



## **WORKSHOP PLANNING COMMISSION**

Wednesday, January 17, 2024 at 5:30 PM

### **AGENDA**

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.*

#### **MEETING INFORMATION**

**PLANNING COMMISSION WORKSHOP MEETING  
CITY HALL COUNCIL CHAMBERS / 5:30 p.m. - 6:00pm**

*Limited Seating Available*

141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location: .

<https://us02web.zoom.us/j/82190115454?pwd=a2dBaklzcGFhdm1CQWZYYVZudWM5Zz09>

Meeting ID:821 9011 5454 participant #, passcode: 867510 Or dial (346) 248-7799, or (669) 900-6833

#### **COMMUNICATIONS**

##### **Communications to the planning commission**

1. Review 2 parcels of land that belong to the City of Dillingham

A printed and bound copy will be available to Planning Commissions, exceptions will be any Planning Commissioner that serves on the City Council and has already received a printed/bound copy in the December 2023 City Council Meeting.

Parcel # 2-200-510, 1000 Kakanak Road (aka Bingmans)

Parcel # 2-213-160, 308 Central Ave. (aka Carlsons)

**1000 Kanakanak Road**  
**Also known as: "Bingman Property"**



**James Bingman Sr. Previous Owner of USS 3643, Remainder of Lot 2**

**Multiple parcels of land and property was obtained by way of Foreclosure. This foreclosure started around the year of 2012. After years of Court actions, multiple documents, and legal filings that we held or elevated to the Superior Court, The City of Dillingham foreclosed against Mr. Bingman.**

**USS 3643, Remainder of Lot 2, currently known as “The Bingman Property” and is located along Kanakanak Road and near the Dillingham Boat Harbor, adjacent to Scandinavian Creek. This specific property was held in ownership by the City of Dillingham by recommendation of previous City Manager, Rose Lorea.**

**At time of foreclosure on multiple properties, there was discussion that the ground may have been contaminated as it did have an operational fish processing plant, boat storage, multiple storage buildings, and high vehicular traffic.**

**After full foreclosure occurred, a Brownfield application was submitted to the EPA for additional funds to properly test, and clean up the parcel in its entirety, however the application was not chosen for funding.**

**A sale of items from the foreclosure did occur and funds were collected from the sale in 2019.**

**Additional funds were obtained from a fire that occurred on the property and completely destroyed the building, which funds were obtained from the Insurance of the property.**



**Resolution 2012-58**



## CITY OF DILLINGHAM, ALASKA

## RESOLUTION NO. 2012-58

**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE CITY ATTORNEY TO INVESTIGATE AND FILE SUIT AGAINST JAMES BINGMAN FOR UNPAID SALES TAX**

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WHEREAS, the City of Dillingham ("City") taxes all sales, rents, and services provided within the City, including rental of real property; and

WHEREAS, James Bingman owns and operates multiple rental units within the City for which he charges rent to tenants, and which may operate under the name "Bayview Terrace"; and

WHEREAS, Mr. Bingman is required under Section 4.20.090 of the Dillingham Municipal Code to obtain a certificate of authority to collect sales tax, to collect the city tax for rentals within the City, and to remit the tax to the City on a monthly basis; and

WHEREAS, Mr. Bingman has failed to obtain a certificate of authority and to file sales tax returns as required by Section 4.20.115 of the Dillingham Municipal Code since at least January 2011, and previous filings are inconsistent, appear to under-report taxable sales, and claim unexplained exemptions; and

WHEREAS, Mr. Bingman is doing business in the City of Dillingham; and

WHEREAS, the City has previously advised Mr. Bingman of the need to collect and remit sales tax and obtain a city business license; and

WHEREAS, despite said notice from the City, Mr. Bingman continues to make taxable sales in Dillingham without collecting and remitting sales tax; and

WHEREAS, pursuant to Section 4.20.180, the City estimates that Mr. Bingman owes approximately \$146,992.84, inclusive of penalties and interest as of September 17, 2012, in unpaid sales taxes and related costs and fees; and

WHEREAS, Mr. Bingman owns taxable real property within the City limits of Dillingham; and

WHEREAS, Mr. Bingman has failed to pay the full amount assessed by the City for his 2011 property taxes; and

WHEREAS, Mr. Bingman is responsible for paying the unpaid taxes, penalties, and interest in their entirety;

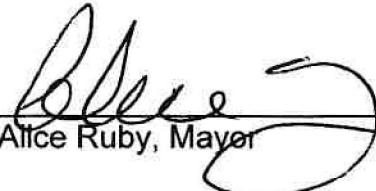
**NOW, THEREFORE, BE IT RESOLVED** by the Dillingham City Council:



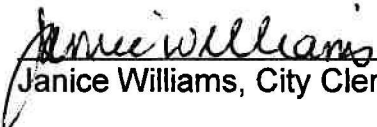
1. The City Attorney is authorized to investigate and file suit against James Bingman, Bayview Terrace, and any other entity owned by Mr. Bingman that is operating within the City of Dillingham and to recover all tax, penalty and interest and secure all relief to which the City may be entitled.

PASSED and ADOPTED by the Dillingham City Council on October 4, 2012.

SEAL:

  
\_\_\_\_\_  
Alice Ruby, Mayor

ATTEST:

  
\_\_\_\_\_  
Janice Williams, City Clerk



City of Dillingham Information Memorandum No. R2012-58

Subject: A Resolution of the Dillingham City Council authorizing the City Attorney to investigate and file suit against James Bingman for unpaid sales tax

Agenda of: October 4, 2012

City Council Action:

Manager: Recommend approval

City Manager: Rose Loera  
Rose Loera, City Manager

Route To:	Department / Individual	Initials	Remarks
X	Finance / Carol Shade	CS	
X	City Clerk / Janice Williams	JW	

Fiscal Note: Yes \_\_\_\_\_ No X Funds Available: Yes \_\_\_\_\_ No \_\_\_\_\_

Other Attachment(s): Letter to James Bingman dated September 18, 2012

Summary Statement.

Mr. Bingman is out of compliance under several sections of the Dillingham Municipal Code, referencing obtaining a certificate of authority to file sales tax returns, and filing and remitting the sales tax to the City. The Finance Department has been in contact with Mr. Bingman over the last several months. In addition to his delinquency on Property taxes, he has been negligent in filing his sales tax. We have corresponded with Mr. Bingman to no avail, and hence have resorted to preparing a force file document for past due sales tax and filing a lien with the Recorder's office.

Patrick Munson, City Attorney:

Regarding past and future practice, the City's Attorney haven't been involved with the City's small claims collection efforts, to the best of his knowledge. The Council has not approved a suit in those matters. However, this will be a lawsuit claiming well over one hundred thousand dollars in potential damages, and is unlike the routine collection matters that occur all the time. So for large lawsuits like this one, the City's Attorney has and presumably will continue to get specific approval before filing suit, but those instances are so rare that it should not be a significant burden.

The City's last major sales tax lawsuit was against David Gladden in 2001 (Resolution No. 2001-35).

**BOYD, CHANDLER & FALCONER, LLP**  
ATTORNEYS AT LAW  
SUITE 302  
911 WEST EIGHTH AVENUE  
ANCHORAGE, ALASKA 99501  
TELEPHONE: (907) 272-8401  
FACSIMILE: (907) 274-3698  
bcf@bcf.us.com

September 18, 2012

Jim Bingman  
d/b/a Bayview Terrace  
P.O. Box 82  
226 Birch Lane  
Dillingham, AK 99576

RE: Unpaid debts to the City of Dillingham

Dear Mr. Bingman,

This letter addresses the numerous outstanding obligations you owe to the City of Dillingham.

**1. Unpaid sales tax**

On August 1, 2012, the City of Dillingham asked you to provide complete and/or updated returns and supporting documentation for all taxable sales (specifically including apartment rentals) made by you and/or your company, Bayview Terrace, for each month from January 2007 until the present. You failed to respond to our request. Accordingly, the City has been forced to estimate the amount of sales tax owed for rentals during this period based on all the information available to it. DMC 4.20.180.

The attached spreadsheet shows estimated sales tax figures for the rental properties you and/or your company own within the City of Dillingham. For each of these properties, you have either not remitted sales tax at all or appear to have underreported taxable sales. Based on the information available to the City, including property tax records showing the number of rental units, the expected total monthly income from these properties at full capacity is approximately \$40,200.00. Given the extremely tight rental market in Dillingham, the City estimates that your properties are at least 90% occupied. You have not responded to our request to identify any relevant exemptions, nor provided any information that would support adjusting this estimate downwards for tax purposes.

Therefore, the City estimates that the total amount of taxable sales for all rental properties owned by you and/or Bayview Terrace is \$36,180 per month. The amount of sales tax due (6%) on that amount is \$2,170.80 per month. For the period of January 2011 until the present, during which you have not filed returns at all, the amount of unpaid sales tax due is \$41,245.20. For the period between January 2007 and December 2011, during which you filed returns reporting taxable sales that are substantially lower than previous years' tax returns, and which are not

Jim Bingman  
September 18, 2012  
Page 2 of 3

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consistent with the City's knowledge of your rental properties, the amount of unpaid sales tax due is \$68,613.96, exclusive of penalties and interest. This represents the amount of sales tax that would be due under the 90% capacity estimate, less sales tax you remitted previously but which the City believes was substantially underreported.

The total principal of unpaid sales tax for the period of January 2007 to the present is therefore \$109,859.16. In addition, interest (10.5% per annum, per DMC 4.20.220) is due in the amount of \$29,491.72 as of September 17, and is still accruing. Penalties (5% of unpaid tax, per DMC 4.20.210.B) in the amount of \$5,492.96 are also due. Finally, the City has incurred costs in excess of \$2,149.00 for attorney and other filing fees due to your unpaid taxes.

The City has therefore estimated the total sales tax obligation jointly owed by you and your company to be \$146,992.84. We have filed a lien against your real and personal property for this amount as provided by law. DMC 4.20.270.

By law, you have thirty (30) days to file accurate returns, supported by satisfactory records, indicating a lesser liability. DMC 4.20.180. If you fail to produce such records and documentation by October 19, 2012, this estimate will become final. After that date, you will no longer have the opportunity to challenge the amount owed to the City. The City will then sue you to collect the amount, and a court will order you to pay the amount owed, plus substantial costs for attorney's and other fees. A court may also order one or more of your properties sold in order to satisfy the obligation. I cannot stress enough how important it is for you to contact me immediately if you want to avoid this.

## **2. Unpaid Real and Personal Property Tax**

In addition, the City has previously informed you of the substantial real and personal property taxes you owe for 2011. As of September 7, 2012, the amount due was \$21,385.84. In April, you indicated you would pay the amount due, but we have not received payment. You must pay this amount immediately, or contact me to arrange a payment plan. If you do not, we will have to place you on the foreclosure list and foreclose on one or more of your properties in order to satisfy that obligation as well.

## **3. Unpaid Municipal Utilities**

Your municipal utility account is also extremely past due. The City intends to terminate your eligibility for municipal utility, port and harbor service if the delinquency is not cured by October 19, 2012. DMC 4.20.240. As of today, the payment due on the account is \$6,295.03. You should contact me at the office of the City Attorney if you contest this delinquency. You

Jim Bingman  
September 18, 2012  
Page 3 of 3

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may request an informal hearing to resolve contested matters prior to the proposed date for termination of services.

#### 4. Failure to Obtain a Business License

Finally, you have still not applied for a City of Dillingham business license as required by law. DMC 4.16.010. You must do so. We understand you do not believe you are required to obtain such a license, but the law is very clear and the penalties for non-compliance are severe: you may be fined up to one hundred dollars per day for every day you have not had a City business license. DMC 4.16.060. According to City records, you have been unlicensed since 2008, meaning the civil fine for your ongoing violations will be in excess of \$150,000 if the City is forced to pursue this matter in court. A court will also enter an injunction ordering you to obtain a license.

Mr. Bingman, it is time to resolve these matters. The City has an obligation to its citizens to enforce its laws and it intends to pursue this matter fully. We recently completed another lawsuit dealing with the same issues. The court rejected arguments nearly identical those you have offered in the past, ruling that the City has every right to seize and sell the properties of people who refuse to pay City taxes. We would like to avoid doing so in your case. Please contact me at the phone number or address above as soon as possible to discuss payment options.

Sincerely,

BOYD, CHANDLER &  
FALCONER, LLP

By:



Patrick W. Munson

PWM/lkr  
Enclosures

**Case No. 3DI-13-000107CI**  
**2006-2011 Delinquent Real Property**  
**2015 Filing, which is the Clerks Deed to**  
**All properties obtained through Foreclosure**



cc

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2015 - 000317 -

Section . Item #1.

Recording District 307 BRISTOL BAY

07/27/2015 02:21 PM

Page 1 of 4



**BRISTOL BAY RECORDING DISTRICT**

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT DILLINGHAM

In the Matter of 2006-2011 Delinquent )  
Real Property Taxes Owed to the )  
City of Dillingham, Alaska )  
\_\_\_\_\_ )

Case No. 3DI-13-00107 CI

**THIS COVER SHEET HAS BEEN ADDED TO THE DOCUMENT TO  
PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET  
APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL  
PUBLIC RECORD.**

**DO NOT DETACH**

**After Recording Return To:**

BOYD, CHANDLER & FALCONER, LLP  
911 W. 8<sup>th</sup> Avenue, Suite 302  
Anchorage, Alaska 99501





**BRISTOL BAY RECORDING DISTRICT**

Charles A. Cacciola  
AK Bar. No. 1306045  
BOYD, CHANDLER & FALCONER, LLP  
911 West 8th Avenue, Suite 302  
Anchorage, Alaska 99501  
(907) 272-8401

Attorneys for City of Dillingham

**IN THE SUPERIOR COURT FOR THE STATE OF ALASKA  
THIRD JUDICIAL DISTRICT AT DILLINGHAM**

In the Matter of 2006-2011 Delinquent )  
Real Property Taxes Owed to the )  
City of Dillingham, Alaska ) Case No. 3DI-13- 00107 CI  
\_\_\_\_\_ )

**CLERK'S DEED**

Upon this Court's Judgment and Decree of Foreclosure of Real Property Tax  
Liens entered on June 7, 2014, in Case No. 3DI-13-00107 CI,

**IT IS HEREBY ORDERED** that all rights, title, and interest of the former  
owner of the below-listed property is hereby conveyed, to the City of Dillingham,  
Alaska, P.O. Box 889, Dillingham, Alaska 99576:

USS 3643 BP1 L2, located in the City of Dillingham,  
Bristol Bay Recording District, Third Judicial District,  
State of Alaska;

Lot 12D, Fairview Subdivision, according to the official  
plat thereof recorded as Plat No. 77-3, Bristol Bay  
Recording District, Third Judicial District, State of Alaska;

TAX DEED  
*ITMO Delinquent Real Property Taxes 2006-2011, 3DI-13-00107 CI*  
Page 1 of 3



**BOYD, CHANDLER & FALCONER, LLP**  
ATTORNEYS AT LAW  
911 WEST EIGHTH AVENUE, SUITE 302  
ANCHORAGE, ALASKA 99501  
TELEPHONE: (907) 272-8401  
FACSIMILE: (907) 274-3698



Lot 23A, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 23B, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 23C, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 23E, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 23F, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 23G, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 24A, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 77-3, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 2B, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 81-2, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 2C, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 81-2, Bristol Bay Recording District, Third Judicial District, State of Alaska;

Lot 24C, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 81-2, Bristol Bay Recording District, Third Judicial District, State of Alaska;

**BOYD, CHANDLER & FALCONER, LLP**  
ATTORNEYS AT LAW  
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ANCHORAGE, ALASKA 99501  
TELEPHONE: (907) 272-8401  
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TAX DEED  
*ITMO Delinquent Real Property Taxes 2006-2011, 3DI-13-00107 CI*  
Page 2 of 3

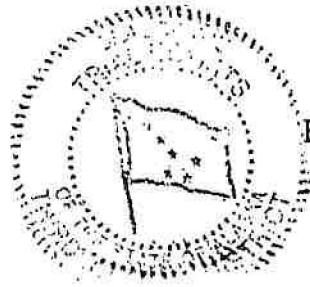


Page 3 of 4  
2015-000317-0



Lot 24E, Fairview Subdivision, according to the official plat thereof recorded as Plat No. 81-2, Bristol Bay Recording District, Third Judicial District, State of Alaska.

Dated this 21 day of July 2015.



BY: [Signature]

Clerk of Court  
P.O. Box 909  
Dillingham, Alaska 99576

**AFTER RECORDING RETURN TO:**  
Finance Department  
City of Dillingham  
P.O. Box 889  
Dillingham, Alaska 99576



This is to certify that the foregoing is a full, true and correct copy of the original so the same appears in the records of this office in Dillingham, Alaska.

Date 7/22/15 By [Signature]  
Clerk

**BOYD, CHANDLER & FALCONER, LLP**  
ATTORNEYS AT LAW  
911 WEST EIGHTH AVENUE, SUITE 302  
ANCHORAGE, ALASKA 99501  
TELEPHONE: (907) 272-8401  
FACSIMILE: (907) 274-3698

TAX DEED  
ITMO Delinquent Real Property Taxes 2006-2011, 3DI-13-00107 CI  
Page 3 of 3





**Case No. 3DI-15-0127CI**  
**2013-2014 Delinquent Real Property**  
**Taxes Owned to the City of Dillingham**  
**Includes Affidavit of Janice Williams, City Clerk**







February 10, 2016

Charles Cacciola, Attorney  
Boyd, Chandler & Falconer, LLP  
911 West Eighth Avenue  
Anchorage, Alaska 99501

Subject: Affidavit of 2013-2014 Delinquent Real Property Taxes dated Feb. 4, 2016

Dear Charles:

Enclosed is a replacement Affidavit of Janice Williams in the matter of the 2013-2014 Delinquent Real Property Taxes with Exhibit A.

Hopefully, everything is in order this time.

Thank you for filing this on our behalf.

Sincerely,

  
Janice Williams  
City Clerk

Enclosures: As noted above

Emailed/Mailed



Charles A. Cacciola  
AK Bar No. 1306045  
BOYD, CHANDLER & FALCONER, LLP  
911 W. 8<sup>th</sup> Avenue, Suite 302  
Anchorage, AK 99501  
(907) 272-8401

Attorneys for City of Dillingham

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA  
THIRD JUDICIAL DISTRICT AT DILLINGHAM

In the Matter of 2013–2014 Delinquent )  
Real Property Taxes Owed to the )  
City of Dillingham, Alaska )  
\_\_\_\_\_ )

Case No. 3DI-15- 0127 CI

**AFFIDAVIT OF JANICE WILLIAMS IN SUPPORT OF MOTION JUDGMENT  
AND DECREE OF FORECLOSURE**

STATE OF ALASKA )  
 ) ss:  
THIRD JUDICIAL DISTRICT )

Janice Williams, being first duly sworn, deposes and states as follows:

1. I am the Clerk of the City of Dillingham. I have been the City Clerk in Dillingham continuously since September 2010. This affidavit is based upon personal knowledge derived from experience and from my review official records of the City of Dillingham.

