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April 3, 2023

Honorable Mayor Tutiakoff  
City Council  
William Homka, Acting City Manager

RE: Request for Transfer of Property

Iliuliuk Family and Health Services (IFHS) has served the community of Unalaska and the surrounding area since 1972. Most know the history of IFHS starting in a small building which was located near where the PCR exists today for the first 20 years of our existence. In 1992 our current facility was constructed where we have successfully operated for the last three decades. In that time both the community and overall health care services have evolved substantially. In order to continue to appropriately support the community IFHS must continue to grow and expand services needed locally and to enhance the sustainability of IFHS for the next 50 years.

With that in mind, we find ourselves in need of renovating and expanding our current facility as well as the need for additional parking. Any construction will require additional land and as we pursue funding opportunities IFHS will need site control before funders will commit funding to a project. To that end, IFHS is requesting a transfer of Parcel ID: 0409232 Plat: 97-14, Lot: Block 2-A to Iliuliuk Family and Health Services. This is the parcel that sits between IFHS and the city which is currently vacant except for the skate park. IFHS has overflow parking on the site and the two storage containers we have are currently located on this parcel.

We appreciate your consideration of this request and look forward to future conversation at your convenience.

Be well,

A handwritten signature in black ink, appearing to read "Noel D. Rea", written in a cursive style.

Noel D. Rea

CEO/Iliuliuk Family and Health Services

CC: IFHS Board of Directors



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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: William Homka, Acting City Manager  
Date: May 9, 2023  
Re: IFHS Request for site control of parcel adjacent to Clinic

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**SUMMARY:** IFHS (Clinic) is situated on a parcel leased from the City. The Clinic is planning upgrades, renovations and future expansion. The parcel adjacent to the Clinic is also owned by the City. The Clinic needs site control so it can prepare grant and other funding applications integral for site improvements.

**PREVIOUS COUNCIL ACTION:** Council adopted [Resolution 1989-73](#) in December 1989 setting aside one acre of land for construction of the existing Clinic. [Resolution 1991-54](#) was adopted in August, 1991 accepting a \$300,000 grant from the Alaska Department of Administration for construction of the Clinic.

**BACKGROUND:** The present day Clinic sits on City owned property. A Memorandum of Lease between the City and Clinic was signed on July 9, 1992 and authorized a 99 year lease to the Clinic for less than market rate. The Clinic is seeking a similar arrangement for the adjacent parcel that is presently used for parking and the City skate park.

**DISCUSSION:** The Clinic is adding services to benefit the community and needs additional land. There has long been a desire for a CT (Computed Tomography) Scan machine. Until now the Clinic was not able to add CT services because the slow internet speeds could not send the images to Anchorage for analysis.

CT scanners are large and very heavy which requires appropriate support and cannot be put in the existing facility as it is. Exhibit 1: Aerial View shows the Clinic's site is constrained by the mountain to the rear, the emergency service bay on one side and a secondary access/vehicle drive on the other. The only room for the CT is on the front of the building. Exhibit 2: Site Plan illustrates the proposed location. However, this will impact the parking and vehicular circulation and the EMS vehicle pathway which already spill over onto the adjacent subject site. Any future expansion will involve moving the CT inside the expanded remodeled building.

As most recently documented during the community grant discussions, IFHS operates 24/7 for emergency services that support the community and surrounding area but at a loss of nearly \$1 million a year. IFHS has no desire to stop providing these services, but needs to look at alternative funding sources and expanding services to maximize sustainability now and into the future. Additionally health care delivery has evolved over the past 30 years since the current facility was built back in 1992. The current facility has served the community well but could provide expanded services, more efficiently, if the Clinic is remodeled and expanded.

The Clinic needs site control to support grant applications for future expansion plans. Site control will also enable both parcels to be combined into a single parcel. This is necessary because the current configuration has parcel boundaries and a right of way that was never fully improved.

Lavelle Court and the cul-de-sac are public right of way and the City is not able to permit building construction in right of ways. Furthermore, Unalaska's zoning ordinance requires building setbacks on both sides of all parcel lines that need to be removed so the City can issue building permits on the land.

