

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-30

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING ROSSIA, INC. TO REPURPOSE \$50,000 AWARDED FROM FY19 COMMUNITY SUPPORT GRANT FUNDS TO RENOVATE THE BISHOP'S HOUSE INSTEAD OF THE RUSSIAN ORTHODOX CATHEDRAL

WHEREAS, the City of Unalaska awarded Russian Orthodox Sacred Sites in Alaska, Inc., (ROSSIA) \$50,000 from the FY19 Community Support Grant program to help pay for installation of a new fire suppression system as part of the Russian Orthodox Cathedral Capital Restoration Project (the Project) in Unalaska; and

WHEREAS, fundraising efforts for the Project exceeded budgeted expectations and that work has been completed; and

WHEREAS, restoration work on the Bishop's House, which is integral to the historic integrity of the Russian Orthodox Cathedral's architectural environment and campus, is in keeping with the City's intent to support the restoration of historically significant structures that are crucial to Unalaska's history; and

WHEREAS, the Russian Orthodox Cathedral in Unalaska is the oldest cruciform style church in Alaska and is integral to Unalaska's historical significance in the Aleutian Islands and Alaska; and

WHEREAS, the Russian Orthodox Cathedral campus is Unalaska's strongest tourist attraction and helps draw tourism dollars into the island's economy community.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the repurposing of \$50,000 from FY19 Community Support Grant to be used for the Bishop's House Restoration Project to preserve one of Alaska's most historically significant structures.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on June 28, 2022.

Dennis M Robinson
Vice Mayor

ATTEST:

Estkaeren Magdaong
Acting City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Planning Director
Through: Chris Hladick, City Manager
Date: June 28, 2022
Re: Resolution 2022-30: Authorizing Rossia, Inc. to repurpose \$50,000 awarded from FY19 Community Support Grant Funds to renovate the Bishop's House instead of the Russian Orthodox Cathedral

SUMMARY: The City of Unalaska awarded Community Support Grant funding to Russian Orthodox Sacred Sites in Alaska, Inc., (ROSSIA) in both FY19 and FY20 to help fund the renovation of the cathedral. Fundraising efforts exceeded expectations and ROSSIA would like to use the \$50,000 awarded in FY19 to renovate the Bishop's House adjacent to the Cathedral.

PREVIOUS COUNCIL ACTION

- Resolution 2018-25, awarding \$50,000 to ROSSIA (fire suppression)
- Resolution 2019-17, awarding \$100,000 to ROSSIA (roof)
- Resolution 2019-47, authorizing a lump sum payment of \$100,000 to ROSSIA from the previously approved Community Support Grant program
- Resolution 2020-69, authorizing ROSSIA to carryover the FY20 Community Grant Funds to FY22 for the Russian Orthodox Rehabilitation Project

BACKGROUND: ROSSIA received Community Support Grant Funds from the City of Unalaska in FY19 and FY20 totaling \$150,000 for the rehabilitation of the Russian Orthodox Cathedral (the Cathedral). The FY20 grant (\$100,000) has been expended and will be closed out. ROSSIA is requesting permission to repurpose the FY19 grant (\$50,000), intended to fund the new fire suppression system, to the Bishop's House restoration project situated adjacent to the Cathedral.

DISCUSSION: The Cathedral restoration project is complete. The Planning Department will close out the FY20 grant, which awarded \$100,000 of Community Support Grant funds to replace the roof. The work was done with the oversight of architects and engineers experienced in working with National Historic Landmarks. ROSSIA's fundraising for the project exceeded expectations and the new fire suppression system was paid for with money raised from other donors. ROSSIA is seeking the City's permission to transfer the FY19 award (\$50,000) to help fund restoration of the Bishop's House.

Unalaska's Historic Resources Inventory statement of significance states: *"The Bishop's House is part of the Holy Ascension Church National Historic Landmark significant under Criterion A for its association with the Russian Orthodox Church on Unalaska..."* San Francisco architects Mooser and Pissis designed the building and it was constructed in 1882 by the Alaska Commercial Company. All materials and craftsmen came to the island from San Francisco.

ROSSIA included a budget of expenses anticipated to complete the Bishop's House. About \$270,000 is needed to replace the roof, install a new boiler and heating related work, flooring and kitchen work as well as finish work. Approving the use of \$50,000 Community Support Grant funds the Bishop's House project is consistent with City Council's intent to preserve the historically significant structures related to the Russian Orthodox Church.

All of the restoration work has been in compliance with the Department of Interior Guidelines for restoring historically significant buildings and places. Projects using federal resources require the work to conform to the guidelines. The project received funds from the National Fund for Sacred Places. Work is scheduled to conclude by August 2022.