2. The document marked as Exhibit A attached hereto is a true and accurate copy of the 2013-2014 City of Dillingham Tax Foreclosure List showing taxable real



property located within the City of Dillingham for which property taxes and/or costs, interest, and penalties are unpaid as of the date of this affidavit.

3. In each of the years 2013 and 2014, the Appraisal Company of Alaska conducted an assessment for all real property within the corporate boundaries of the City of Dillingham known to be subject to taxation for school and municipal purposes. On the assessment roll, and with the information from the Appraisal Company of Alaska, the City Clerk and Finance Department were responsible for entering (1) the names and addresses of all persons owning property subject to taxation and assessment, (2) a description of the taxable property, and (3) the assessed value of said property.

4. For each of the years 2013 and 2014, the City mailed, by first-class mail, to every person named in the assessment roll a notice showing the assessed value of the property, the time when the City Council acting as a Board of Equalization would sit for purposes of equalizing the assessment, and the dates when the taxes were payable, delinquent, and subject to interest.

5. The Board of Equalization then conducted hearings each year at which time any party appealing the Assessor's valuations of the property was given an opportunity to be heard.

6. After considering all of the evidence presented to it, the Board rendered its decision. Records were kept of the persons who appeared before the Board to protest the assessments.



7. Where corrections and additions were necessary, the City Assessor and the City Clerk made the corrections and additions as directed by the Board and completed the annual assessment roll each year based on the assessed values as of January 1 of 2013 and 2014. The records show that after corrections and additions were made, the City Clerk certified the assessment roll for each of those years.

8. Each year, the City Assessor and the City Clerk delivered to the City Council a statement of the total assessed valuation of all real property within the City of Dillingham. The City Council fixed a tax levy for the taxable years 2013 and 2014, to begin January 1, and to end December 31, at 13 mills (.013), upon each dollar of taxable property within the City of Dillingham.

9. The City prepared and mailed tax statements to the persons listed as owners of property listed on the tax rolls of the City of Dillingham in each 2013 and 2014.

10. The Dillingham Municipal Code provides that the taxpayer may pay the real property tax in two installments each year, the first Business day in November and the first business day in December. A penalty of ten percent (10%) is added to all of the delinquent taxes. Interest accrues on these unpaid taxes from the due date until paid in full at the rate of six percent (6%).

11. On November 6, 2015, the City of Dillingham filed its Petition for Judgment and Decree, *in rem*, against the properties identified in the Foreclosure List.





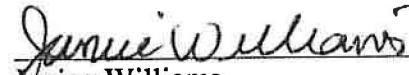
12. I then caused the list to be published in *The Bristol Bay Times*, a newspaper of general circulation within the City of Dillingham, a notice setting forth the Foreclosure List for four consecutive weeks, beginning November 19, 2015. Exhibit B is an affidavit from the publisher of *The Bristol Bay Times*, Alaska Newspapers, Inc., identifying that the list was published on November 19, 2015, November 26, 2015, December 3, 2015, and December 10, 2015. The identity of each property on the Foreclosure List has been published in a newspaper of general circulation within the City of Dillingham four consecutive weeks.

13. I sent notice to the last known owner of each property advising him or her of the foreclosure proceedings in which a Petition for Judgment of Foreclosure had been filed and describing the property and the amount due as stated on the Foreclosure List. I sent this Notice to the owners on November 24, 2015. As a result, these notices were sent to persons identified as owners of properties on the list within ten days of the first date of publication.

14. Approximate costs of \$6,739.12 for the above-referenced foreclosures were reasonably incurred and include the cost of publication, the filing fee, recording costs, mailing costs, and attorney's fees.

15. The total number of delinquent properties on the Foreclosure List originally was 36. The remaining number of properties to date is 19.

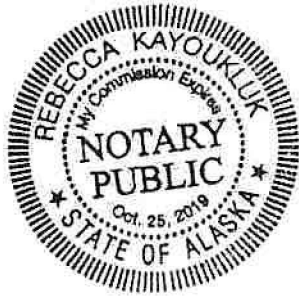
FURTHER YOUR AFFIANT SAYETH NAUGHT.

  
 \_\_\_\_\_  
 Janice Williams  
 City Clerk, City of Dillingham



SUBSCRIBED AND SWORN TO me before this 10<sup>th</sup> day of February, 2016.

Rebecca Kayluk  
Notary Public in and for Alaska  
My Commission Expires: 10/25/2019





Updated 02/03/16

EXHIBIT A

Account	Name	Legal Description	2009	2010	2011	2012	2013	2014	Penalty	Interest	Total
101125	Akelkok, Luki Jr & Carla	Ahklun View Estates N. L2						1,720.18	106.10	177.26	2,003.54
101270	Kase, Ray	Sampson Estates II L 20						1,610.70	161.07	116.48	1,888.25
101294	Libby, John & Cynthia	USS 2732 B2 L6						63.70	6.37	4.60	74.67
101294	Libby, John & Cynthia	USS 2732 B7 L1						145.60	14.56	10.54	170.70
101294	Libby, John & Cynthia	USS 2732 B7 L2						1,935.70	193.57	139.98	2,269.25
101294	Libby, John & Cynthia	USS 2732 B7 L6						81.90	8.19	5.92	96.01
101294	Libby, John & Cynthia	USS 2932 B7 L7						1,751.10	175.11	126.65	2,052.86
101294	Libby, John & Cynthia	USS 2732 B2 L5						85.80	8.58	6.21	100.59
101309	Maines, William & Patricia	Wood River L8						3,321.50	332.15	240.21	3,893.86
101510	Mulchatna Air	USS 5688 B700 L8A							94.51	125.56	220.07
101344	Nielsen, Robert	Snag Point B1 L4				154.38		1,019.20	101.92	113.34	1,388.84
101307	Pirillo, Elizabeth	Fireweed L1						396.27	7.95	58.96	463.18
101403	Straley, Andrew	Nerka VII B6 L3						174.42	17.44	9.84	201.70
101455	Wren, Clara	Tucker Point L3									753.53
101455	Wren, Clara	USS 2732 B7 L8									2,466.97
101455	Wren, Clara	USS 2732 B7 L9									130.10
101456	Wren, John	Shannon L 2						618.80	61.88	44.75	725.43
101456	Wren, John	Tucker Point L2						583.70	58.37	42.21	684.28
101456	Wren, John	Shannon L1						189.80	18.98	13.72	222.50
	<b>Totals</b>		-	-	-	-	154.38	13,698.37	1,366.75	1,236.23	19,806.33

Total Tax Due \$ 13,852.75

Affidavit:  
I certify that I am the City Clerk for the City of Dillingham, and that the foregoing foreclosure list is true and correct to the best of my knowledge and belief.

*Jamie Williams*  
 \_\_\_\_\_  
 Dated 2/4/16  
 \_\_\_\_\_  
 Janice Williams, City Clerk  
 for the City of Dillingham



The Bristol Bay Times  
Dutch Harbor Fisherman

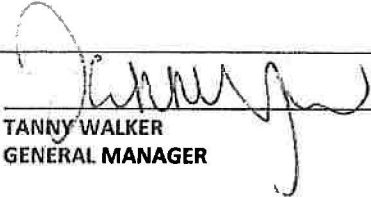
CASE/PO/AIO: City of Dillingham  
AD# or Identifier: 2013-2014 Foreclosure List

REMIT TO: Alaska Media, LLC  
P.O. Box 241582  
Anchorage, AK 99524  
Ph: (907) 770-0820  
Fax: (907) 770-0822  
INVOICE(S): 15319, 15451, 15493, 15533


### AFFIDAVIT OF PUBLICATION

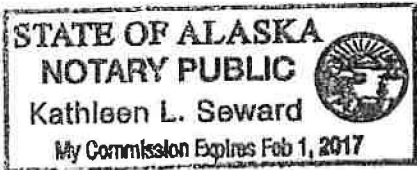
UNITED STATES OF AMERICA  
STATE OF ALASKA, THIRD DISTRICT  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC  
THIS DAY PERSONALLY APPEARED Tanny Walker  
WHO, BEING FIRST DULY SWORN, ACCORDING TO LAW,  
SAYS THAT S/HE IS General Manager OF The Bristol  
Bay Times/Dutch Harbor Fisherman PUBLISHED AT 500  
W International Airport Rd, Ste F, Anchorage, AK, IN  
SAID THIRD DISTRICT AND STATE OF ALASKA AND THAT  
THE ADVERTISEMENT, OF WHICH THE ANNEXED OR  
ATTACHED IS A TRUE COPY, WHICH WAS PUBLISHED IN  
SAID PUBLICATION 11/19/15 AND  
THEREAFTER FOR A TOTAL OF 4 CONSECUTIVE  
ISSUE(S), THE LAST PUBLICATION APPEARING ON  
12/10/15.

ATTACH PROOF OF PUBLICATION HERE

  
TANNY WALKER  
GENERAL MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 10th  
DAY OF December, 20 15

  
KATHLEEN L SEWARD  
NOTARY PUBLIC STATE OF ALASKA  
MY COMMISSION EXPIRES ON FEBRUARY 1, 2017







## Dye leads Wolverines to fifth at Duals

BY TOMMY WELLS  
Eristol Bay Times/Dutch Harbor Fishermen

Justin Dye made sure the Dillingham High School Wolverines would get noticed this past weekend at the Peninsula Duals. And, he didn't do too bad of a job at getting himself a few accolades, too.

Dye won all seven of his matches and helped carry Dillingham to fifth in the final team standings. The Wolverines, who had six wrestlers collect as many as six wins in the meet, posted a 4-3 record in the event, including a thrilling 46-39 decision over

Nikiski in the fifth-place matchup on Saturday.

Dye helped the Wolverines claim the narrow win over Nikiski by grinding out a victory over the Bulldogs' Gabe Smith in the 106-pound bout. Tanner Savo, Jesse Noden, Chris Williams, Triston Chaney, Martin Gardiner, Ben Dunaway and Chasen Shade also posted wins and helped DHS net wins in eight of the 15 bouts held.

Savo finished the meet with a 6-1 record in the 113-pound division. Williams and Chaney were 6-1 in the 126- and 132-pound brackets, while Gardiner and Dunaway

logged six wins in the 138- and 145-pound classifications, respectively.

Dillingham opened the dual meet with a 39-32 loss to Houston. They rallied back in Round 2 to dispatch Voznesenka easily, 57-15. The team won 10 of the 13 bouts held.

After a 45-36 loss to Bartlett on Saturday morning, the Wolverines hit stride. They reeled off wins over Grace Christian, 45-19, and Seward, 56-18, before a 46-30 loss to Colony dropped them into a fifth-place bout with Nikiski.

Soldotna finished atop the final team standings by downing Homer in the title

match, 39-34. Kodiak and Houston placed third and fourth, respectively, in the 30-team event.

### Final Team standings

- Soldotna
- Homer
- Kodiak
- Houston
- Dillingham
- Nikiski
- Colony
- Anchorage Christian

## Unalaska's McKracken shines at Peninsula Duals

BY TOMMY WELLS  
Eristol Bay Times/Dutch Harbor Fishermen

Connor McKracken turned in a stellar outing this past weekend and helped the Unalaska Raiders do well at the 2015 Peninsula Duals wrestling tournament. McKracken posted four of the Raiders' 18 wins on the mat during the three-day meet.

McKracken was a force to be dealt with in the 132-pound weight classification. He posted a 4-1 mark, with his only loss coming to Homer's Jared Brant in the third round.

He kicked off his appearance with an easy win over Kodiak's Jake Finley. He needed just 1:28 to record the win via a fall. In his matchup with Anchorage Christian's Braxton

Donahy, he needed a little more time to net the win—like 10:3 more seconds. He defeated Donahy at the 3:11 mark of the match.

After his loss to Brant, he rebounded to net a win over Voznesenka's Daniel Amurfiy.

Neil Bucaney, Nathaniel Seman and Trey Henning also did well. All three finished with a trio of wins. Seth Henning and John Khonsuk collected two wins apiece, while Dustin Ruckman notched another.

## Lady Wolverines make most of home appearance

Eristol Bay Times/Dutch Harbor Fishermen

The Dillingham High School Lady Wolverines knew heading into the weekend's volleyball action that they only had one chance to leave a positive impression on the home fans. They didn't waste it.

The Lady Wolverines, in their only home appearance of the season, walked away with top honors at a home tournament on

Saturday. Overall, the DHS spikers went 3-0.

"The Lady Wolverines played great during our only home event of the season," said Dillingham Head Coach Meghan Shagle. "We won all our games on the weekend and came out in first place."

The Lady Wolverine junior varsity team finished third in the final standings.

"Our JV team put on a great show as well," said Shagle.

## KEMPEL

From Page 4

such as the statewide Domestic Violence Shelter renovation effort

As a grant maker, we grant funds to a wide variety of causes — arts, education, health and wellness, environmental projects and even disaster relief. In this year alone, ACF has awarded more than \$4 million through 600 grants and scholarships to 50 communities across Alaska. Most recently, we've partnered with the Bethel Community Services Foundation to provide assistance following the devastating fire at the Kilback School.

As a public trust, we connect people who care with causes that matter. As such, we tailor our services to each individual's charitable and financial interests and help people invest in the causes and organizations they believe will have the most impact in Alaska. We receive gifts of various sizes and in a variety of ways, from cash to stock, real estate and insurance, and help donors make gifts that are both effective and tax-efficient.

Moreover, with deep roots in the community, we have broad expertise regarding community needs in our state. We enable everyone and anyone to support the causes they care about. Because we pool resources, we can multiply the impact of gifts.

Most important, we serve our community because we are led by our community. The Alaska Community Foundation was founded by Alaskans for the long-term benefit of Alaska. It is your community foundation.

Through ACF, residents can create the world they envision through the causes that they support. Whether that's a community without homelessness, or one where beautiful works of art or natural spaces are accessible to all, we help Alaskans realize their visions.

Interested in learning more about The Alaska Community Foundation and the charitable impact you can make in a partnership with us? Watch for our updates on Facebook, Twitter and on our website during National Community Foundation Week (Nov. 12-18), and contact us at 334-6700.

Nina Kemppel is president and CEO of The Alaska Community Foundation.

### CITY OF DILLINGHAM, DILLINGHAM, ALASKA

#### 2013-2014 FORECLOSURE LIST

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100719	Ball, Gerald	USS 4980 L 16		1,167.40	116.74	65.63	1,349.77
101150	Bingman Sr, James/Moore, Judy	Fairview L 24B		3,495.70	349.57	197.14	4,042.41
101231	Gauthier, Karen	Gauthier I Lot 1		277.55	27.76	15.65	320.96
101231	Gauthier, Karen	Gauthier I Lot 2		481.65	48.17	27.16	556.98
101270	Kase, Ray	Sampson Estates II L 20		1,610.70	161.07	90.83	1,862.60
100925	King, Scott	Highbush L4		1,121.82	-	13.44	1,135.26
101294	Libby, John & Cynthia	USS 2732 B2 L6		63.70	6.37	3.58	73.65
101294	Libby, John & Cynthia	USS 2732 B7 L1		145.60	14.56	8.22	168.38
101294	Libby, John & Cynthia	USS 2732 B7 L2		1,935.70	193.57	109.15	2,238.42
101294	Libby, John & Cynthia	USS 2732 B7 L6		81.90	8.19	4.62	94.71
101294	Libby, John & Cynthia	USS 2932 B7 L7		1,751.10	175.11	98.76	2,024.97
101294	Libby, John & Cynthia	USS 2732 B2 L5		85.80	8.58	4.84	99.22
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101329	Moran, Trustee Helen	USS 2732 B6 L3		76.70	7.67	4.33	88.70
101329	Moran, Trustee Helen	USS 2732 B6 L4		89.70	8.97	5.06	103.73
101329	Moran, Trustee Helen	USS 2732 B6 L5		61.10	6.11	3.45	70.66
101329	Moran, Trustee Helen	USS 2732 B6 L1A		22.10	2.21	1.23	25.54
101329	Moran, Trustee Helen	USS 2732 B6 L2A		87.10	8.71	4.92	100.73
101329	Moran, Trustee Helen	USS 2732 B25 L8		187.20	18.72	10.55	216.47
101328	Moran, Trustee Helen	USS 2732 B2 L1		191.10	19.11	10.77	220.98
101328	Moran, Trustee Helen	USS 2732 B2 L10		63.70	6.37	3.58	73.65
101510	Mulchaina Air	USS 5588 B700 L6A				94.51	125.09
101344	Nielsen, Robert	Snag Point B1 L4	714.50	1,019.20	166.75	165.32	2,065.77
101307	Pinilo, Elizabeth	Fireweed L1		396.27	7.95	53.65	457.90
100989	Sampson, Eileen	Snag Point B2 L23	865.47	898.40	150.33	172.02	2,186.22
101403	Straley, Andrew	Nerka VII B6 L3		282.60	28.26	14.81	305.67
101406	Sylvester, Richard	Tundra View Estates L1		330.13	-	5.26	335.39
101455	Wren, Clara	Tucker Point L3	309.40	315.90	62.53	52.04	739.87
101455	Wren, Clara	USS 2732 B7 L8		4,202.90	420.29	910.24	5,595.74
101455	Wren, Clara	USS 2732 B7 L9		218.40	32.57	130.87	381.84
101456	Wren, John	Shannon L 2		618.80	61.88	34.80	715.58
101456	Wren, John	Tucker Point L2		583.70	58.37	32.92	674.99
101456	Wren, John	Shannon L1		189.80	18.98	9.70	218.48



## New Stuyahok, Dillingham compete at Lancer Smith

**BY TOMMY WELLS**  
Bristol Bay Times/Dutch Harbor Fisherman

Blunka Blunka Jr. continued to prove himself a legitimate contender for a spot in the upcoming Class 1A-2A-3A state wrestling tournament this past weekend. The New Stuyahok standout battled his way to a fifth-place finish in the highly-competitive 160-pound division at the Lancer Smith Memorial Wrestling Tournament.

As a result of Blunka's efforts, New Stuyahok fought its way to a 30th-place finish in the two-day event, which featured more than 40 of the state's top wrestling teams. The Eagles finished with a total of 17 points.

Blunka, without a doubt, highlighted the Eagles' action at the meet. He battled his way back from a pair of tough losses to reach a fifth-place matchup with Bethel's Arius Allain. He defeated Allain in his final bout of the meet and finished at 3-2 overall.

New Stuyahok also collected a win from Casey Konukpeak. The NSHS standout went 1-2 in the 138-pound division.

Other New Stuyahok wrestlers participating in the tournament included Dustin Sust, Joachim Gumlickpuk and Simeon Aksook.

New Stuyahok wasn't the only south-western Alaskan team competing in the annual event. The Dillingham Wolverines sent six wrestlers and finished 32nd overall with 16 points.

Ben Dunaway paced Dillingham's efforts by winning four of his six matches in the 152-pound division.

Dillon Chaney, Tristan Chaney and Martin Gardiner also posted victories.