The Clinic sits on a parcel measuring 2.38 acres and the subject parcel has 1.121 acres. Combining the parcels into one and vacating the Lavelle Court's right-of-way will create a larger, developable site with almost 4 acres. This provides room for a new parking lot configuration, the CT scanner, and an improved approach to the emergency bay. Exhibit 3: Subdivision shows the existing parcel configuration.

The City's skate park is currently on the subject parcel and will remain until the PCR is prepared to move it to another site.

**CITY MANAGER RECOMMENDATION:** None. This is an informational workshop. Also, I have a conflict of interest in this matter as I am President of the IFHS Board of Directors.

EXHIBIT 1: AERIAL VIEW



# EXHIBIT 2: SITE PLAN

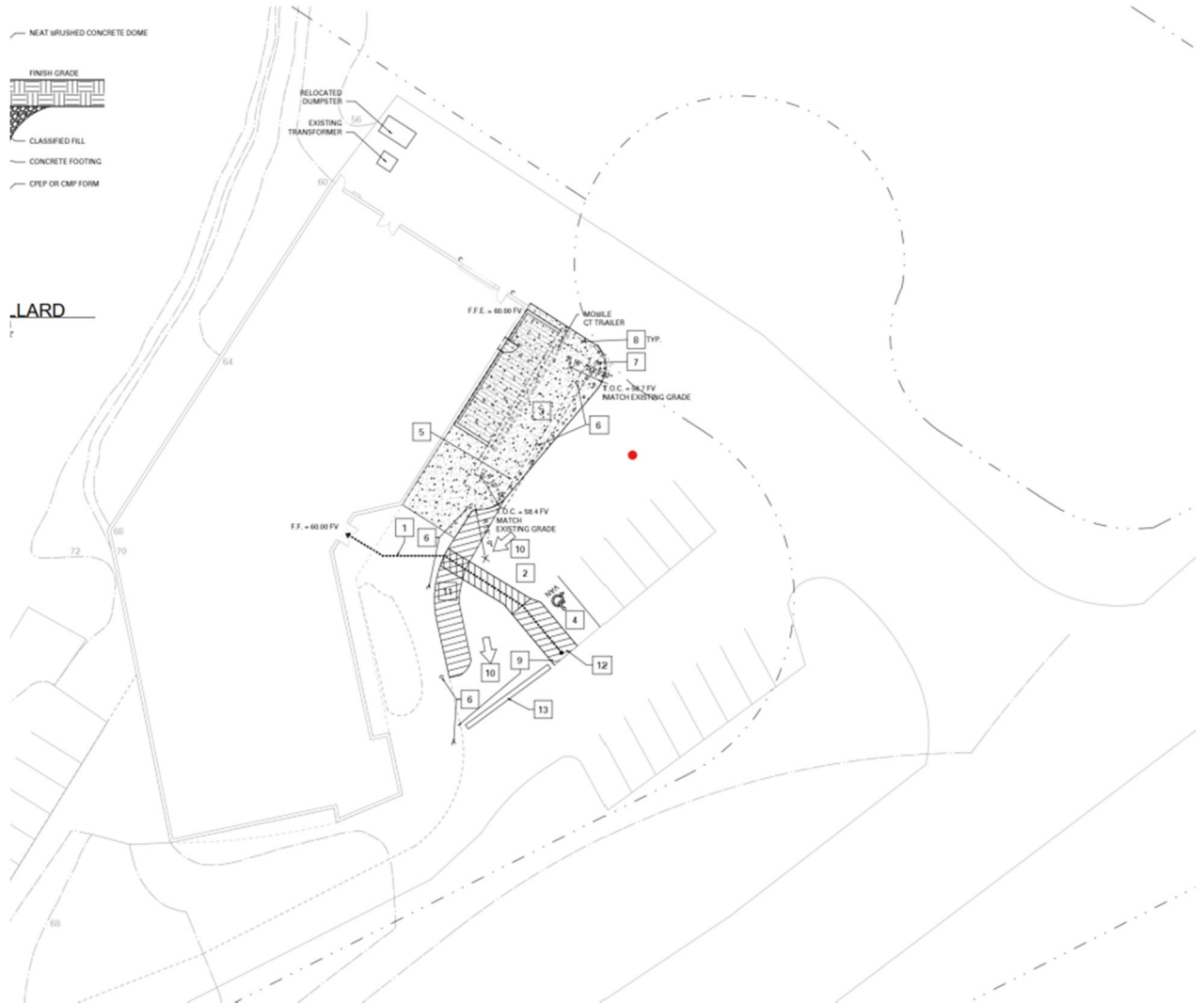


EXHIBIT 3: SUBDIVISION



CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 89-73

A RESOLUTION SETTING LAND ASIDE FOR  
A NEW CLINIC FACILITY

WHEREAS: The number of visits to the Iliuliuk Clinic has substantially increased as a result of increased activity in the fishing industry, and;

WHEREAS: There exist unfilled needs in the community related to health and human services, and;

WHEREAS: Land is not available in the existing clinic location to upsize the facility, and;

WHEREAS: The City has recently developed the old reservoir site at Agnes Beach Hill to accommodate public construction, including the clinic, a new community center, City Hall, or other facilities, and;

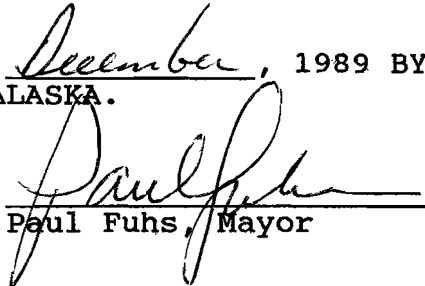
WHEREAS: A master plan is required to most effectively site the proposed construction, and;

WHEREAS: Approximately one acre of land will be required to site the anticipated structure, and;

WHEREAS: A tentative site for the clinic has been established on the eastern portion of the site.