ALTERNATIVES: City Council can propose an amendment to the grant terms or reject Resolution 2022-30 altogether.

FINANCIAL IMPLICATIONS: Unalaska approved \$50,000 in Community Support Grant funds from the City's general fund for work on the Cathedral and this amount has already been paid to ROSSIA. City Council can deny this request and request return the funds to its General Fund if so desired.

LEGAL: NA

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2022-30.

PROPOSED MOTION: This item is included on the Consent Agenda and will be included in the motion to adopt the Consent Agenda. If the resolution is moved to the regular agenda for discussion, the proposed motion would be to Adopt Resolution 2022-30.

CITY MANAGER COMMENTS: I support Staff's recommendation.

ATTACHMENTS:

- | | |
|--------------------|--|
| March 3, 2022 | Correspondence from ROSSIA seeking to close out its FY20 Community Support Grant (\$100,000) |
| March 4, 2022 | Correspondence from ROSSIA seeking approval to repurpose FY19 Community Support Grant funds, from the Cathedral restoration project to the Bishop's House restoration project (\$50,000) |
| Resolution 2018-25 | Community Support for fiscal year 2019 (\$50,000) |
| Resolution 2019-17 | Community Support for Fiscal Year 2020 (\$100,000) |
| Resolution 2019-47 | Authorizing a lump sum payment of \$100,000 to ROSSIA from the previously approved Community Support Grant program |
| Resolution 2020-69 | Approving ROSSIA to carryover the FY20 Community Grant Funds to FY22 for the Russian Orthodox Rehabilitation Project |

March 3, 2022



Holy Ascension Cathedral. Photo: Dave Gregory

Dear City of Unalaska,

Dorothy Gray,
Chair

Angela Totemoff,
Vice Chair

Sheri Buretta,
Treasurer

Tanya Komakhuk,
Secretary

Jobe Bernier

David Gregory

Patty Lekanoff-Gregory

Trish Neal

Father Timothy Kolb

Ex Officio:
Bishop Alexis
Orthodox Diocese of
Sitka and Alaska

ROSSIA, in partnership with Holy Ascension Cathedral parish and Restoration Committee, has been working for several years on the plan and fundraising to replace the Cathedral roof, repair siding, and repaint the Cathedral's exterior surfaces. The roof was replaced in the early 2000s during a major restorative period for the site, but it was worn down significantly by weather and conditions. The galvanized nails failed and shingles were missing, and the stain did not prevent the growth of moss. Some of the siding on the Cathedral also needed replacing and the exterior needed to be repainted. The City of Unalaska granted ROSSIA \$100,000 toward that work in FY2020. Funds were spent according to the request, with one extension in the project period to conclude the work in FY21.

The requirements of the work for this National Historic Landmark included design, engineering, construction, and installation, completed by professionals with necessary credentials and experience. In the early 2000s, the Cathedral roof was designed by a historic architect working with an engineer to assure accuracy in design and load. ROSSIA had those existing spec documents and drawings in hand and utilized them to complete the project more efficiently. As well, demolition of the old roof was included in the cost. In dismantling the old roof, the workers left the existing ice and water shield in place, both to provide extra protection and reduce cost of removal. Our final project expenses were reduced compared to the projected budget in our application.

This project is at 90% completion, and we request to close out the City of Unalaska grant. Total actual expenses will be \$279,253. Revenue on the project included the grant of \$100,000 from the City of Unalaska, a gift of \$80,000 from Ounalashka Corporation, funds from Rasmuson Foundation of \$90,820, and individual donations of \$8,433.

Please see attached documentation for the close of this grant.

Sincerely,

Dorothy Gray, ROSSIA Board Chair

March 4, 2022

Dear City of Unalaska,

Dorothy Gray,
Chair

Angela Totemoff,
Vice Chair

Sheri Buretta,
Treasurer

Tanya Komakhuk,
Secretary

Jobe Bernier

David Gregory

Patty Lekanoff-Gregory

Trish Neal

Father Timothy Kolb

Ex Officio:
Bishop Alexis
Orthodox Diocese of
Sitka and Alaska

ROSSIA, in partnership with Holy Ascension Cathedral parish and Restoration Committee, has completed the installation of the fire suppression system in the Holy Ascension Cathedral. The City of Unalaska granted ROSSIA \$50,000 toward that work in FY2019. For the reasons described in this letter we did not spend the grant but respectfully ask you to allow us to shift the funding to complete the Bishop's House.