The Wolverines also collected strong performances from Justin Dye and Bobby Nicholson.

### 2015 Lancer Smith Memorial

#### Final Team Standings

1. South	224.5
2. Colony	178.5
3. Lathrop	164.5
4. Wasilla	152.5
5. Soldotna	102.5
6. Homer	86.0
7. North Pole	81.0
8. Chugiak	78.0
9. Kotzebue	77.0
10. Glennallen	75.5
11. Palmer	75.5
12. Bethel	73.5

13. Ketchikan	65.5	29. Metlakatla	17.0
14. Dimond	65.0	30. New Stuyahok	17.0
15. Service	62.0	31. West Anchorage	17.0
16. East	59.0	32. Dillingham	16.0
17. Grace Christian	57.0	33. Nome	9.0
18. West Valley	52.0	34. Juneau	8.0
19. Kodiak	50.0	35. Hutchison	7.0
20. Eagle River	35.0	36. Quinhagak	6.0
21. Barrow	32.0	37. Kenai	5.0
22. Anchorage Christian	31.0	38. Cordova	4.0
23. Eielson High School	30.0	39. Bartlett	0.0
24. Thunder Mountain	30.0	40. Kuskokwim Learning Academy	0.0
25. Houston	29.0		0.0
26. Nikiski	24.0	41. Monroe Catholic	0.0
27. Su Valley	24.0	42. Newhalen	0.0
28. Holy Rosary Academy	21.5	43. Unalakleet	0.0



### NOTICE OF A PUBLIC HEARING

*Public Hearing on Ordinance No. 2015-20*

The City of Dillingham will hold a Public Hearing on Thursday, December 3, 2015, at 7:00 PM in the City Council Chambers for the purpose of taking comment from the public on the following ordinance:

- Adopt Ordinance No. 2015-20, An Ordinance of the Dillingham City Council Authorizing an Increase in the Motor Vehicle Registration Tax Collected by the State Under AS 28.10.431

If you have any questions, please contact the City Clerk's office at 842-5212 or email [cityclerk@dillinghamak.us](mailto:cityclerk@dillinghamak.us).

## Junior high tourney slated

**Bristol Bay Times/Dutch Harbor Fisherman**

Wrestling action will take center stage in the Yukon-Kuskokwim Delta next weekend as some of the area's top young wrestlers converge on Bethel to compete in the 2015 Bethel Junior High Wrestling Tournament. The tournament is scheduled for Dec. 4-5 in the WarriorDome.

## Basketball season set

The high school basketball season is about to swing into action soon in Alaska. Teams throughout the state can begin preseason practices on Dec. 2, according to the 2015-16 Alaska School Activities Association guidelines.

The regular season will run through March 12, 2016 when many of the conference tournaments will be held.

The Class 1A-2A-3A and Class 4A state tournaments will be held on March 16-19 in Anchorage.

## Wrestling tourney to be held Dec. 10-12

Some of the state's top wrestlers will converge on northwest Alaska in the coming days to participate in the 2015 regional wrestling tournament. This year's event will be held at the Nome-Beltz High School gymnasium.

The top wrestlers at the regional tournament will advance to the Class 1A-2A-3A state wrestling tournament on Dec. 18-19 in Chugiak.

The Great Alaska Conference championships will be held in Bethel.

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## Dillingham, Bristol Bay teams begin quests for state titles

BY TOMMY WELLS  
Bristol Bay Times - Dutch Harbor Fisherman

The quest for a state volleyball championship will officially get under way for a pair of Southwest Alaska programs on Thursday when Dillingham and Bristol Bay kickoff play in the Class 2A state volleyball tournament in Anchorage.

Dillingham is scheduled to begin its quest for a second state title in the past four years at 3:45 p.m. when they face off against Yok in the first round of the 8-team tournament. The Lady Wolverines earned the No. 1 seed from the Southwest Conference.

The winner of the Dillingham-Tok match-up will advance to the semifinal round on Friday afternoon, starting at 2 p.m., to face either Petersburg or Su Valley. Petersburg, the Southeast Conference runner-up, faced Su Valley in the first round at 2 p.m. on Thursday.

Bristol Bay will begin its run at 7:45 p.m. when they face off with Hooper Bay.

The winner of the Bristol Bay-Hooper Bay bout will face either Cordova or Craig on

Friday at 6 p.m.

The Class 2A state championship game will be played at 7:30 p.m. on Saturday.

Dillingham and Bristol Bay won't be the only Southwest Alaska teams in action on the volleyball court this weekend. Tanalian High School will be competing in the 2015 Mixed 6 state tournament.

Tanalian will begin play on Thursday by joining Nikolaevsk and Akiachak in pool play. The three teams will play round-robin bouts in the Pool C bracket to determine seeding heading into Friday's championship bracket.

Other teams set to compete in the Mixed 6 state tournament include Golovin, Anaktuvuk Pass, Kake, Gustavus, St. Mary's Seldovia, Akiuk, Noatak and Unalakleet.

### State Volleyball Tournament

Friday, Dec. 4

First Round

GAME 1: Pool A 1 vs. Pool D 2, 9 a.m.

GAME 2: Pool C 1 vs. Pool B 2, 10:45 p.m.

GAME 3: Pool D 1 vs. Pool C 2, 12:30 p.m.

GAME 4: Pool B 1 vs. Pool A 2, 2:15 p.m.

Second Round

GAME 5: Game 1 winner vs. Game 2 winner, 4:15 p.m.

GAME 6: Game 3 winner vs. Game 4 winner, 6 p.m.

Saturday, Dec. 5

Consolation

GAME 7: Game 1 loser vs. Game 2 loser, 11:30 a.m.

GAME 8: Game 3 loser vs. Game 4 loser, 11:30 a.m.

Third Place

GAME 10: Game 5 loser vs. Game 6 loser, 1:15 p.m.

Fourth Place

GAME 9: Winner Game 7 vs. Winner Game 8, 3 p.m.

Championship

GAME 11: Winner Game 5 vs. Winner Game 6, 5:30 p.m.

## Regional wrestling tournament slated for Dec. 11-12

BY TOMMY WELLS  
Bristol Bay Times - Dutch Harbor Fisherman

Some of the state's top wrestlers will be traveling to Southwest Alaska next weekend to participate in the 2015 Great Alaska Conference wrestling tournament. This year's event will be held in the Dillingham High School gymnasium.

In all 27 teams from throughout western and southwestern Alaska will be participating in the event. Among the teams set to compete are Akiachak, Alakanuk, Aniak, Atmautluak, Bethel, Bristol Bay, Chefanak, Chevak, Dillingham, Ennumiak, Hooper Bay, King Cove, Kotlik, Kuskokwim Learning Academy, Kvethluk, Manakotak, Mountain Village, Napaskiak, New Stuyahok, Nezhaleh, Nunapitchuk, Pilot Station, Quinlagak, Sand Point, Scammon Bay, Sheldon Point and Unalaska.

The top wrestlers at the regional tournament will advance to the Class 1A-2A-3A state wrestling tournament on Dec. 18-19 in Chugiak.

## Junior high tournament set for Dec. 4-5

The Arctic Sounder

Wrestling action will take center stage in the Yukon-Kuskokwim Delta next weekend as some of the area's top young wrestlers converge on Bethel to compete in the 2015 Bethel Junior High Wrestling Tournament.

The tournament is scheduled for Dec. 4-5 in the Warrior Dome.

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101231	Gauthier, Karen	Gauthier I Lot 1		277.55	27.76	15.85	320.98
101231	Gauthier, Karen	Gauthier I Lot 2		481.65	48.17	27.16	556.98
101270	Kase, Ray	Sampson Estates II L 20		1,610.70	161.07	90.83	1,862.60
100925	King, Scott	Highbush L4		1,121.82	-	13.44	1,135.26
101294	Libby, John & Cynthia	USS 2732 B2 L6		63.70	6.37	3.58	73.65
101294	Libby, John & Cynthia	USS 2732 B7 L1		145.60	14.56	8.22	168.38
101294	Libby, John & Cynthia	USS 2732 B7 L2		1,935.70	193.57	109.15	2,238.42
101294	Libby, John & Cynthia	USS 2732 B7 L6		81.90	8.19	4.62	94.71
101294	Libby, John & Cynthia	USS 2932 B7 L7		1,751.10	175.11	98.76	2,024.97
101294	Libby, John & Cynthia	USS 2732 B2 L5		85.80	8.58	4.84	99.22
101309	Maines, William & Patricia	Wood River L8		3,321.50	332.15	187.32	3,840.97
101329	Moran, Trustee Helen	USS 2732 B2 L11		63.70	6.37	3.58	73.65
101329	Moran, Trustee Helen	USS 2732 B3 L6		115.70	11.57	6.53	133.80
101329	Moran, Trustee Helen	USS 2732 B6 L3		76.70	7.67	4.33	88.70
101329	Moran, Trustee Helen	USS 2732 B6 L4		89.70	8.97	5.06	103.73
101329	Moran, Trustee Helen	USS 2732 B6 L5		61.10	6.11	3.45	70.66
101329	Moran, Trustee Helen	USS 2732 B6 L1A		22.10	2.21	1.23	25.54
101329	Moran, Trustee Helen	USS 2732 B6 L2A		87.10	8.71	4.92	100.73
101329	Moran, Trustee Helen	USS 2732 B2 L9		187.20	18.72	10.55	216.47
101326	Moran, Trustee Helen	USS 2732 B2 L1		191.10	19.11	10.77	220.98
101328	Moran, Trustee Helen	USS 2732 B2 L10		63.70	6.37	3.58	73.65
101510	Mulchalna Air	USS 5688 B700 LBA			94.51	125.09	219.60
101307	Piñillo, Elizabeth	Fireweed L1		395.27	7.95	53.68	457.90
100989	Sampson, Eileen	Snag Point B2 L23	665.47	998.40	150.33	172.02	2,186.22
101403	Sutaley, Andrew	Nerka VII B6 L3		262.60	26.26	14.81	303.67
101406	Sylvester, Richard	Tundra View Estates L1	-	330.13	-	5.26	335.39
101455	Wren, Clara	Tucker Point L3	309.40	315.90	62.53	52.04	739.87
101455	Wren, Clara	USS 2732 B7 L8	-	4,202.90	482.60	910.24	5,595.74
101455	Wren, Clara	USS 2732 B7 L9	-	218.40	32.57	130.87	381.84
101456	Wren, John	Shannon L 2		818.80	61.88	34.90	915.58
101456	Wren, John	Tucker Point L2		583.70	58.37	32.92	674.99
101456	Wren, John	Shannon L1		188.80	18.88	9.70	217.38



# Vaughn Clark sentenced to four years with guilty plea

BY HANNAH COLTON  
Bristol Bay Times - Dutch Harbor Fisherman

A drug bust in October 2014 found the Dillingham man allegedly in possession of heroin, methamphetamine, and other drug paraphernalia; Dec. 3, he pled guilty to one felony charge of having methadone pills.

Dillingham alleged drug dealer Vaughn Clark, 39, pled guilty Thursday morning to one felony count of possessing methadone and was sentenced to four years in prison. The other six felony charges and one misdemeanor from October 2014 were dropped.

The charges stem from the October 2014 bust when Clark was arrested in Dillingham for possessing heroin, methadone pills, and meth as well as brass knuckles.

Law enforcement got a tip that Clark was allegedly dealing drugs in the school parking lot, which led officers to stop his vehicle downtown and discover the drugs.

Last spring, Clark's attorney Cynthia Strout challenged the way the police had made contact with her client the day of the arrest. But in June, Judge Patricia Douglass upheld the evidence, saying that the informant's tip was corroborated by law enforcement's observations prior to and during the vehicle stop and arrest.

In a change of plea hearing Thursday morning, Clark agreed to plea guilty to one Class C felony count for possessing methadone pills. Unlike his court appearance after his October 2014 arrest, when those present reported that he appeared to be suffering withdrawal symptoms, Clark seemed calm and collected Thursday morning. He spoke just before his sentencing.

"I'd like to apologize to the community for any problems I've caused," Clark said. "And I did have a drug problem, I admit it, and I would like to clean myself up. I know I'm getting to that age, like everybody says, where I need to clean myself up — not only for myself but for my kids."

Prosecutor Beth Oates recommended a fine of \$15,000, saying that drug users impose a "significant burden on society, victims and the state."

"There's probably millions of dollars funneled into trying to educate youth to stay away from drugs," said Oates. "And I think Mr. Clark's behavior flies in the face of those efforts."

But defense attorney Cynthia Strout argued against a fine, saying the financial burden would hinder Clark from getting back on his feet after his eventual release.

Judge Douglass did not impose a fine, but sentenced Clark to serve the maximum length for the crime, four years flat.

"And I think the flat part is important because you have a long, long criminal history and I have to take that into consideration," Douglass told Clark. "You have a long history of assault, drug problems, alcohol problems and violations of conditions of release. I mean, everything that goes along with addiction of any sort, that's in your criminal history, and it goes back a long ways."

Douglass recognized that Clark did have a "blank spot" on his record with no convictions for several years, which she said "shows that either you can keep it under control or you can hide it very well, I don't know which — but I'm hoping that you can come out after this 32 months is done, and you will be clean and you will not be dealing any more to support a habit."

The 32 months would represent two-thirds of his sentence, when Clark would be released if he earns the maximum "good time" available under state law for good behavior.

Less than two years ago, Douglass tossed evidence against Clark in another drug case, which was ultimately dismissed.

# Diminishing federal contract program has Native corporations diversifying

BY JEANNETTE LEE FALSEY  
Alaska Dispatch News

Alaska Native regional corporations are drawing a decreasing amount of their revenue from a controversial government contracting program that gives preferential treatment to minority-owned businesses, financial reports show.

Federal budget cuts, a temporary government shutdown and reform legislation spurred by Congressional critics and government watchdogs has made obtaining contracts through what's known as the 8(a) program more difficult and costly.

"They see the writing on the wall," Kim Reitmeyer, executive director of the Alaska Native Claims Settlement Act Regional Association, said at a recent Anchorage Chamber of Commerce lunch at the Egan Center. "And so the regional corporations have diversified."

At Calista Corp., management "continues to take steps to lessen its dependence on government contracting by expanding its investments in real estate," the company's 2014 annual report said. Between 2012 and 2014, the majority of Calista's revenue came from contracts or subcontracts with federal government agencies. Of those contracts, a significant portion came from the 8(a) program.

Total revenue earned through the 8(a) con-

tracting program by the 12 regional corporations, which comprise the membership of the ANCSA Regional Association, was \$2.4 billion in 2014, down from \$3.6 billion in 2010, the association's most recent annual report said.

In 2014 the preferential, noncompetitive contracts made up 28.5 percent of the corporations' total revenue. In 2010 that figure was 43 percent.

The program's pivotal role in the corporations' success is well known. The Small Business Administration program lowers the barriers for businesses owned by socially or economically disadvantaged individuals to win what are often lucrative federal government contracts.

As benefits from the program accrued to Alaska Native corporations in the 2000s it drew scrutiny from key members of Congress and the nonpartisan Government Accountability Office, which tracks the spending of taxpayer dollars on Congress's behalf.

Within the program, tribal entities, a category including Alaska Native corporations, had advantages even over other minority-owned or disadvantaged businesses. They could be awarded no-bid 8(a) contracts for any amount of money, whereas the value of noncompetitive bids (other 8(a) firms could win were capped. And the amount of actual

work performed by the Native companies themselves, rather than their non-Native subcontractors, was not well-monitored.

Despite resistance from Alaska's Congressional delegation, federal legislation has since curbed the value and number of sole-source contracts awarded to Alaska Native and other tribal entities, according to the Government Accountability Office.

The National Defense Authorization Act of Fiscal Year 2010 included a new requirement of a written justification for 8(a) sole-source awards over \$20 million.

"This justification requirement brings more attention to large-dollar-value, sole-source contracts awarded through the 8(a) program," GAO said in a 2014 report. "The number and value of these contracts at the Department of Defense and other federal agencies has declined since enactment of the requirement."

Additional reports on the program are scheduled for next year, said Michele Mackin, director of acquisition and sourcing management at GAO.

The ANCSA Regional Association did not report the share of 8(a) contracts that went to Alaska Native village corporations. Some, including Ukpiaġvik Inupiat Corp., also participate heavily in the program. And the report did not break down financial information by individual corporation.

## CITY OF DILLINGHAM, DILLINGHAM, ALASKA 2013-2014 FORECLOSURE LIST

THIS IS A NOTICE OF FORECLOSURE listing delinquent real property taxes for the years 2013-2014. TAKE NOTICE that on November 6, 2015, the City of Dillingham filed in Superior Court at Dillingham, Third Judicial District, State of Alaska, a certified copy of the foreclosure list for the years 2013-2014, together with a Petition for Judgment of Foreclosure. Notice will be given by four weekly publications of the foreclosure in Bristol Bay Times newspaper. In addition to publication, a notice will be mailed to the last known owner of the property, as his or her name appears on the list.

During the time of publication of the foreclosure list and up to the expiration of the statutory period for redemption, the property listed on the foreclosure list may be redeemed by payment in full for all taxes, penalties, and interest due and owing on the parcel sought to be redeemed, together with payment for a proportionate share of the costs of foreclosure, including but not limited to court costs, attorney's fees, costs of publication, and costs of mailing.

The foreclosure list is available for public inspection at the office of City Clerk in the Dillingham City Hall building. Payment in full of the total amount shown plus penalties, interest, and a proportionate share of the costs of publication and foreclosure must be made before any property will be removed from the foreclosure list.

Additional Interest at six percent (6%) per year on the tax due continues to accrue until paid in full.

