were pursued. To view these studies please visit:

Inventory of Air Base Facilities

A series of posters detailing USKH's preliminary findings related to the quality, integrity and cost of operating existing buildings located on the air base was posted at both community meetings. During the Economic Development Council's meeting, a brief overview was given, during the Community meeting, due to time constraints, no overview was given. However, Steve Keller and Keith Rittenger of USKH were available for questions from the group. These documents can also be viewed at <http://galena.alaska.com>.

Potential Benefits of Air Base Redevelopment

A community meeting participant requested that the group explore the potential benefits of redeveloping the air base. Input collected was as follows:

- Job creation
- Benefit to student population (local and statewide)
- Increase parent's choices for students and student choices for themselves
- Attract new residents (new blood)
- Quality care for elderly
- Expansion of high school sports
- Potential social activities
- New businesses
- Improved transportation services
- Lower cost of living for residents
- Education and early development programs
- Increased tourism
- Contributors to the government rather than living off the government
- There is a feeling that some residents don't really appreciate the base closure as an important opportunity for Galena – they don't appreciate the need to capitalize on the new opportunities that may come with establishing something new for the base
- Would like to establish something for kids to grow up and stay in Galena for
- Planning for base re-use can be seen as the difference between Galena living and dying

Input from Group on Potential Uses for Air Base

In this segment, meeting participants were asked to give input on their ideas for potential uses for buildings located on the air base. Input from each meeting is recorded separately:

Galena Economic Development Council

Private Sector

- Military academy
- Missile maintenance building: renovate into storage facility
- Automotive shop, snow machine repair, machine shop
- Indoor shooting range
- Condominiums
- Health club
- Bowling alley
- AC commercial store
- Airplane storage area
- Restaurant (in control tower)
- Staff housing needs (Iditarod Inn); hotel; combination of staff housing
- Espresso stand
- Green house – herb production (light to ship out and possibly send out to foreign markets. Also production of high end foods such as portebello mushrooms)
- Retirement center – Iditarod hotel
- Value added processing for local products such as: jade processing, fish processing, hide processing. Would likely be necessary to have cheap power (nuclear plant)
- Meat processing plant for hunting/fishing
- Package tours; eco-tourism
- Pheasant farming
- Golf course

Governmental

- School expansion
- National guard unit
- State trooper offices
- Court house

- Civil air patrol
- CAC – airplane storage area
- Moving the Yukon Kuskokwim school district offices to base
- Warm storage for vehicles
- State DOT runway maintenance shop
- Vocational education buildings
- UAF expansion
- Ongoing environmental remediation

Non-profit

- Teen Center

Community Meeting

Governmental

- Boarding school expansion
- Consolidated airport terminal for air carriers
- Adult vocational education program expansion – train and certify staff for certified positions with elders and youth - carpentry, electrical, plumbing training
- Dopplar radar for radar tower
- US FWS maintenance/storage
- Ongoing environmental remediation facility (Air Force)
- Expansion of softball field/use of green spaces in all future design of school facilities

Private

- Military youth academy
- Retail store
- Public storage facilities
- Warm storage for vehicles (e.g. school can use for busses)
- Restaurant
- Indoor shooting range
- Elder care facility / assisted living /independent living facility
- Tribal college
- Legislative information office
- Youth center
- Cultural center – locate and care for Athabascan artifacts

- National Guard
- Job corps center
- Civil air patrol
- Radio station (larger)
- TV station
- Research lab (e.g. nuclear, salmon studies)
- Dog food plant – beaver meat and fish waste
- Appliance repair store
- Other types of industry – boat building
- Recycling plant
- Meat processing
- Wild land fires training
- Alternative fuels (biodiesel (from willows), hydrogen)
- Timber mill
- Green house
- Meat storage facility
- Increase waste heat
- Bigger swimming pool

Next Steps

- A letter was received by Economic Development Council outlining the military's position on offering transitional support to base operation. Post this to project website?
- Marvin Yoder has created several scenarios for base usage. Share with community at large for input?
- A community survey will be conducted to gather additional input on potential uses for the base; gather input from individuals who would like to establish businesses on base. This will be used to determine which uses will be studied in feasibility analysis.
- Others?