NOW THEREFORE BE IT RESOLVED THAT: The City sets aside approximately one acre of land in the reservoir site to be used for a new public use clinic facility. The final site and size of the parcel to be determined after completion of the reservoir master plan.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF December, 1989 BY  
THE CITY COUNCIL OF THE CITY OF UNALASKA, ALASKA.

  
Paul Fuhs, Mayor

  
Glenn Reed  
Acting City Clerk

Requested By: City Manager  
Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 91-54

A RESOLUTION ACCEPTING A GRANT FROM THE ALASKA DEPARTMENT OF ADMINISTRATION IN THE AMOUNT OF \$300,000. FOR THE STATED PURPOSE OF "CLINIC CONSTRUCTION"

WHEREAS: The City Council of the City of Unalaska, Alaska, approved Resolution 90-51 on December 13, 1990, declaring the construction of the clinic the #1 priority; and

WHEREAS: The City of Unalaska, Alaska, shall lease for less than fair market value the property for this facility.

NOW THEREFORE BE IT RESOLVED THAT: The City Council of the City of Unalaska, Alaska, does hereby resolve to accept from the State of Alaska, Department of Administration a grant in the amount of \$300,000. for the purpose of Clinic Construction.

BE IT FURTHER RESOLVED THAT: The City Council of the City of Unalaska, Alaska, hereby authorizes the preparation of an ordinance amending Ordinance 91-12, the FY92 Budget Ordinance, by increasing the General Fund estimated revenues for State Operating Grants by \$300,000 and increasing the General Fund appropriations for expenditures for Grants-in-Aid for Clinic Construction by \$300,000, in order to administer this State Grant.

PASSED AND APPROVED THIS 8th DAY OF August, 1991 BY THE CITY COUNCIL OF THE CITY OF UNALASKA, ALASKA.

  
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Frank Kelty  
Mayor

ATTEST:

Shelley Blickenstaff  
Shelley Blickenstaff, City Clerk  
By Maria Hawks  
Acting City Clerk

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