Account	Name	Legal Description	2013	2014	Penalty	Interest	Total
101231	Gauthier, Karen	Gauthier I Lot 1		277.55	27.76	15.65	320.96
101231	Gauthier, Karen	Gauthier I Lot 2		481.65	48.17	27.18	556.98
101270	Kase, Ray	Sampson Estates II L 20		1,610.70	161.07	90.83	1,862.60
100925	King, Scott	Highbush L4		1,121.82	-	13.44	1,135.26
101294	Libby, John & Cynthia	USS 2732 B2 L6		63.70	6.37	3.58	73.65
101294	Libby, John & Cynthia	USS 2732 B7 L1		145.60	14.56	8.22	168.38
101294	Libby, John & Cynthia	USS 2732 B7 L2		1,935.70	193.57	109.15	2,238.42
101294	Libby, John & Cynthia	USS 2732 B7 L6		81.90	8.19	4.62	94.71
101294	Libby, John & Cynthia	USS 2932 B7 L7		1,751.10	175.11	98.76	2,024.97
101294	Libby, John & Cynthia	USS 2732 B2 L5		85.80	8.58	4.84	99.22
101309	Mainas, William & Patricia	Wood River LB		3,321.50	332.15	187.32	3,840.97
101329	Moran, Trustee Helen	USS 2732 B2 L11		63.70	6.37	3.58	73.65
101329	Moran, Trustee Helen	USS 2732 B3 L6		115.70	11.57	6.53	133.80
101329	Moran, Trustee Helen	USS 2732 B6 L3		76.70	7.67	4.33	88.70
101329	Moran, Trustee Helen	USS 2732 B6 L5		89.70	8.97	5.05	103.73
101329	Moran, Trustee Helen	USS 2732 B6 L4		61.10	6.11	3.45	70.66
101329	Moran, Trustee Helen	USS 2732 B6 L1A		22.10	2.21	1.23	25.54
101329	Moran, Trustee Helen	USS 2732 B6 L2A		87.10	8.71	4.92	100.73
101329	Moran, Trustee Helen	USS 2732 B25 L8		187.20	18.72	10.55	216.47
101328	Moran, Trustee Helen	USS 2732 B2 L1		191.10	19.11	10.77	220.98
101328	Moran, Trustee Helen	USS 2732 B2 L10		63.70	6.37	3.58	73.65
101510	Mulchalna Air	USS 5688 B700 L8A			94.51	125.09	219.60
101307	Pirillo, Elizabeth	Fireweed L1		395.27	7.95	53.58	457.90
100989	Sampson, Eileen	Snag Point B2 L23	865.47	999.40	160.33	172.02	2,196.22
101403	Straley, Andrew	Nerka VII B6 L3		262.60	26.26	14.81	303.67
101406	Sylvester, Richard	Tundra View Estates L1		330.13	-	5.26	335.39
101455	Wren, Clara	Tucker Point L3	309.40	315.90	62.53	52.04	739.87
101455	Wren, Clara	USS 2732 B7 L8		4,202.90	482.60	910.24	5,595.74
101455	Wren, Clara	USS 2732 B7 L9		218.40	32.57	130.87	381.84
101455	Wren, John	Shannon L 2		618.80	61.88	34.90	715.58
101455	Wren, John	Tucker Point L2		583.70	58.37	32.92	674.99
101458	Wren, John	Shannon L1		189.80	18.98	9.70	218.48





**Public Auction**  
**Conducted via Sealed Bids**  
**In 2015 with instructions**  
**and the Winning Bidder for other properties**  
**associated with this foreclosure**





# PUBLIC AUCTION

The Bid information Package can be found on the City's website.

The City of Dillingham will sell by **Sealed Bid Auction** all of the property described in the **2015 Bidders Information Packet**. The property will be sold for all cash, "as-is", "where-is", with no warranties, expressed or implied.

Generally, the properties consist of apartment buildings, some units of which are occupied; one single family home; one warehouse constructed out of steel shipping containers; and vacant land. In addition, there are utility structures in various states of disrepair.

*All bids must be received at City Hall no later than 4:00 PM on Tuesday, Nov. 3, 2015.*

The successful buyer will be purchasing, for one price, ten (10) separately described parcels as shown on the maps included herewith.

Buyer consideration should be given to:

- Total area is approximately 7+ acres.
- There may be only one well serving all parcels.
- Sale of the real property will include all non-tenant owned personal property. A list of tenant owned property will be provided prior to the bid deadline.
- Anything, including debris and personal property (excluding tenant property), left on the real property as of the date of the auction, shall be conveyed to the buyer.
- The City will not be responsible for any debris removal or clean up.
- All tenants are on a month-to-month rental agreement. These agreements were in place with the owner prior to the City's ownership. The new owner will be responsible for negotiating occupancy, conditions, and rental rates with existing tenants.
- A list of occupied units and rental rates will be available Nov. 1, 2015.

*Minimum Bid \$380,000.*





# 2015 Bidders Information Packet

Tax Foreclosure Sale by Sealed Bid Auction

## Bingman Property

Packet Contents as of 9/15/2015

- HOW to BID
- SEALED BID FORM – REAL ESTATE
- EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT
- REFERENCE



## HOW to BID

1. Secure a bidder’s package, review and submit any questions to:  
dillingham2015taxforeclosure@gmail.com

2. Bidders must submit a completed SEALED BID FORM – REAL ESTATE and required bid deposit (Cashiers Check Made out to CITY OF DILLINGHAM in the Amount of \$56,000 in a sealed envelope to:

Dillingham City Clerk  
141 Main Street, Suite 889  
Dillingham, AK 99576

or

Dillingham City Clerk  
PO Box 889  
Dillingham, AK 99576

Mark the outside of the envelope as follows:

BID

Dillingham 2015 Tax Sale Foreclosure

3. Within 48 hours of the issuance of the notice of the accepted bid from the City of Dillingham the successful bidder must fill out the EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT—A sample of which has been provided in the Bidders Package.

The bidder’s bid deposit will become the earnest money for the purchase and is non refundable if for any reason the bidder does not close on the purchase within 30 days from the date of the notice of the accepted bid.

BIDS ON THE PROPERTY ARE DUE BY 4:00 PM, NOVEMBER 3, 2015 IN THE OFFICE OF THE CITY CLERK. BIDS WILL NOT BE ACCEPTED AFTER THAT DATE AND TIME REGARDLESS OF THE REASON THE BID WAS RECEIVED LATE.

Bids will be opened immediately after the bid deadline and an official *Notice Of Award* will be provided not later than the close of business November 9, 2015. The successful bidder will have 30 days to pay the balance of the purchase price and “close” on the transaction.

Unsuccessful bidders’ deposits will be returned within 72 hours of the bid opening.

There will be an on-site inspection of the property open to all potential bidders on October 16, 2015 @ 2:00 PM until 5:00 PM



**SEALED BID FORM – REAL ESTATE**

- The undersigned Buyer agrees to buy pursuant to all established terms and conditions established for the Sealed Bid Auction that certain piece of real property referred to as the **2015 City of Dillingham Tax Foreclosure Sale by Sealed Bid Auction: Bingman Property**

Abbreviated Description of Property: Lots: 2, 2B, 23A, 23E, 23F, 23G, 24E, 24C, 24 A and 12D of Fairview Subdivision Plats 77-3 and 81-2

- Consideration:

Bid Amount (Minimum \$380,000)	\$ _____
Write out Bid Amount number	_____
Bid Deposit/Earnest Money Required Herewith (cashiers check)	\$56,000
Balance Due within 30 days of sellers acceptance (Bid Amount minus Bid Deposit)	\$ _____

- Terms: If Buyer is the successful Bidder, then Buyer agrees to sign an EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT within 48 hours of the *Notice of Award*. Balance of purchase price is due in full at closing. Closing is to be held within 30 days from the date of the *Notice of Award*. Failure of buyer to close on the designated date may (At the option of the seller / City of Dillingham) result in the Buyer's forfeiture of the Earnest Money.
- Reservations, Restrictions, Exceptions and Special Stipulations: Said Property is sold subject to existing rights of way and easements for roadways and utility systems, and the following terms:
  - Ad Valorem Taxes: Ad valorem tax will be prorated to the date of closing of the sale to the successful bidder. Rental income will also be prorated to the date of closing of the sale.
  - Possession: Buyer shall be entitled to possession of the property at closing.
  - Quit Claim Deed from the City of Dillingham will convey ownership. No guarantee of clear title is made. The City provides no title insurance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signature of Buyer \_\_\_\_\_

*Please Print*

Buyer Name(s):	
Address:	
City/State/Zip:	
Phone:	



## EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

Received from \_\_\_\_\_

(hereinafter called the Purchaser), the sum of \$56,000 (fifty-six thousand dollars) representing a portion of the of the total purchase price, in the form of a Cashiers Check payable to The City of Dillingham (hereinafter called the Seller). Said Earnest money shall be held as the purchase price deposit by The City of Dillingham.

for the real property described as: Lots: 2, 2B, 23A, 23E, 23F, 23G, 24E, 24C, 24 A and 12D of Fairview Subdivision Plats 77-3 and 81-2

Said property is situated in the Bristol Bay Recording District in the Third Judicial District of the State of Alaska.

The total purchase price is \_\_\_\_\_ dollars (\$\_\_\_\_\_) payable as follows: In Cash by certified funds not later than 30 days from the City's Notice of Award of the Bid from the successful bidder.

The Purchaser \_\_\_\_\_ does \_\_\_\_\_ does not intend to occupy property as Purchaser's primary residence.

Property Type: Various apartment buildings, a single-family residence, outbuildings and vacant unimproved land.

- Taxes will accrue to the buyer coincident to the date the City receives the balance of the buyer's purchase funds and the City delivers the Quit Claim Deed to the Buyer.
- Rents will be pro-rated to the buyer coincident to the date the City receives the balance of the buyer's purchase funds and the City delivers the Quit Claim Deed to the Buyer.
- The exchange of funds and the Quit Claim Deed between the City Manager and the Buyer will constitute closing of the sale. The City will within 24 hours of closing notify all public utility providers that the City no longer owns the properties and the utilities are to be discontinued in the name of the City.
- All property subject to this transaction is conveyed to the buyer "As is and Where is" with faults. It is mutually agreed that there are no off sets or basis for claim on the part of the buyer to the seller.



There are no verbal or other agreements, which modify or affect this agreement. Time is of the essence of this agreement.

Wherefore the Parties being in accord do bind themselves hereto by signatures hereunder:

Seller's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

BUYER(S) <i>Please Print</i>		SELLER	
Name(s):		Name:	Rose Loera
Company:		Company:	City of Dillingham
Address:		Address:	PO Box 889
City/State/Zip:		City/State/Zip:	Dillingham, AK 99576
Phone:		Phone:	907-842-5211



**REFERENCE**  
**2015 City of Dillingham Tax Foreclosure Sale by Sealed Bid Auction**  
***Bingman Property***

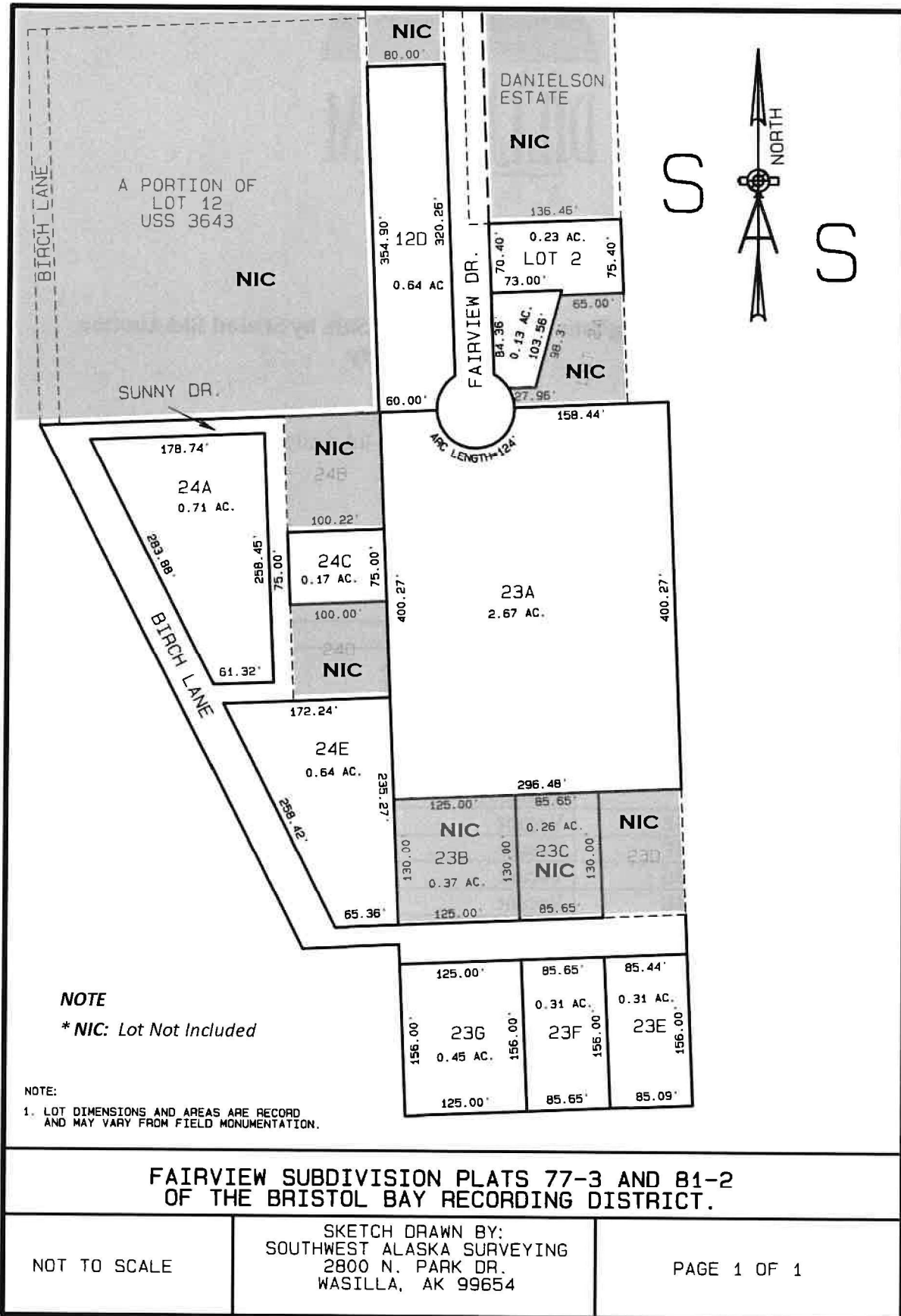
For the two maps that follow, the table below shows the lot designations and assigned street addresses.

PARCEL/LOT #	DILLINGHAM ADDRESS
Lot 12D	419 Fairview Road
Lot 2	Vacant
Lot 2B	408 Fairview Road
Lot 23A	342 Fairview Road, 336 Fairview Road, 322 Fairview Road
Lot 24C	336 Sunny Drive
Lot 24A	Warehouse structure (no street address)
Lot 23E	Vacant
Lot 23F	Vacant
Lot 23G	Vacant
Lot 24E	Vacant

*NOTE: Information contained herein does not warrant compliance of any structure to the Uniform Building Code or ICC.*

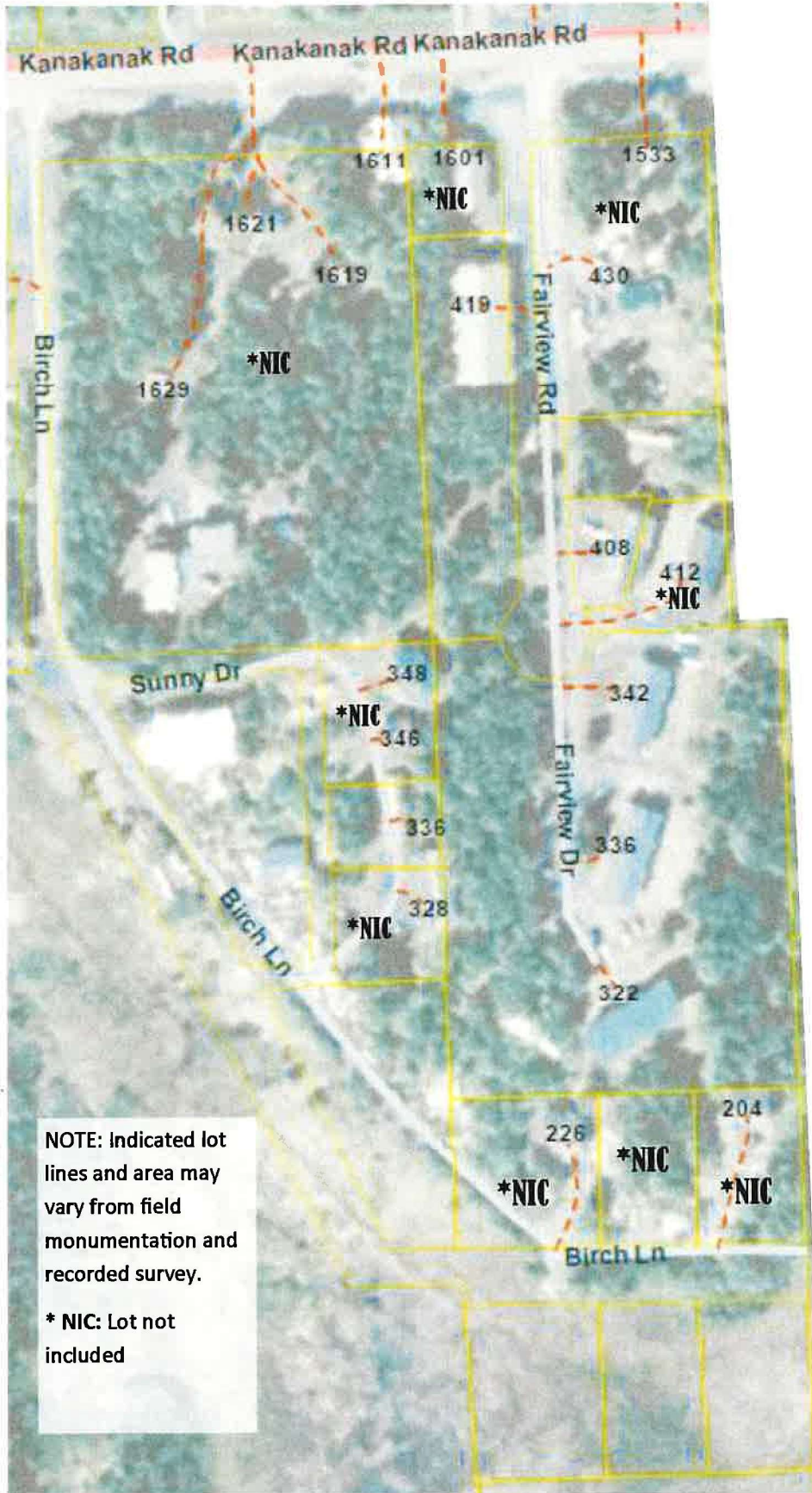
### Lot Dimension Map with Approximate Area Designation

2015 City of Dillingham Tax Foreclosure Sale by Sealed Bid Auction: Bingman Property



# Interactive Map

<http://dillingham.maps.arcgis.com/apps/Viewer/index.html?appid=f3a82ba94f0b4fe0bd34a3ee407322b1>







November 4, 2015

Patrick Munson, Attorney  
Boyd, Chandler & Falconer, LLP  
911 West Eighth Avenue  
Anchorage, Alaska 99501

Subject: Earnest Money Receipt/Purchase Agreement

Dear Patrick:

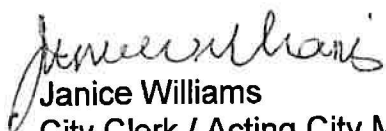
Enclosed are the following documents received from Steve Cropsey as it pertains to the Bingman Foreclosed Property:

- Original - Earnest Money Receipt/Purchase Agreement
- Copy - Notice of Award of Bid

I understand you will apply for a deed, the deed will be forwarded to the City and then signed over to Choggiung Investment Corp. when the final payment is made by December 4, 2015 (to allow for 30 days.)

Thank you for processing this information on our behalf.