The Cathedral fire suppression system was installed over several months by a professional installation crew, Yukon Fire Protection Services from Anchorage, who won the bid in a competitive process. The project met and exceeded all expectations. The team working on its completion met almost weekly for the duration of the project, including engineers, architects, fire protection professionals, historic builders, and the ROSSIA project team, including parishioner/board member, National Park Services historic architects, and the project facilitator. From the fund raising, to the planning and design, to the highly professional historic builders and Fire Protection crew, to the flexing and pivoting necessary during COVID.

The project did meet unanticipated delays during the project, which occurred for several reasons and in some cases impacted the projected budget: 1) One funder requested more bids for the fire suppression installation contract. This bid process delayed the project by at least one full year, and the winning bid reduced the contract cost by more than \$200,000; 2) The timeline for permits from the fire marshal delayed the project for several months; and 3) The onset of COVID-19 further delayed the project as COVID precautions put the installation on pause to decrease potential exposure to Unalaska. COVID precautions also reduced our budget, since travel for site visits was limited.

Because of these budget reductions, as well as grant funds from Rasmuson Foundation and National Fund for Sacred Places, we did not expend the City of Unalaska funds for fire suppression. At this time, with the installation complete, we request to shift the scope of our grant funding to be utilized for completing the restoration of the historic Bishop's House, which is occurring at the time of this writing and scheduled to conclude in August 2022 (projected budget on the next page).



Holy Ascension Cathedral ceiling with sprinkler heads.
Photo: Dave Gregory

Russian Orthodox Sacred Sites in Alaska, Inc

P.O. Box 212315 ~ Anchorage, AK 99521-2315 ~ www.rossialaska.org

ROSSIA, Inc is a 501(c)(3) U.S. tax exempt organization

Budget to finish Bishop's House includes these estimates:

Roof Replacement	\$80,000
Plumbing/Septic	\$50,000
Heating/Boiler room	\$5,000
Heating/Bishop's House	\$60,000
Kitchen	\$15,000
Flooring	\$15,000
Finishing items	\$15,000
General contractor/Project manager	\$30,000
Total Expenses	\$270,000

Please let me know if you have any questions or concerns. I can be reached at 907-690-0136.
Thank you for your consideration.

Sincerely,



Dorothy Gray, ROSSIA Board Chair



Fire suppression system pressurized canisters in conex.

Photo: Yukon Fire Protection Systems

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2018-25

A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING THE SUMS TO BE MADE AVAILABLE FOR COMMUNITY SUPPORT AND CAPITAL GRANTS FROM THE CITY OF UNALASKA TO THE APPLICANTS FOR COMMUNITY SUPPORT FOR FISCAL YEAR 2019

WHEREAS, the City of Unalaska acknowledges, appreciates and supports the services provided to the community by non-profit agencies; and

WHEREAS, the City of Unalaska wishes to provide financial aid to the qualifying non-profit organizations listed through its Community Support Program; and

WHEREAS, the City of Unalaska has received nine Community Support Grant Requests and one Non-Profit Capital Grant Request totaling \$1,273,752, for fiscal year 2019; and

WHEREAS, the target funding level for fiscal year 2019 community support, based on 3.4642% of the average revenue for the General Fund for the five most recently completed fiscal years, plus the Bed Tax amount for the most recently completed fiscal year, is \$1,350,179;

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council establishes the following amounts to be included in the fiscal year 2019 operating budget for community support and capital grants to non-profit organizations:


Community Grant Requestor	Amount
APIA.....	\$120,500
Iliuliuk Family Services - Behavioral Health.....	\$180,000
Museum of the Aleutians.....	\$308,146
Unalaska Community Broadcasting.....	\$96,600
Unalaska Senior Citizens.....	\$55,000
CVB.....	\$200,000
USAFV.....	\$229,506
Aleutian Arts Council.....	\$10,000
Q-Culture Camp.....	\$24,000

Capital Grant Requestor	Amount
ROSSIA.....	\$50,000

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 24, 2018.