Sincerely,

  
Janice Williams  
City Clerk / Acting City Manager

Enclosure: As noted above

cc: Navin Bissram, Finance Director  
Rose Loera, City Manager

Emailed: [pmunson@bcfaklaw.com](mailto:pmunson@bcfaklaw.com)  
[steve\\_cropsey@me.com](mailto:steve_cropsey@me.com)

**EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT**

Received from Choggiung Investment Corp

(hereinafter called the Purchaser), the sum of \$56,000( fifty-six thousand dollars) representing a portion of the total purchase price, in the form of a Cashiers Check payable to The City of Dillingham (hereinafter called the seller). Said Earnest money shall be held as the purchase price deposit by The City of Dillingham as partial payment of the purchase price of the real property described as : Lots: 2, 2B, 23A, 23 E, 23F, 23 G, 24E, 24C, 24A, and 12D of Fairview Subdivision Plats 77-3 and 81-2

Said property is situated in the Bristol Bay Recording District in the Third Judicial District of the State of Alaska.

The total purchase price is Four hundred twenty-nine thousand two hundred thirty-one dollars eighty-seven cents (\$429,231.87) payable as follows: In Cash by certified funds not later than 30 days from the City's Notice of Acceptance of the Bid from the successful bidder.

The Purchaser \_\_\_\_\_ does  X  does not intend to occupy property as Purchaser's primary residence.

Property Type: Various apartment buildings, a single-family residence, outbuildings and vacant unimproved land.

The zoning is multi use

- Taxes will accrue to the buyer coincident to the date the City receives the balance of the buyer's purchase funds and the City delivers the Quit Claim Deed to the Buyer.
- Rents will be pro-rated to the buyer coincident to the date the City receives the balance of the buyer's purchase funds and the City delivers the Quit Claim Deed to the Buyer.
- The exchange of funds and the Quit Claim Deed between the City Manager and the Buyer will constitute closing of the sale. The City will within 24 hours of closing notify all public utility providers that the City no longer owns the properties and the utilities are to be discontinued in the name of the City.
- All property subject to this transaction is conveyed to the buyer "As is and Where is" with faults. It is mutually agreed that here are no off sets or basis for claim on the part of the buyer to the seller.

There are no verbal or other agreements, which modify or affect this agreement. Time is of the essence of this agreement.

Wherefore the Parties being in accord do bind themselves hereto by signatures hereunder:

Seller's Signature Jamie Williams, Acting City Manager 11/4/15  
 Buyer's Signature [Signature] 11-4-15



**CHOGGIUNG, LTD.**

**Lance Nunn**  
CEO

lnunn@choggiung.com  
 P.O. Box 330, Dillingham, Alaska, 99576  
 Phone: (907) 842-5218 Fax: (907) 842-5462

SELLER	
Name:	Rose Loera <i>JW</i>
Company:	City of Dillingham
Address:	PO Box 889
City/State/Zip:	Dillingham, AK 99576
Phone:	907-842-5211





**NOTICE OF AWARD OF BID**

To: Choggiung Investment Corp.

You are hereby notified that the City of Dillingham hereby accepts the bid from Choggiung Investment Corp. for the "Bingman Foreclosed Property" in the total amount of four hundred twenty-nine thousand two hundred thirty-one dollars and eighty seven cents (\$429,231.87). Fifty-six thousand dollars has been paid with the balance due by December 3, 2015.

Signed:

Dated:

Janice Williams

NOV. 4 2015

Janice Williams  
Acting City Manager for the  
City of Dillingham, Alaska

I took receipt of this document on November 4, 2015.

Print name: Lance A. Nunn

Signed: [Signature]

Choggiung Investment Corp.

**Record of Survey,  
conducted by EDGE Survey and Design 2020-9**

**Financial Documents not attached, but balances available as:**

For the Harbor property, formerly known as Bingman's.

Revenue received:

Insurance: \$279,250.00

Sale: \$ 20,783.07

Total Revenue \$300,033.07

Expenses to date:

Wages & Ben \$43,001.19

Survey: \$85,117.50

Supplies: \$ 2,579.12

Total Expenses \$132,553.01

Remaining funds available for cleanup from Insurance proceeds \$167,480.06

Sincerely,



Finance Director



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conducted by EDGE Survey and Design 2020-9**

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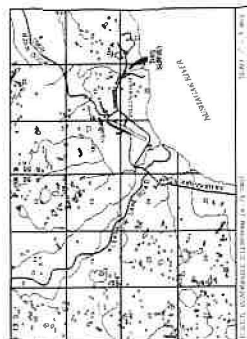
Remaining funds available for cleanup from Insurance proceeds \$167,480.06

Sincerely,



Finance Director





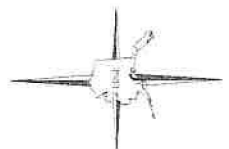
Point #	Northing	Easting	Description
118	201827.84	248172.13	FOUND BR
120	201427.17	237565.17	FOUND BC
205	202716.36	238177.64	FOUND BC
206	201181.20	248172.42	SET 100M BR
207	201318.34	248172.58	SET 100M BR
208	201360.03	248172.80	SET 100M BR
300	201348.36	248074.41	SET 100M BR
400	201734.57	237462.13	SET 100M BR
403	201629.72	237444.80	SET 100M BR

**HORIZONTAL CONTROL STATEMENT**

ADJUTANT GENERAL'S SYSTEM  
 THIS PROJECT IS LOCATED ENTIRELY WITHIN DELINEATION 1 (NAD 83) ADJUTANT GENERAL SURFACE COORDINATE SYSTEM. SEE RECORD OF SURVEY AT SURVEY CONTROL DIAGRAM PLAT 2018-10.

BASE OF COORDINATES  
 THE BASE OF COORDINATES IS USGCS NAD 83. THE POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE SURVEY. THE POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE SURVEY. THE POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE SURVEY.

NOTES  
 1. THIS SURVEY WAS COMPLETED FROM OCTOBER 11, 2018, THROUGH MAY 25, 2020.  
 2. THE NATURAL MEASUREMENTS OF THE LINE OF MEAN HIGH WATER FORMS THE RIGHT OF WAY. THE MEASUREMENTS OF THE LINE OF MEAN HIGH WATER FORMS THE RIGHT OF WAY. THE MEASUREMENTS OF THE LINE OF MEAN HIGH WATER FORMS THE RIGHT OF WAY.



ANGSA  
 14(C)  
 LOT 0

DILLINGHAM-KANAKANAK ROAD

SCANDINAVIAN CREEK

OUT CLAIM  
 BOOK 30  
 PAGE 513  
 AND 514

REMAINDER  
 OF LOT 2  
 U.S.S. 3643

LOT 1  
 U.S.S. 3643

LOT 32  
 U.S.S. 3643

U.S.S. 2874

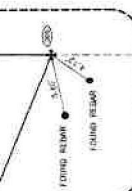
- LEGEND**
- PROPERTY LINE
  - RIGHT OF WAY
  - TITLE LINE
  - ORIGINAL RIGHT OF WAY
  - EDGE TOWNSHIP
  - TOP OF BANK CUP
  - MONUMENT SET THIS SURVEY
  - MONUMENT FROM THIS SURVEY
  - TYPICAL MONUMENT SET THIS SURVEY



EDGE SURVEYING & CONSULTING, LLC  
 1001 S. GARDNER BLVD., SUITE 100  
 ANCHORAGE, ALASKA 99503  
 PHONE: (907) 344-2900 FAX: (907) 344-7794



**SURVEYOR CERTIFICATE**  
 I CERTIFY THAT I AM PROPERLY LICENSED AND LICENSED TO PRACTICE AND SURVEYING IN THE STATE OF ALASKA. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER. I HAVE SUPERVISED THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.  
 DATE: 6/3/2020 REGISTRATION NO. 14828



5/8" REBAR WITH RED PLASTIC CUP

**RECORD OF SURVEY**  
 PARCELS 3643  
 SECTION 20 T.13S. R.65W. S.14M.  
 BRISTOL BAY RECORDING DISTRICT

SCANNED BY:	REVISION NO.:	SHEET:
DATE:	DATE:	DATE:
SCALE:	SCALE:	SCALE:
JOB NO.:	JOB NO.:	JOB NO.:









# DILLINGHAM TOWNSITE ALASKA

Accepted Plat by BLM, 5/23/1949

U. S. SURVEY No. 2732 A - BOUNDARIES  
U. S. SURVEY No. 2732 B - SUBDIVISION  
AREA 111.50 ACRES

LATITUDE 59°02'20" N. LONGITUDE 158°26'15" W., approximately,  
at Meander Corner No. 1.  
MAGNETIC DECLINATION 23°30' EAST



SURVEYED BY ELLIOTT PEARSON, CADASTRAL ENGINEER  
JULY 13 TO AUGUST 31, 1948

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

WASHINGTON, D.C. May 23, 1949

The plat of the boundaries and subdivision of  
DILLINGHAM TOWNSITE, ALASKA, is strictly conformable  
to the laws and rules of the Survey General which have been  
examined and approved.

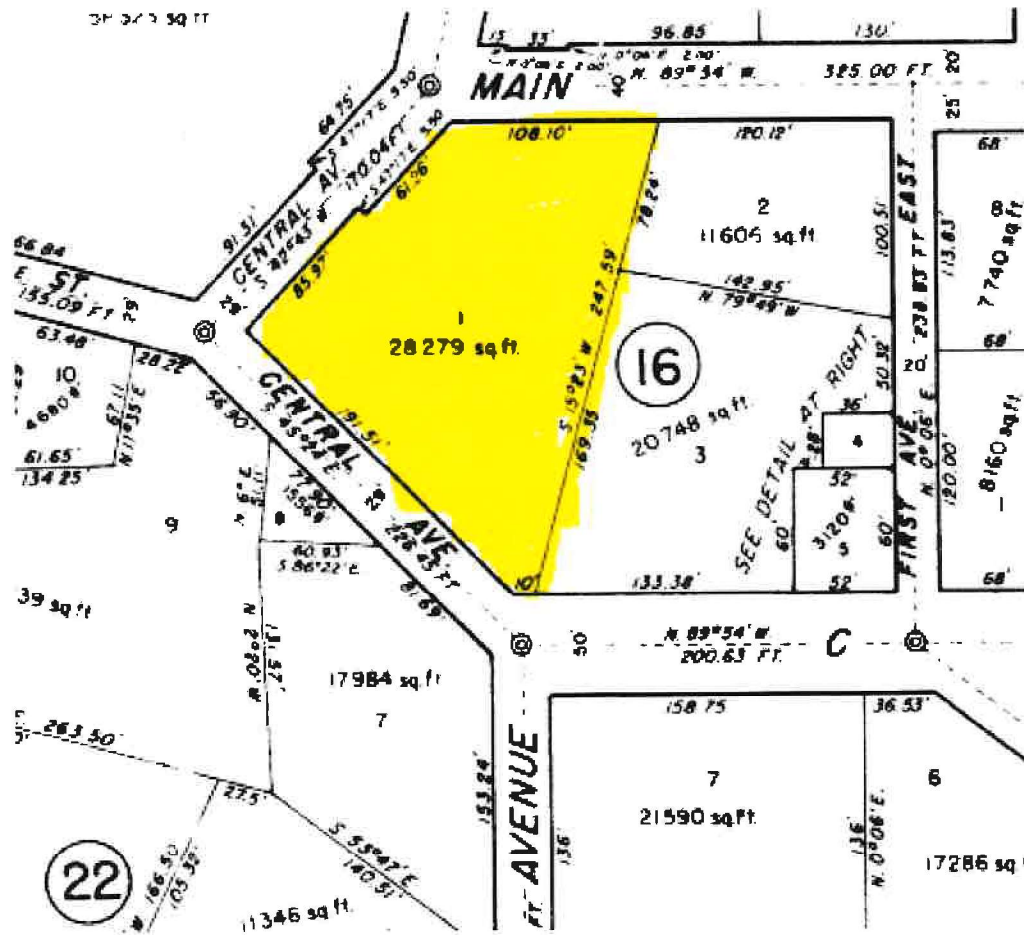
*Carl A. Harrington*  
Chief, Division of Engineering

WASHINGTON, D.C. May 23, 1949

The survey represented by this plat having been  
correctly executed in accordance with the requirements  
of law and the regulations of the Bureau, it hereby  
accepted.

*[Signature]*  
Chief, Bureau of Land Management

## Carlson Property, USS 2732B Block 16, Lot 1 Snip of Plat for convenience of Description for "Carlson House"





## **Appendix**

- 1. History of Dave and Mary Carlson**
- 2. The Will of Mary E. Carlson**
- 3. Deed of Personal Representative for Mary Carlson**
- 4. The Estate of Mary Carlson**
- 5. The Financial Aspects of Carlson Properties**
- 6. The Estate of Mary E. Carlson**
- 7. Carlson House Structural Inspection and Condition**



## The History of Dave and Mary Carlson

The following 10 pages were obtained through the work of the late Arlene Adkison. Arlene's drive and goal was to work with others to preserve the information from the Dave Carlson Diary collection.

Arlene roped in her family, friends, and learned new technology (she purchased a computer and learned to use it) to be able to create the now know Dave Carlson Diary. Arlene volunteered her time to read sections of the Dave Carlson Diary with her friend, Tassie McCormick on the local radio station, KRUP, 99.1 FM

This report was exciting for me to gather the information and recall the many conversations I was privileged to have with both Arlene, my mother-in-law and my mother Tassie about the Dave Carlson Diaries.



*Dave Carlson Diary  
1938- 1942*

*Open these pages of day to day, month to month, year after year. Total of 50 years entered into this diary by Dave Carlson in Dillingham. You will find pictures that bring back memories, stories of friends and neighbor's long ago but not forgotten. I have enjoyed putting this diary and thoughts of Dave Carlson together for easier reading for you.*

*Arlene Adksion June 2001*







## THE CARLSON HOUSE

There is a two story house here in Dillingham on Main Street at the juncture of Main and Central Avenue. Painted dark brown, with yellow trim, it is now neglected and boarded up.

The house has a history of nearly seventy years, beginning as a log cabin built by Tommy Bryant around 1936. Dave Carlson bought the property for six hundred dollars. The 18x18 foot cabin contained approximately one hundred dollars worth of furniture.

One of the add-ons is interesting because it was custom built for the Carlson's who were small in stature.

Dave Carlson came to Dillingham from North Dakota in 1936, and Mary Emily Smith from Ontario Canada originally, came in 1938, from Philadelphia where she had trained as a registered nurse. They knew each other slightly but Dave had a girl-friend (Catherine) from North Dakota, and he was expecting her to come here in 1940. Her letters began dwindling when she was on her way but he decided to detour and Dave ended the romance. Mary Emily had come for two years and was nearing her departure date when someone mentioned to Dave that she would be a "good catch".

They met, fell in love and were married in Dave's cabin in January 1941. They lived there most of the rest of their lives.

Dave, a schoolteacher, had begun a journal when he left North Dakota and continued with it for fifty years. In the diary or journal, he recorded



the persons and events concerning the improvements made to his cabin.

The Carlsons built on to the original cabin over the years. They ended with a small dining room and a den on the east side, just off the central kitchen.

The original cabin containing a kitchen -all purpose room, was left with an

oil stove and table and chairs. This room was used as a living room, containing a piano. A bathroom was partitioned off

in one corner. They put in a narrow stairway and a bedroom upstairs. Later they

added a second bedroom with dormers on the second floor.

Dave was an avid reader and over the years they collected about eight thousand

books. To add more space and to accommodate the books, they built a two story

box shaped 18 x 22 foot addition to the rear of the original house. The

upstairs is a library, but there are bookshelves in every room, even the

hallway kitchen, and bathroom... It is a one-of-a-kind house.

Following are excerpts from his diary concerning the house:

May 13 1936 Dave arrived in Dillingham.

August 1937 To Nuyakuk lake with Rudy Pfeiffer and John Zelapusa to trap

and prospect.

They built a 12 x 14 foot log cabin and cache.

Nov. 19 1939 Bought Tommy Bryant's house and grounds for \$600.00

Nov 20, 1939 Had the house purchase recorded with Commissioner

Jan 14, 1940 Surveyed the house- had double bed and spring, dresser,

cupboard,, kitchen table and 1 kitchen chair, stove and two mattresses.

Jan 20 Took measurements: 1st floor 18 by 18. Height from floor to

ceiling 8 1/2 feet. Attic is a triangle 7 1/2 feet from peak to joists.

There are 5-4x8 sheet 1/4" plywood

Jan. 21 Jack Wilkins, speaking of my house thinks I can caulk the logs



with plastic boat cement, thus saving the cost of sheathing the walls.

- Jan. 25 Began to keep a record of expense on my house.  
 Feb 2 Made soap holders for my house.  
 Feb 3 Borrowed Curlys sled and hauled some unnecessary baggage to the house on the hill.  
 Feb 6 Added up my order to Sears (\$350.00) Will weigh close to a ton.  
 Feb 13 Books and tools to house.  
 Feb 19 New lock on storm door.  
 Feb 20 2 125 lb. sacks of coal for house (\$30.00) a ton.  
 Feb 22 Cleaned soot out of stove which was bought by Tommy Bryant from Floyd Smith.  
 Population Of Snag Point is 277  
 Feb 25 Floyd Smith told me that Bryant got his stove from Mrs. Foster  
 Feb 28 Bought some supplies needed for housekeeping.  
 Feb 29 Ann Bryant asked me to let her in the house to get her things.  
 She showed me dishes etc. that Tom gave me with purchase of the house.  
 Mar 4 Put glass in three windowpanes.  
 Mar 11 Pd Bob Gurtler \$ 42.50 for 20 sheets of plywood.  
 Swept out house and took up linoleum.  
 Mar 12,13,14 Worked on house.  
 Mar 25 Taxes due on house \$6.00  
 Apr 2 Saw Miss Smith and sold her a box of candles.  
 Apr 4 Bought the rocking chair and packed it home.  
 Apr 9 Moved in today. First time I have had a house of my own.  
 Apr 10 Am getting squared around now and like the place fine.  
 Apr 16 Began to write Sears order for household furnishings.  
 Apr 18 Cut out tops of 9 oil drums for culvert.  
 Apr 21 Ray put in the window of the east upstairs gable and getting ready to shingle.  
 Apr 22,23,24, Ray ? working on house.  
 Apr 27 Paid Ray 73.75 (8.80 for provisions) and Bill 21.00  
 Apr 28 Put in 2 windows and jacked up ceiling joists to take out



the sag.

Apr29 Partitioned off bathroom, placed 2x6 girder on ceiling.

May 1 Began on stairway.

May 3 Began floor upstairs, moved stove to where chimney will be

May 4 Paid off carpenters-\$81.90 to Bill and 81.25 to Ray.

May 7 Have paid out 326.00 to Ray and Bill.

May 10 Sank 14 oil drums to make drain pipe along the road.

May 17 & 18 John Zelapusa shaving bark off outside logs.

Mat 30 Asked Rudy to build me a coal house. He put in 12 1/2 hrs

Paid him 12.00

June 2 Think I will build my chimney of brick.

June 5 Laid out location of coal house. Ray caulking logs with oakum.

June 10 Ray laid the floor and put up one set of studs.

June 12 Ray worked on rafters and windows.

June 13 -15 Rudy and Truman moved 320 bricks.

June 20 Mac began building chimney -with Harley Fellers.

June 23 Finished chimney.

June 24 Carl Neilsen commenced work for me.

June 30 Carl and Mac working on windows.

July 1-2-3 Floor and baseboards. Moved bed upstairs. Double window.

July 4 Mac plastered chimney

July 6 Carl & Mac hanging doors, laying floors, filling cracks with

with putty, etc.

July 9 Painting and varnishing inside of house. Paid carpenters

Carl 91.90 Mac 71.50 Burrel began painting

July 11 Burrel painted outside of house with creosote oil and

Painted roof green.

July 12-13 Painting inside of house and varnishing.

July 15 Picked out bedspring.

July 20 Put new Optimes stove into service, worked on tin above stove.

July 26 Clothes rack 18 hooks in bedroom.

Aug 1 Rudy put desk together

Aug 2 Stained it.

Aug 20 Repaired bedspring.

Sept 16 Hung steel medicine cabinet on bathroom wall.

Oct 6 Had Martin haul radio. battery windmill, etc.





0 Oct 7 Bill Wiles- Threshold under kitchen door Pd. 1.0  
 Oct 10 - *Get Jim McFallen & Burl Thomas to help - Put up windmill on cache roof.*  
 Oct 10-11 Berl banking house. Pd 11.00 Berl Thompson  
 Oct 19 Met Mary Emily.  
 Oct 23 Showed Mary Emily my house.  
 Oct 27 Russell Malsbury put up windmill.  
 Nov. 29 Wiring house.  
 Nov 30 Lights in house.  
  
 Dec 1 Asked John Walatka to inquire about wedding ring  
 s.  
 Dec 3 Laid plans for being married New years Day.  
 Jan 18 1941 Dave and Mary Emily married in house.. Ivory rin  
 g made  
 by John Johnson.

This is a very short compilation of the improvements the Ca  
 rlsons  
 made to the house. For a more complete history, see the Dav  
 e Carlson  
 diaries at the Dillingham Library.

~~John Zelapusa shaving bark off outside logs.~~



David Bertel Carlson

(Case 71)

barn.

Olivia,  
77 yrs. old  
1904

June 13, 1904

(treasurer in Dly  
Moravian Church  
30 years.) Bertel  
platform - steps -  
(Did repairs.) 77

David + Mary Carlson  
took care of church building  
on summer when people  
away at fishcamp.

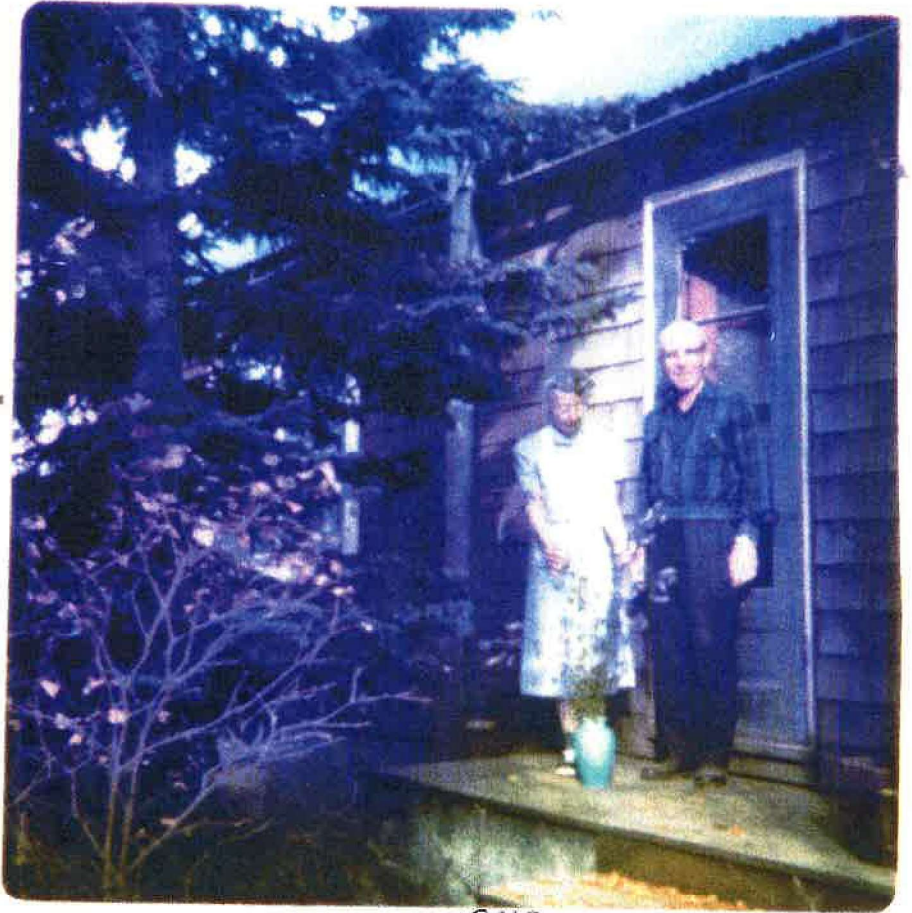
Section . Item #1.

Case 71

Picture of Dave Carlson







1973





**COPY**

1940-1941

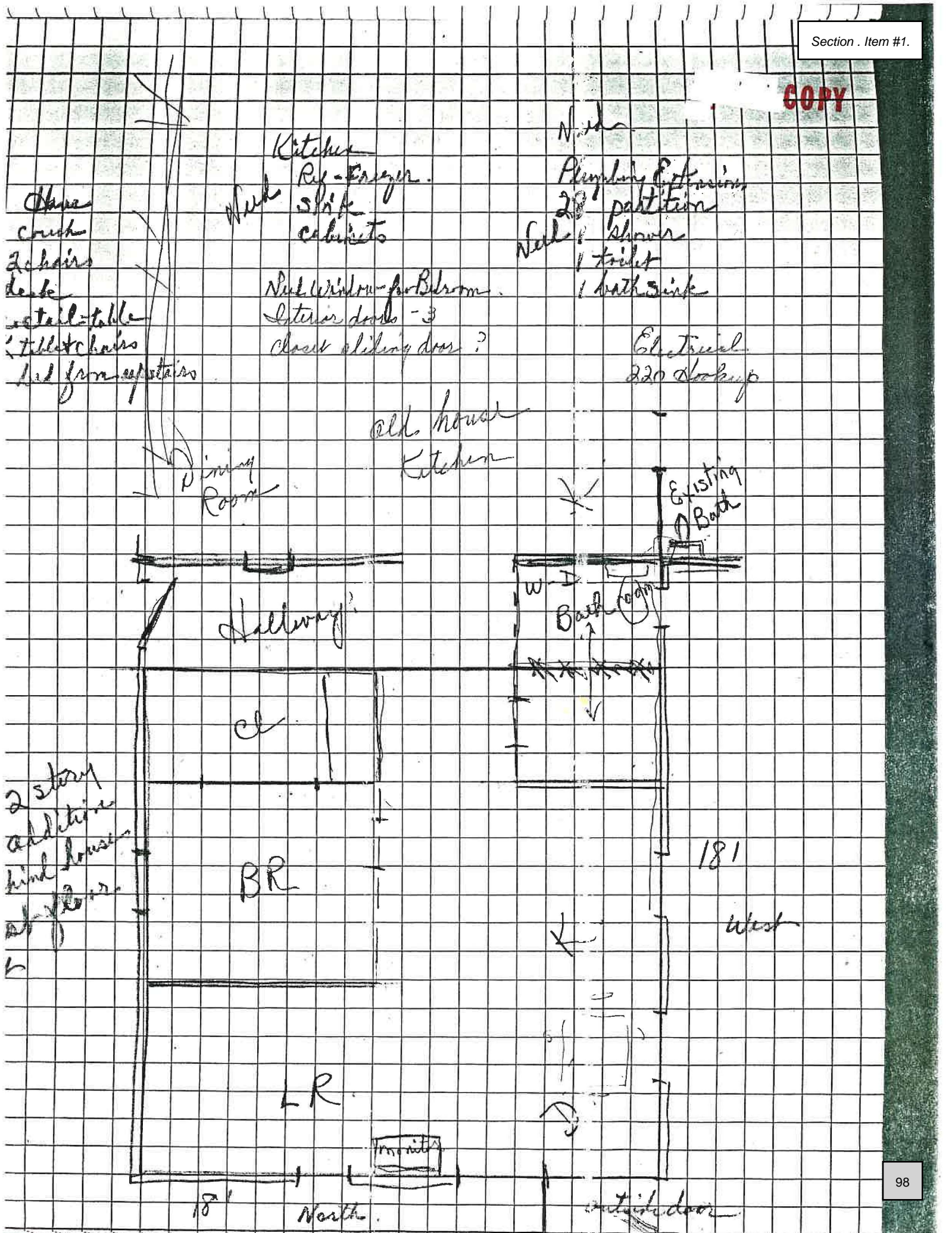


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**The WILL of Mary E. Carlson**

Dated: July 16, 1993 and

Notarized same date of July 16<sup>th</sup>, 1993



**COPY**

WILL OF MARY E. CARLSON

I, Mary E. Carlson, born September 8, 1900, of Dillingham, Alaska, declare that this is my will and I revoke any and all wills and codicils previously made by me.

I.

I was married to David B. Carlson and he is now deceased. I have no children.

II.

I nominate Judith Nelson of Dillingham, Alaska, as executrix of this will to serve with bond. If she shall for any reason fail to qualify or cease to act as executrix, I nominate Janis Ilutsik of Dillingham, Alaska as executrix to serve with bond. The term my executrix as used in this will shall include any personal representative of my estate.

III.

I give and bequeath the sum of \$1,000.00 to Judith Nelson, if she survives me. If she does not survive me, this gift shall lapse and pass as part of the residue of my estate.

IV.

I give and bequeath the sum of \$1,000.00 to Vicki L. Wilson of Box 83309, Fairbanks, Alaska 99701 for the purpose of providing care for my cat. If my cat does not survive me, this gift shall lapse and pass as part of the residue of my estate. In the event that Vicki L. Wilson is unable or unwilling to provide for the care of my cat, I direct my executrix to appoint such person as she shall determine in her sole discretion, to receive the sum of \$1,000.00 for the purpose of providing care for my cat.

I give and bequeath the sum of \$500.00 (FIVE HUNDRED DOLLARS) to each of the following persons if they survive me. If one or more of the persons do not survive me, his or her gifts shall lapse and pass as part of the residue of my estate: Edward H. Smith, 126 Grange Street, Stratford Ontario, CANADA, Gail Slattery, 442 St. Vincent St., South Stratford, Ontario N5A 2YH CANADA, Kathleen Kurtz 104-41 Campbell Court, Ontario NSA 7K2 CANADA, Rose Marie Cheslock RR2 Tavistock, Ontario NOB 2R0 CANADA, Brian Carlson, Trumbull, Connecticut, Lyle Carlson, Wildgoose Court, New Port Beach, California, Jean O'Connor, P.O. Box 65.

Mary E. Carlson  
Will of Mary E. Carlson

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- Dillingham, Alaska 99576, Johanna Bouker, P.O. Box 241, Dillingham, Alaska 99576,
- Dorothy Anderson, P.O. Box 234, Dillingham, Alaska 99576, Janis Hutsik, P.O. Box
- 302, Dillingham, Alaska 99576, Peter Gummow, Strallford Ontario CANADA, Gertrude
- Shimanek, P.O. Box 1112, Dillingham, Alaska 99576, Marcia Thorson, P.O. Box 946,
- Dillingham, Alaska 99576, Phyllis Libby, P.O. Box 570, Dillingham, Alaska 99576,
- Clara May Wren, Dillingham, Alaska 99576, JoAnn Armstrong, P.O. Box 204,
- Dillingham, Alaska 99576, Vicki L. Wilson, Box 83309, Fairbanks, Alaska 99701,
- Ingrid Andrew, Dillingham, Alaska 99576, Minnie Smith, 75 Altoona Drive,
- Anchorage, Alaska, Silke Smith, Box 178, Dillingham, Alaska 99576, Barbara
- Nicholson, P.O. Box 355, Dillingham, Alaska 99576, Geneva Smith, Aleknagik,
- Alaska 99555, Gloria Hiratsuka, P.O. Box 615, Dillingham, Alaska 99576, Eleanor
- Ball, 1405 Crystal Spring Rd., Yelma, WA. 98597, Trish Dorcy-Miller 10060 Laurel,
- Apt. B, Whittier, CA 90605, Irma Schroeder, Dillingham, Alaska 99576, June Cherry,
- P.O. Box 452, Dillingham, Alaska 99576, Gina Lucas, P.O. Box 809, Dillingham,
- Alaska 99576, Carole Cherry, P.O. Box 72, Dillingham, Alaska 99576, Rose Megli,
- Box 316, Dillingham, Alaska 99576, Carolyn Gustafson, P.O. Box 21, Dillingham,
- Alaska 99576, Nina Nicholson, Dillingham, Alaska 99576, Dr. Barbara Riley,
- Dillingham, Alaska 99576, Emma Aaberg, Dillingham, Alaska 99576, Bessie
- Nicholson, Dillingham, Alaska 99576, May V. Wren, Dillingham, Alaska 99576,
- Frances Wren, Dillingham Alaska 99576, Hank Scandura, P.O. Box 44, Dillingham,
- Alaska 99576, Joe Scandura, P.O. Box 44, Dillingham, Alaska 99576, Lois
- Hermansen, 2979 Glacier, Anchorage, Alaska 99503, Lyle Teil Smith, Dillingham,
- Alaska 99576, Niel Smith, Dillingham, Alaska 99576, Caleb Smith, Dillingham,
- Alaska 99576, Deon Smith, Dillingham, Alaska 99576, Mark Hiratsuka, Dillingham,
- Alaska 99576, William Nicholson, Dillingham, Alaska, Dr. Richard Asher, Dillingham,
- Alaska.

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I give and bequeath the sum of \$5,000.00 to Sandra LeClair if she survives me. If she does not survive me, this gift shall lapse and pass as part of the residue of my estate.

I give and bequeath the sum of \$5,000.00 to Esther K. Bennis if she survives me. If she does not survive me, this gift shall lapse and pass as part of the residue of my estate.





V.

I give and bequeath to each of the following charitable entities the sum of FIVE HUNDRED DOLLARS (\$500.00):

Pennsylvania Nurses Association  
P.O. Box 8525  
Harrisburg, PA. 17105-8525

American Nurses Association, Inc.  
2420 Pershing Rd.  
Kansas City, Mo. 64108

Philadelphia College of the Bible  
200 Manor Ave.  
Lange Lorne, PA. 19047-9802

The Graduate Hospital Alumni Association  
One Graduate Plaza  
1800 Lombard St.  
Philadelphia, PA 19146

Kanakanak Hospital  
P.O. Box 130  
Dillingham, Alaska 99576

KDLG Radio Station  
P.O. Box 670  
Dillingham, Alaska 99576

Nushagak Bay Area Public Health Council  
P.O. Box 1489  
Dillingham, Alaska 99576

Alaska Nurses' Association (AaNA)  
237 East Third Ave., #3  
Anchorage, Alaska 99501

Dillingham Senior Citizens Center  
Box 889  
Dillingham, Alaska 99576

American Red Cross  
Nursing Services Division  
17th & D St., N.W.  
Washington, D.C. 20006

*all sent*

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*Mary E. Carlson*  
\_\_\_\_\_  
Will of Mary E. Carlson



Moravian Church  
P.O. Box 1350  
Dillingham, Alaska 99576

Dillingham Volunteer Fire Department  
Dillingham, Alaska 99576

If any of the entities, immediately above-named, are not in existence at the time of my death, that gift shall lapse and pass as part of the residue of my estate.

VI.

I specifically give and bequeath all of my jewelry to Elizabeth Gummow, if she survives me. If she does not survive me, such interest shall go to her issue, by right of representation.

VII.

I specifically give and devise any interest I may have in the property used as my residence at the time this will is executed, along with the property containing the memorial, more particularly described as follows: Lot (1), Block (16), U.S. Survey 2732B and Lot (8), Block (22), U.S. Survey 2732B both located in Dillingham, Bristol Bay Recording District, State of Alaska, to the City of Dillingham, Alaska to be held and administered under the following terms and conditions:

This gift is conditioned upon the acceptance by both the City Council of the City of Dillingham and the Board of Directors of the Samuel K. Fox Museum Association, of the following terms and conditions and the adherence thereto:

1) The property including the house shall be used by the Samuel K. Fox Museum Association, by the Dillingham Historical Society and by other charitable organizations or by the general public for charitable literary, scientific and educational purposes. The grounds shall be open to the general public as a park. Management of the property shall be vested in a committee of three persons made and constituted as specified in paragraph X(a)(3).

2) The house and its furniture and furnishings are to the greatest extent practicable, to remain in their present condition. The house may be used for meetings of the historical society and part of the house, may be used as an apartment for the caretaker of the house and property including the memorial.

*Mary E. Carlson*  
\_\_\_\_\_  
Will of Mary E. Carlson

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3) The Samuel K. Fox Museum Association shall be permitted to use a portion of Lot (1), Block (16), U.S. Survey 2732B for the construction of a permanent museum.

4) No uses inconsistent with the purposes expressed in subparagraph one shall be permitted. In the event that use is made of the property described in this paragraph in contravention of the purposes expressed in subparagraph one, this gift shall to transferred by my executrix or by order of the Superior Court, Third Judicial District at Dillingham to an organization or entity located in Dillingham, Alaska which is exempt from Federal Income taxation under the relevant sections of the Internal Revenue Code as currently exists, or as later amended.

VIII.

I give all of my tangible personal property excluding the collection of books, Native baskets, artwork and the furniture and furnishings of my residence at the time this will is written (which are to remain with the house), to Elizabeth Gummow if she survives me. If she does not survive me this gift shall pass to the issue of Elizabeth Gummow, by right of representation.

IX.

If a legatee under this will desires to have all or part of any tangible personal property shipped to his or her home, I direct that reasonable packing and transportation charges and the reasonable transportation costs for the legatee to travel to Dillingham, Alaska (if necessary) so incurred be paid from the residue of my estate, and shall be deemed to be a cost of administration.

X.

I give the residue of my estate after payment of taxes, costs and expenses of administration, in three equal shares to the following entities or individuals:

a) The Samuel K. Fox Museum Association, to be designated as the Carlson Fund, under the following conditions and stipulations:

1) The Samuel K. Fox Museum Association shall only use Fund income, and shall not use Fund principal for maintenance, repairs, renovations or improvements to the existing structures, including the memorial located on Lot (1), Block (16) U.S. Survey 2732B and Lot (8) Block (22), U.S. Survey 2732B located in Dillingham, Bristol Bay Recording District, State of Alaska.

*Mary E. Carlson*  
\_\_\_\_\_  
Will of Mary E. Carlson

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2) To the extent that income of the Fund is in excess of the need for maintenance, repairs, renovations, or improvements to the above described property, the Samuel K. Fox Museum Association may use Fund income, but not fund principal, for the construction of a new museum. Following the construction of a new museum building, if any, the Samuel K. Fox Museum Association may use Fund income for the maintenance, repair, renovation or improvements to the museum building if sufficient funds are available after maintenance and repairs are made to the existing house and memorial.