Frank Kelly
Mayor

ATTEST:


Marjie Veeder
City Clerk



CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-17

A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING THE SUMS TO BE MADE AVAILABLE FOR COMMUNITY SUPPORT AND CAPITAL GRANTS FROM THE CITY OF UNALASKA TO THE APPLICANTS FOR COMMUNITY SUPPORT FOR FISCAL YEAR 2020

WHEREAS, the City of Unalaska acknowledges, appreciates and supports the services provided to the community by non-profit agencies; and

WHEREAS, the City of Unalaska wishes to provide financial aid to the qualifying non-profit organizations listed through its Community Support Program; and

WHEREAS, the City of Unalaska has received twelve (12) Community Support Grant Requests and zero (0) Non-Profit Capital Grant Request totaling \$1,935,595, for fiscal year 2020; and

WHEREAS, the target funding level for fiscal year 2020 community support, based on 3.4642% of the average revenue for the General Fund for the five most recently completed fiscal years, plus the Bed Tax amount for the most recently completed fiscal year, is \$1,219,389; and

WHEREAS, the City Council is recommending a total funding amount of \$1,469,236.01 for the Community Support Program, distributing accordingly per the next section.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council establishes the following amounts to be included in the fiscal year 2020 operating budget for community support and capital grants to non-profit organizations:

Community Grant Requestor	Amount
APIA.....	\$205,350
Bering Sea Giving.....	\$0.00
Iliuliuk Family Services.....	\$180,000
Museum of the Aleutians	\$317,812.67
Unalaska Community Broadcasting.....	\$108,641.67
Unalaska Senior Citizens.....	\$57,466.67
CVB.....	\$200,000.00
USAFV.....	\$252,457.00
Aleutian Arts Council.....	\$10,000.00
Q-Culture Camp.....	\$24,000.00
ROSSIA.....	\$100,000.00
UAF-ASG.....	\$13,508.00

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April ^{23rd}, 2019.

ATTEST:


Roxanna Winters, Acting City Clerk



CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-47

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING A LUMP SUM PAYMENT OF \$100,000 TO ROSSIA FROM THE PREVIOUSLY APPROVED COMMUNITY SUPPORT GRANT PROGRAM

WHEREAS, Council approved an award of \$100,000 from the Community Support Grant Program to the ROSSIA Group in connection with capital improvements planned for the Russian Orthodox Church and Sacred Sites in Alaska; and

WHEREAS, this is the only capital project request made to the Community Support Program for FY20; and

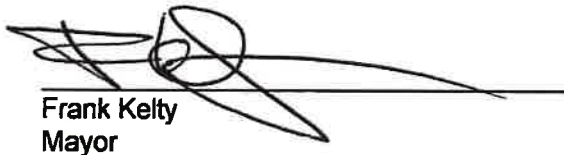
WHEREAS, the project is different from other Community Support grant recipients in that the money is not for operations and programs, rather it is to pay for materials, contractor work, etc.; and

WHEREAS, the Community Support Program grant guidelines state that awards in excess of \$25,000 will be disbursed in equal monthly payments, beginning in July; and

WHEREAS, the project funded with the Community Support Program award is not administered by the City of Unalaska and therefore it would be overly burdensome to request payments as the project progresses to pay contractors under the supervision and control of the ROSSIA Group.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to approve a lump sum payment of \$100,000 under the FY20 Community Support Program awarded to the ROSSIA Group by Resolution 2019-17.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on August 27, 2019.


Frank Kelty
Mayor

ATTEST:


Marjie Veeder
City Clerk



CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2020-69

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING ROSSIA TO CARRYOVER THE FY20 COMMUNITY GRANT FUNDS TO FY21 FOR THE RUSSIAN ORTHODOX REHABILITATION PROJECT

WHEREAS, Council approves Community Support Grants to nonprofit organizations each fiscal year; and

WHEREAS, ROSSIA Inc. is a consultant group working with the Russian Orthodox Cathedral, a nonprofit organization in Unalaska, that received funding from the Community Support Grant program in FY20 for a capital improvement project; and

WHEREAS, ROSSIA Inc. is working on architectural improvements to rehabilitate the Russian Orthodox Cathedral, a local historic landmark in Unalaska; and

WHEREAS, the Cathedral is a symbol of Unalaska's history and endurance in the Aleutian Islands, and serves as an economic draw for tourists and photographers from all over the world; and

WHEREAS, it is in the community's interest to insure the overall security and maintenance of the Cathedral so it can remain standing for hundreds of years into the future; and

WHEREAS, the City Council passed Resolution 2019-17 awarding ROSSIA, Inc. a \$100,000 grant for FY20, but ROSSIA has had difficulty proceeding with the project due to COVID-19 restrictions. It is in the interest of the project to allow the funds be carried over to FY21 so the project can continue without a loss of funds.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to allow ROSSIA, Inc. to carryover the \$100,000 Community Grant Funds from FY20 to FY22 to support the rehabilitation project of the Russian Orthodox Cathedral which has lagged due to COVID-19 restrictions.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on October 27, 2020.


Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:


Marjie Veeder, CMC
City Clerk