3) The Samuel K. Fox Museum Association shall delegate the management of the Fund to a committee of three persons constituted as follows: one person selected by the Board of Directors of the Museum Association; one person selected by the Dillingham City Council, and initially, the executor, named in this will, or her alternate or successor and subsequently, one person selected upon the concurrence of both the Dillingham City Council and the Board of Directors of the Museum Association.

4) If the Samuel K. Fox Museum Association fails to delegate management of this Fund to the committee as specified in subparagraph three, or if it uses or the Fund for purposes other than those specified in paragraph seven or ten, this gift shall be transferred by my executrix or by order of the Superior Court, Third Judicial District, at Dillingham to an organization or entity located in Dillingham, Alaska which is exempt from Federal Income taxation under the relevant sections of the Internal Revenue Code as currently exists or as later amended.

5) If the Samuel K. Fox Museum Association loses its exemption from Federal Income taxation under Section 501(c)(3) of the Internal Revenue Code or if it ceases to exist, the fund shall be transferred, under the same conditions set out in paragraph seven, to another tax exempt organization located in Dillingham, Alaska, or to the City of Dillingham as the above constituted Committee may choose by majority vote.

6) If the Samuel K. Fox Museum Association or the City of Dillingham does not accept this residuary gift, the executrix shall have the power to transfer this gift to another organization or entity in existence or to be created, located in Dillingham, Alaska which is exempt from Federal Income taxation under the relevant sections of the Internal Revenue Code as currently exists or as later

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*Mary E. Carlson*  
Will of Mary E. Carlson





amended. The executrix shall not have the power to transfer this gift to an individual or to herself.

b) The University of Alaska Foundation to be held and administered as the David B. and Mary E. Carlson Endowment Fund to benefit the College of Nursing and Health Sciences at the University of Alaska Anchorage. The foundation may for investment purposes, merge assets of the Fund with any of its investments. The foundation shall use Fund income, but shall not use the Fund principal, to provide Scholarship funds to nursing students with the following order of preference for award: 1) qualified nursing students from the Bristol Bay region of the State of Alaska; 2) qualified nursing students from other rural areas of the State of Alaska; rural defined as communities of less than 7,500 residents; 3) other qualified nursing students who have an interest in providing nursing services in rural areas of the State of Alaska; 4) Other qualified nursing students.

c) Elizabeth Gummow of St. Mary's, Ontario Canada if she survives me. If she does not survive me, I give such share to her issue by right of representation.

XI.

For purposes of this will, a person who is designated to receive a gift of real or personal property shall not be deemed to have survived me if that person dies within thirty days after my death.

I Mary E. Carlson sign my name to this instrument this 16<sup>th</sup> day of July, 1993, and being first duly sworn, declare to the undersigned authority that I sign and execute this instrument as my free and voluntary act for the purposes expressed in it, and that I am 18 years of age or older, of sound mind and under no constraint or undue influence.

Mary E. Carlson  
Mary E. Carlson

We, SHARON A. HAULLUND and Daniel L. Johnson the witnesses, sign our names to this instrument, and, being first duly sworn, declare to the undersigned authority that the testatrix signs and executes this instrument as her last will and that she signs it willingly, and that each of us, in the presence and hearing of the testatrix, signs this will as witness to the testatrix's signing, and that to the best of our knowledge the testatrix is 18 years of age or older, of sound mind, and under no constraint or undue influence.

Sharon A. Haullund  
WITNESS

Mary E. Carlson  
Will of Mary E. Carlson

BRIS  
2  
DER  
ATTORNEYS AT LAW  
10  
GLIAM  
A 99576  
942-5608



Daniell Andrew  
WITNESS

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT )

ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by  
Mary E. Carlson the testatrix, and subscribed and sworn to by  
Sharon A. Hauland and Daniell C. Andrew witnesses, this  
16 day of July, 1993

[Signature]  
Notary Public in and for Alaska  
My Commission expires: 3-14-97

SI  
R  
VS AT LAW  
M  
9576  
5608

[Signature]  
Will of Mary E. Carlson



**DEED of Personal Representative  
For Mary E. Carlson**



**COPY**

PLEASE FILE IN THE BRISTOL BAY RECORDING DISTRICT

BOOK 48 PAGE 185  
Bristol Bay Recording District

DEED OF PERSONAL REPRESENTATIVE

Grantor, JUDITH K. NELSON, Personal Representative of the Estate of Mary E. Carlson, deceased, in Probate Case No. 3AN-94-0563P, in the Superior Court for the State of Alaska, Third Judicial District, at Anchorage, Alaska, whose address is Box 36, Dillingham, Alaska 99576, conveys and grants to Grantee, the City of Dillingham, whose address is POB 889, Dillingham, Alaska, the following described real estate:

PARCEL ONE:

Lot One (1), Block Sixteen (16), U.S. Survey 2732B, located in Dillingham, Alaska, Bristol Bay Recording District, Third Judicial District, State of Alaska.

PARCEL TWO:

Lot Eight (8), Block Twenty-Two (22), U.S. Survey 2732B, located in Dillingham, Alaska, Bristol Bay Recording District, Third, Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, and easements of record.

This deed is granted subject to the restriction that the property granted hereunder shall be held and administered by the Grantee for the following uses: (a) by charitable organizations, including the Samuel K. Fox Museum Association and the Dillingham Historical Society; or (b) by the general public for charitable, literary, scientific, and educational purposes. This restriction is intended to benefit all citizens of the City of Dillingham.

DATED this 10 day of April, 1997.

Judith K Nelson  
JUDITH K. NELSON,  
Personal Representative  
of the Estate of  
Mary E. Carlson

SONOSKY, CHAMBERS, SACHSE, MILLER & MUNSON  
900 WEST FIFTH AVENUE  
SUITE 700  
ANCHORAGE, ALASKA 99501  
(907) 268-4377



Y909

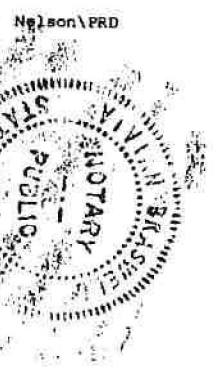
COPY

BOOK 48 PAGE 186  
Bristol Bay Recording District

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

The foregoing document was acknowledged before me this 10 day of April, 1997, by Judith K. Nelson, Personal Representative of the Estate of Mary E. Carlson.

Simon Braswell  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: 1-22-2000



SONOSKY, CHAMBERS, SACHSE, MILLER & MUNSON  
900 WEST FIFTH AVENUE  
SUITE 700  
ANCHORAGE, ALASKA 99501  
(907) 268-4377

Nelson\PRD

97-413

RECORDED - <del>FILED</del> 18-
BRISTOL BAY REC. DIST.
DATE <u>4-22</u> 19 <u>97</u>
TIME <u>12:36</u> <u>P.</u> M.
Recorded by <u>Hicks Boyd Chandler</u>
Address <u>and Falconer ATMs at Law</u>

**AFTER RECORDING RETURN TO:**

Brooks W. Chandler  
HICKS, BOYD, CHANDLER & FALCONER  
825 W. 8th Avenue, Suite 200  
Anchorage, AK 99501  
(907) 272-8401

DEED OF PERSONAL REPRESENTATIVE  
Page 2 of 2 Pages



## **The Estate of Mary E Carlson**

1. Letter from Executrix, Judith Nelson
2. Trust Agreement for the Benefit of the Samuel K. Fox Museum Association



**ESTATE OF MARY E. CARLSON**

JUDITH NELSON, EXECUTRIX

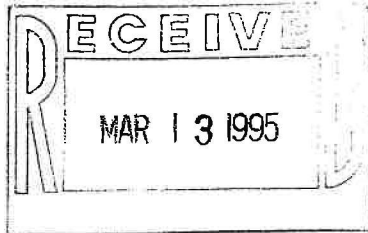
P O BOX 36

DILLINGHAM, ALASKA 99576

Section . Item #1.

**COPY**

March 7, 1995



Chris Hlatick  
City Manager  
City of Dillingham  
P O Box 889  
Dillingham, Alaska 99576

Dear Chris:

**We have been all around the block on the issue of the Carlson Property. My proposal is as follows:**

**A consortium of the Dillingham Native Village Council, the City of Dillingham, and the Museum enter into an agreement to allow title to vest in the name of the Village Council. The group would have a signed agreement as to the uses of the property and would follow the parameters set out in the will. Essentially, the property would be used to establish a museum/park depicting the activities of the area with commercial fishing as a basis. The Village Council may have access to funds for cultural preservation and activities unavailable elsewhere. This would enable the property to be develop much like Mary wished. The Museum would be able to participate and hopeful have a home on the property if all the money issues work out.**

**A group consisting of a City, a Museum, a Village Council, and an Estate representative would be formed to make the decisions concerning the property and the funds that go with the property.**

**I would like to move ahead on the estate disposal so that the entire estate can be closed out. The estate will do the following prior to transfer of title to address certain safety concerns.**

- 1. Bulldoze the cement basement and fill and cover the hole.**
- 2. Remove all broken and rotten boardwalks.**
- 3. Assist with the repair of the existing fence.**
- 4. Other essential items you might find necessary for safety.**
- 5. Fill the Oil tank to insure adequate heat is maintained in the home for the coming year, until interest on the funds is available to cover expenses..**

**6. Pay Electrical costs not to exceed \$250 to provide power for the same time period.**

**I would be happy to get everyone together if you give the go ahead. The estate can bear the cost of drawing up any and all agreements and legal documents.**

**Please let me know as soon as possible what your intentions are.**

**Sincerely,**

**Judith Nelson  
Executrix**

**cc: Fred Torrisi**

**COPY**

*Contract file  
Mary Carlson  
Trust  
4-10-97*

**TRUST AGREEMENT**  
for the benefit of

**SAMUEL K. FOX MUSEUM ASSOCIATION**

This Trust Agreement is entered into as of April 10, 1997, in Dillingham, Alaska, between Judith K. Nelson, Personal Representative of the Estate of Mary Emily Carlson, as "Trustor," and the City of Dillingham, as "Trustee." The Trustor and the Trustee agree as follows:

**Article I**

**The Trust Estate**

The "Trust Estate" as that term is used in this Trust Agreement shall consist of the following:

- A. The assets described on the attached Schedule A, receipt of which is acknowledged by the Trustee;
- B. Any and all other property assigned, conveyed, given, devised, bequeathed or otherwise transferred to the Trustee by the Trustor or by any other person or party for administration hereunder; and
- C. The proceeds, investments, and reinvestments of the assets described in clauses A and B and the accumulated income from such assets.



LIFE COPY

Article II

Establishment of Trust

The Trustor hereby transfers to the Trustee, the Trust Estate, to be held by the Trustee in trust for the benefit of the Beneficiary.

Article III

Irrevocability

This Trust Agreement shall be irrevocable. The Trustor reserves no right to alter, amend, cancel or terminate this Trust Agreement, or to withdraw or receive assets from the Trust Estate, except that the Trustor reserves the right to transfer to the Trustee at any time additional assets acceptable to the Trustee to be administered as a part of the Trust Estate.

Article IV

Beneficiary

The beneficiary of this Trust shall be the Samuel K. Fox Museum Association (hereinafter called the "Beneficiary").

Article V

Distributions

A. Nature and Purpose of Distributions. The trustee may make distributions to the Beneficiary only of income, and may not invade principal. Distributions shall be for maintenance, repairs, renovations or improvements to the existing structures, including the memorial, located on Lot One (1), Block Sixteen (16), U.S. Survey 2732B and Lot Eight (8) Block Twenty Two (22), U.S. Survey



2732B, located in Dillingham, Bristol Bay Recording District, State of Alaska.

To the extent that the income of the Trust shall be in excess of the need for maintenance, repairs, renovations, or improvements to the above described property, the Trustee shall distribute such excess to the Beneficiary for the purpose of constructing a new museum.

B. Management Committee. The trustee shall make distributions to the Beneficiary only if the Beneficiary has delegated management of its distributions to a management committee. This committee shall be composed of three persons, one of whom is selected by the Dillingham City Council, one of whom is selected by the board of directors of the Beneficiary, and one of whom is, initially, the Trustor, and subsequently, is selected upon the concurrence of the Dillingham City Council and the Board of Directors of the Beneficiary.

## ARTICLE VI

### Termination

A. Management Committee. If the Beneficiary fails to delegate management of the distributions from this Trust to a management committee composed as described in Article IV above, or if it uses distributions from this Trust for purposes other than those specified in Article IV above, this Trust shall terminate and the assets of the Trust shall be distributed to an organization or entity located in Dillingham, Alaska which is exempt from federal



income taxation under the relevant sections of the Internal Revenue Code as it currently exists or as is later amended. The entity to receive the Trust assets shall be appointed by the Trustor, or in the event of the Trustor's failure to act within a reasonable time, by order of the Superior Court, Third Judicial District, at Dillingham.

B. Tax Exemption, Existence of Beneficiary. If the Beneficiary loses its exemption from federal income taxation, or ceases to exist, the assets of this trust shall be distributed in accordance with the provisions of subsection A of this Article, immediately above.

## Article VII

### General Administrative Provisions

A. In addition to the powers granted by law and without limiting the general powers of the Trustee under the laws of the State of Alaska, the Trustee is hereby given full power and authority to perform the following acts with respect to the Trust:

To retain, so long as it is deemed advisable, any portion of the Trust Estate which may be delivered to the Trustee in the form received by it; to sell for cash or on terms, rent or lease for any term, whether or not extending beyond the duration of this Trust, repair, improve, exchange, mortgage or pledge all or any part of the Trust Estate; to sign, execute and deliver any and all instruments that may be needed or advisable; to invest and reinvest the whole or any part of the Trust Estate in such form of investment as the Trustee may deem advisable without being restricted to investments designated by law as legal for the investment of trust funds; to hold title in the name of a nominee; to vote at corporate or other meetings, in



person or by proxy; to compromise or adjust claims in favor of or against the Trust Estate; to make distribution in cash and to select any part of the Trust Estate in satisfaction of any distribution hereunder; to determine how receipts, gains, disbursements and losses shall be credited, charged or apportioned between principal and income; and to administer the Trust Estate in such manner and on such terms and conditions as the Trustee, in its discretion, may deem advantageous for the best interests of the Trust Estate and the Beneficiary.

From the gross income, or from the principal of the Trust Estate if the Trustee deems it necessary or advisable, there shall first be paid and discharged all taxes, assessments, attorneys' fees, costs, charges and expenses incurred in the collection, care, administration and protection of the Trust Estate.

TRUSTOR:

Judith K Nelson  
JUDITH K. NELSON, Personal  
Representative of the Estate  
of Mary E. Carlson

TRUSTEE:

CITY OF DILLINGHAM

By Dave Bouker  
Dave Bouker, Mayor





## **The Financial Aspects of the Carlson Properties**

1. Page 83 of 1997, Audit Financials: What is the Fiduciary Funds
2. Page 84 of the 1997, Audit Financials: Fiduciary Funds, Combining Balance Sheet. Exhibit 1-1, Fixed Assets
3. Document dated 12/27/2005: Carlson House Booking of funds
4. Page 90 of 2021, Audit Financials: 2021 and 2020, Schedule of Revenues, Expenditures and Changes in Fund Balance
5. Page 79 of 2019, Audit Financials: 2019 and 2018, Schedule of Revenues, Expenditures and Changes in Fund Balance



## FIDUCIARY FUNDS

Trust funds are used to account for assets held by the government in a trustee capacity. Agency funds are used to account for assets held by the government as an agent for individuals, private organizations, other governments and/or other funds.

Capital Projects Expendable Trust Fund

This fund was established to account for the accumulation of monies to provide funding for capital projects of the City. Transfers are made annually, as necessary, to other specific Capital Project Funds.

Ambulance Reserve Expendable Trust Fund

This fund was established to account for the accumulation of monies to provide funding for future ambulance costs and replacement.

Non-Expendable Trust Fund

This fund was established to account for assets bequested by a local citizen.

Deferred Compensation Agency Fund

This fund accounts for the City's employee deferred compensation plan administered by the ICMA Retirement Corporation. This deferred compensation plan was created in accordance with Internal Revenue Code Section 457.



CITY OF DILLINGHAM, ALASKA  
 Fiduciary Funds  
 Combining Balance Sheet  
 Year Ended June 30, 1997  
 (With comparative totals for June 30, 1996)

<u>Assets</u>	<u>Expendable Trust Funds</u>		<u>Non-Expendable Trust Fund</u>	<u>Agency Fund</u>	<u>Totals</u>	
	<u>Capital Projects</u>	<u>Ambulance Reserve</u>		<u>Deferred Compensation</u>	<u>1997</u>	<u>1996</u>
Cash and equivalents	\$ 291,976	42,930	275,887	-	610,793	314,906
Fixed assets	-	-	212,600	-	212,600	-
Property and rights under deferred compensation plan	-	-	-	336,597	336,597	274,198
	<u>\$ 291,976</u>	<u>42,930</u>	<u>488,487</u>	<u>336,597</u>	<u>1,159,990</u>	<u>589,104</u>
<u>Liabilities and Fund Balances</u>						
Liabilities - obligations to employees under deferred compensation plan	-	-	-	336,597	336,597	274,198
Fund balances:						
Reserved - capital	291,976	42,930	-	-	334,906	314,906
Unreserved	-	-	488,487	-	488,487	-
Total fund balances	<u>\$ 291,976</u>	<u>42,930</u>	<u>488,487</u>	<u>336,597</u>	<u>1,159,990</u>	<u>589,104</u>



CARLSON HOUSE

When the property was booked in 1997 through bequest by Mary Carlson,  
it was booked at the following:

<b>Assets</b>		
Land	\$84,800.00	
Building	\$77,800.00	(Current assessment - \$89,800)
Furnishings	\$50,000.00	(Anybody's guess)
Total Fixed Assets	\$212,600.00	
<b>Cash</b>		
Original Endowment (8/1997)	\$275,887.39	(These funds are totally restricted
Follow up Dispersal	\$50,000.00	and cannot be used at all.)
Total Cash Endowment	\$325,887.39	

<b>Revenue &amp; Expenses</b>	
Interest through 12/27/05	\$94,611.87
Expenses through 12/27/05	(\$19,764.21)
Fund Balance 12/27/05	\$613,335.05

*— must be kept paid for w/ interests*

<b>FY05 through FY07</b>	
Interest to be credited	
FLHB Bond	
FY '05	4419.75
FY '06	7907.88
FY '07	1213.26





CITY OF DILLINGHAM, ALASKA

Mary Carlson Estate Permanent Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

<i>Years Ended June 30,</i>	<u>2021</u>	<u>2020</u>
Revenues:		
Local sources:		
Investment income	\$ <u>3,095</u>	<u>18,185</u>
Expenditures:		
Community services:		
Utilities	642	655
Administrative overhead	234	153
Insurance	<u>1,604</u>	<u>1,081</u>
Total expenditures	<u>2,480</u>	<u>1,889</u>
Excess of revenues over expenditures	615	16,296
Fund balance at beginning of year	<u>367,955</u>	<u>351,659</u>
Fund balance at end of year	\$ <u><u>368,570</u></u>	<u><u>367,955</u></u>



CITY OF DILLINGHAM, ALASKA  
Mary Carlson Estate Permanent Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance

<i>Years Ended June 30,</i>	<u>2019</u>	<u>2018</u>
Revenues:		
Local sources:		
Investment income	\$ 8,580	1,443
Other	11	-
Total revenues	<u>8,591</u>	<u>1,443</u>
Expenditures:		
Community services:		
Utilities	533	582
Administrative overhead	150	129
Building repairs	-	7
Insurance	830	694
Total expenditures	<u>1,513</u>	<u>1,412</u>
Excess of revenues over expenditures	7,078	31
Other financing (uses):		
Transfers out	<u>-</u>	<u>-</u>
Net change in fund balance	7,078	31
Fund balance at beginning of year	<u>344,581</u>	<u>344,550</u>
Fund balance at end of year	<u>\$ 351,659</u>	<u>344,581</u>



## **The Estate of Mary E Carlson**

1. Pages 58 – 65 of the Historic Building Inventory Form. This was completed in 1992 and at the time was considered the 13<sup>th</sup> Building that was being nominated as a Historic Building within Dillingham



COPY

HISTORIC BUILDING INVENTORY FORM  
PHASE II- City of Dillingham, Alaska  
DIL92-13

<b>AHRP No.:</b> DIL-140	<b>Inventory No.:</b> DIL92-13
<b>Historic Name:</b> Carlson Residence	<b>Other Names:</b> N/A
<b>Current Owner:</b> Mary Emily Carlson	
<b>Current Use:</b> Residence	<b>Historic Use:</b> Residence
<b>Legal Description:</b> Lot 1, Block 16 U.S. Survey 2732 (Dillingham Townsite 5/23/49)	<b>USGS Quad:</b> Dillingham (A-7) Quadrangle, Alaska (1952)
<b>Date of Construction:</b> 1935-1937	

**BUILDING DESCRIPTION:**

The residence is a log and wood frame, cross-gabled building with three components: An 8 foot by 11 foot log cabin with an east-west gable; attached to a 19 foot wide by 35 foot long, 1½ story east-west axis addition on the east; with a 2-story 19 foot wide by 28 foot long cross-gable addition extending north at its east side.

The exterior materials are horizontal wood shingles with corrugated metal roofing and painted wood trim. A brick chimney extends from the west side of the 1½ story ridge. A metal flue extends from the north end of the two story ridge.

The south facade, the original front, has 6 over 6 wood double-hung and a wood entry door as well as 2 shed dormers. All other windows are 6 lite wood casements and awnings. There is a ½ lite entry door on the north side of the west facade of the 2-story wing. A basement hatch extends north off the north facade of the 1½ story wing.

**CONSTRUCTION HISTORY/ALTERATIONS/RELOCATIONS:**

The log cabin was begun in 1935 by Tommy Bryant and completed in 1939 by David Carlson. The 1½ story wing was added in 1980, when the logs were covered. Also, the 2 story wing was added as a 1 story kitchen in 1958, and altered to 2 stories in 1982.

The building is well maintained, and being considered for donation to the city as a museum.

**BUILDING HISTORY:**

The original owner/builder of the cabin was Tom Bryant, who was married to Ella Barratt's sister. After David Carlson came to the Nushagak Bay area, he purchased the unfinished cabin for \$600.00 in



Y903

Section . Item #1.

**HISTORIC BUILDING INVENTORY FORM  
PHASE II- City of Dillingham, Alaska  
DII92-13**

1937. It was reportedly "only a shell of logs" at the time. Carlson spent his first two years in the area, trapping out of a cabin up the Wood River with two other companions.

David Carlson met and married Mary Emily Smith in Dillingham January 18, 1941. She had been trained as a nurse in Philadelphia, Pennsylvania, and had come to Dillingham in 1939 in hopes of serving remote communities as a travelling nurse. Instead, Mary established her home in Dillingham, worked at the Kanakanak Hospital prior to WWII, and helped establish the Dillingham Public Health Center in 1948 (She was secretary/treasurer and David Carlson was president). The Health Center was important because there was a crisis in available health care in Dillingham at the time. Although it cost \$5 to go to the hospital in Kanakanak, the hospital, run by Indian Services, would treat non-Natives only in an emergency. The only doctor serving the hospital, Dr. Salazar, resigned to establish a practice in Ketchikan after WWII. In addition, the hospital was full of tuberculosis patients. Cabin fever was a problem with staff at the time, but was unrecognized.

Six nurses, including Mary Emily Carlson, jointly decided to assist people in the community with medical problems. Army nurses intervened, claiming that these nurses were practicing medicine without a license. Mary Emily Carlson's solution was the Public Health Center. A town council was held. The first Public Health nurse was Edna Crawford.

David Carlson, born in June 3, 1904 worked as a fisherman and was a Dillingham community leader who left the town his legacy of Journals (1932-1984) when he died on May 15, 1990. These diaries are located in the Dillingham Public Library. He was president of the Fisherman's Coop for 25 years (from 1946 to 1972) and served two terms as Mayor of Dillingham.

Pete Nelson, Sr. and Jim Downey worked with David in the Fisherman's Coop.

**BUILDING SIGNIFICANCE:**

Although the building has been altered extensively over its life, it is exemplary as the homestead of a couple who were active members of the growing Dillingham community, seeking to improve conditions by their efforts. Their efforts were related to the themes of community building, fishing, trapping and health care. The house itself contains a lifetime of accumulated artifacts which are expressive of the Carlson's role in the community.

Source(s): Tax assessor's card; Interviews: Mary Emily Carlson, 9/19/92 & 10/15/92

Surveyed by: June Cherry/Ben Cherry/ Bob King

Date: October 3, 1992



**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**ROLL: D92.04**  
**NEGATIVE: 1**  
**BY: Andrews & Anderson, P.C.**

**VIEW: North facade looking Southeast**  
**DATE: 9/22/92**  
**FIGURE 33**

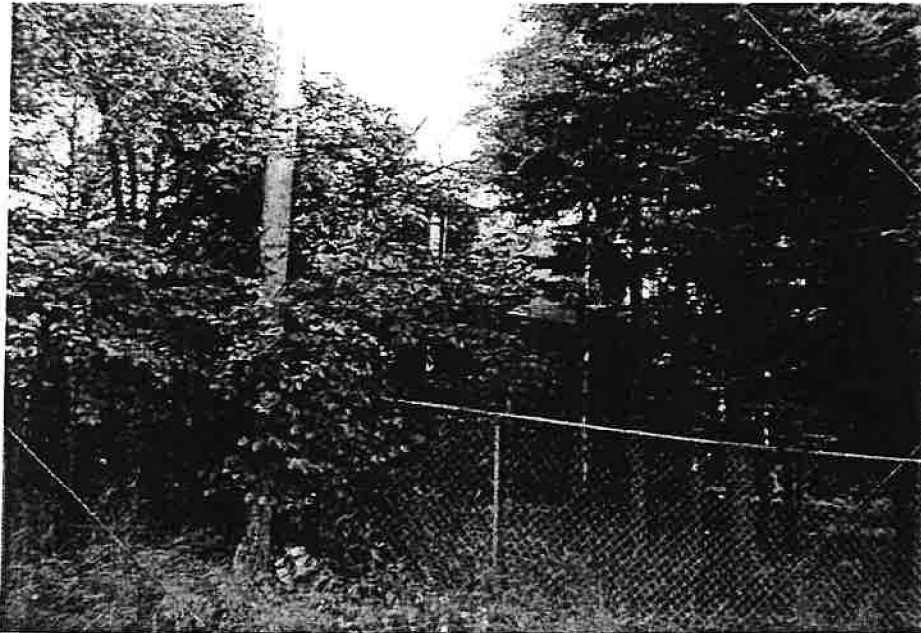


**ROLL: D92.04**  
**NEGATIVE: 2**  
**BY: Andrews & Anderson, P.C.**

**VIEW: West facade looking East**  
**DATE: 9/22/92**  
**FIGURE 34**



**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**ROLL: D92.04**  
**NEGATIVE: 3**  
**BY: Andrews & Anderson, P.C.**

**VIEW: South facade looking North**  
**DATE: 9/22/92**  
**FIGURE 35**



**ROLL: D92.04**  
**NEGATIVE: 36A**  
**BY: Andrews & Anderson, P.C.**

**VIEW: South facade looking Northeast**  
**DATE: 9/22/92**  
**FIGURE 36**



**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**ROLL: D92.04**  
**NEGATIVE: 36**  
**BY: Andrews & Anderson, P.C.**

**VIEW: North facade looking south**  
**DATE: 9/22/92**  
**FIGURE 37**



**ROLL: D93.05**  
**NEGATIVE: 21**  
**BY: Jay Barrett**

**VIEW: Generator shed, from Southeast**  
**DATE: 4/12/93**  
**FIGURE 38**





**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**ROLL: D93.05**  
**NEGATIVE: 19**  
**BY: Jay Barrett**

**VIEW: Generator Shed from Southwest**  
**DATE: 4/12/93**  
**FIGURE 39**

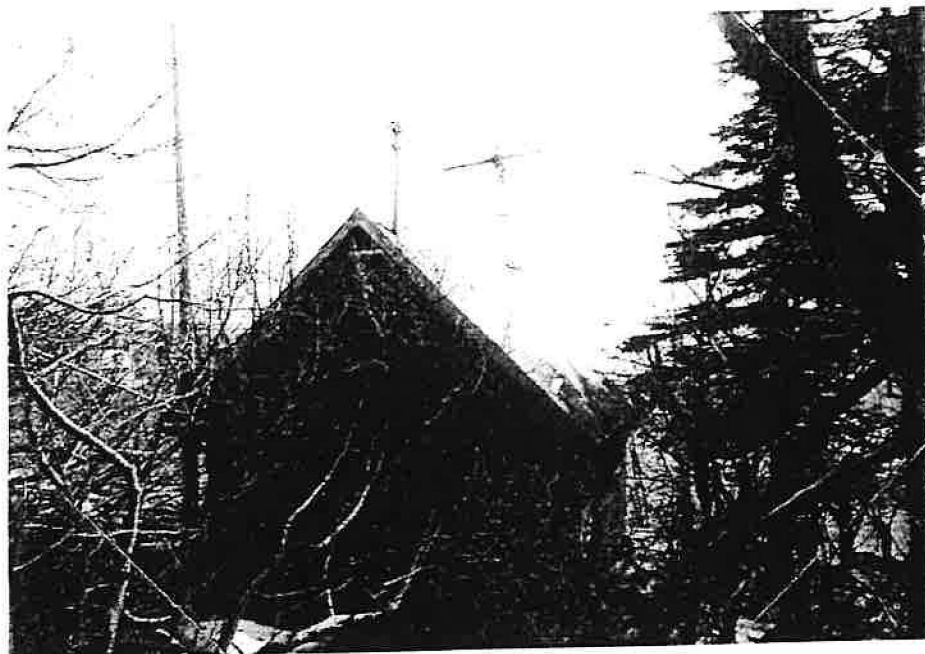


**ROLL: D93.05**  
**NEGATIVE: 18**  
**BY: Jay Barrett**

**VIEW: West Facade, From West**  
**DATE: 4/12/93**  
**FIGURE 40**

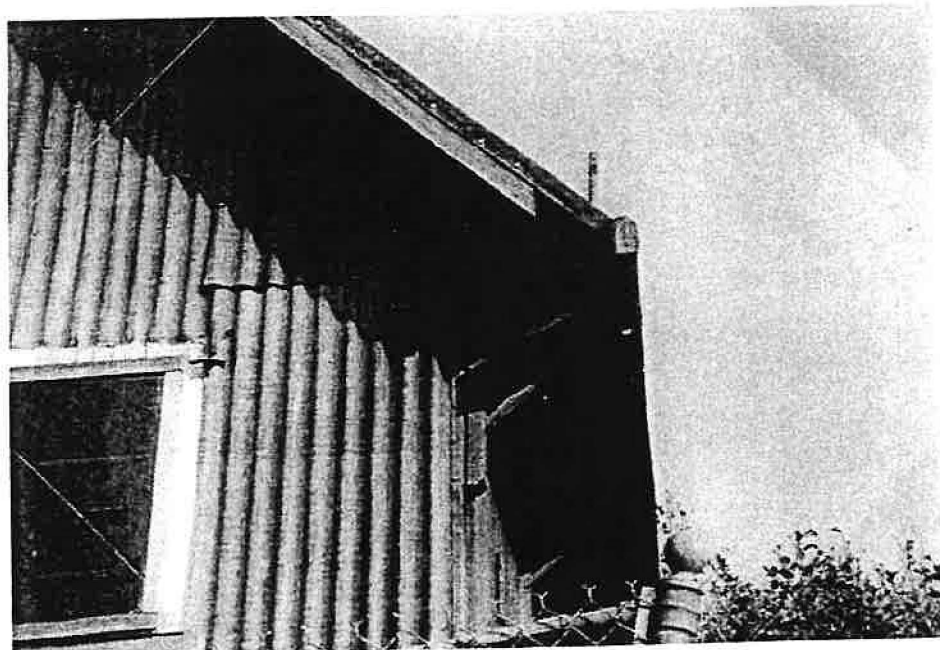


**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**ROLL: D93.05**  
**NEGATIVE: 17**  
**BY: Jay Barrett**

**VIEW: North Facade, From Northwest**  
**DATE: 4/12/93**  
**FIGURE 41**



**ROLL: D92.04**  
**NEGATIVE: 5**  
**BY: Andrews & Anderson, P.C.**

**VIEW: Detail of generator shed, South**  
**Facade**  
**DATE: 9/22/92**  
**FIGURE 42**



**HISTORIC BUILDING INVENTORY FORM**  
**PHASE II- City of Dillingham, Alaska**  
**DIL92-13**



**Photo Courtesy**  
**Mary Emily Carlson**

**View looking east at**  
**Carlson and Adkison Residences**  
**Date: c.1950-60**  
**FIGURE 43**



## **Carlson House Structural Condition Inspection**

1. A request was made in October of 2009 by the City of Dillingham to conduct a structural assessment of the buildings on the Carlson Property. An 11-page document was created by Oien Associates, Inc and provided to then City Manager, Janice Shilanski.





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November 24, 2009

Janice Shilanski  
City Manager  
The City of Dillingham  
PO Box 889  
Dillingham, Alaska 99576

Re: Structural Condition Inspection  
Carson House

Ms. Shilanski,

As requested, On October 22, 2009, I visited the Carson House in Dillingham, Alaska, to assess the structural condition of the building and the feasibility of any repair needed, and to recommend whether or not it can be occupied by a caretaker for the winter.

### Observations

The house is a wood framed structure building in 1941. The house sits on a sloped view lot near the center of town, and there has been some site grading accomplished recently.

The exterior walls are wood framed, with ship lap sheathing (assumed) and cedar shake siding.

The roof is stick framed wood members with ship lap diagonal sheathing (assumed), and 26 or 29 gauge corrugated metal roofing.

There is a very apparent musty or moldy smell upon entering the house, though there is temporary heat, the mold is very prevalent throughout the crawl space.

The finishes on the interior of the building are in good shape. I did not do any destructive inspection to see if there was any rot or water damage in the roof or wall framing, though I saw no evidence of roof venting, so this may need to be explored.

There are 2 distinct floor areas, one below the living room area, and one below the kitchen area.

- The living room floor is framed with dimensional lumber – 2x12's @ 16" o.c., and there is water damage and rot evident at the outside end of these. The exterior foundation appears to be concrete footing with a wood foundation wall. This foundation wall is failing by the soil pressure and the fact that it has years of water damage and rot. The floor rim joist is all rotten as well.



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- Below the kitchen area, which appears to be a separate addition, there is a crawl space approximately 5' deep, with a water heater and other plumbing. The floor joist in this area are ok, as they appear to be mostly above the exterior grade surface. There are supporting beam members that are heavily molded. The foundation walls appear to be a mixture of stacked ungrouted concrete block and wood foundation wall. Much of this is moldy and rotten as well.

### Recommendations

The following remedial actions must be taken, at a minimum, to make the structure sound;

1. Temporarily support the structure and raise in order to install new floor framing and foundation
2. Re-grade around the building to provide for positive drainage away from the building. Provide a new finish floor height enough to accomplish this.
3. Remove and replace all rotten floor joist and subflooring. This appears to be at least ½ of the building
4. Provide new foundation walls (these can be pressure treated wood), with a concrete footing.
5. Provide new beams, with posts and pads, below the current structure throughout.

As we discussed during my visit, the structure can structurally last through the winter if occupied, though I highly recommend not occupying the building more for the health hazard due to the high mold content.

There are some other code related issues I'd like to bring up that are normally out of my scope of inspection services

- The stairs to the bedrooms upstairs are not to code if occupied
- The windows for the bedrooms upstairs need to be egress windows if occupied as sleeping quarters
- I didn't look at the wiring, though I am suspect that this needs to be upgraded, and for basic life safety there needs to be smoke detectors in each bedroom and each level, and a carbon monoxide detector on each living level, again if occupied
- I didn't review the mechanical systems, though there may be some upgrading to accomplish here for the plumbing and heating systems.
- Though not a code issue, the exterior siding will need to be repainted.
- The exterior metal roofing appears sound, though through additional inspection may need to be repaired or replaced.

To fully determine what is required, inspection by licensed architect, mechanical and electrical engineers should be conducted.

It is difficult to determine a cost to repair this structure without a full design, but I estimate a range of \$100,000 to \$150,000 to accomplish what is needed to make the structure structurally sound. Any other



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code required upgrades mentioned above would be in addition to this. I'd recommend a full structural design, as well as the supplementary inspections noted above.

We can provide this design, and detail drawings for bidding purposes. I've attached a separate proposal for Oien Associates to provide this design work.

The house is on a very nice view lot in town, and it can be repaired though it may be costly.

I've included photos with narrative for the items I saw during my inspection. If you have any questions regarding this, please call me.

Sincerely,  
Oien Associates, Inc.



Ben C. Oien, P.E.  
Principal  
Alaska License No CE-9141

Enclosures

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Exterior



Typical Exterior





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Upper Floor Windows



Front of the house



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Floor below the living room



Floor joist below the living room. Note the stacked block and beam in the center, this should all be replaced with post and pads and positive connections.



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Typical support beam below the kitchen, the white substance is mold on the beam. Note the mold up on the underside of the floor sheathing as well.



Framing below the kitchen area, the steel pipe support were apparently added, though note all of the white mold on the beams



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Water Heater in crawl space



See the stacked up block and timbers for the exterior foundation wall in the distance, note the mold again





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As you can see here, the floor joist are in ok condition, though where the soil is right below the joist, this would need to be upgraded. Floor joist cannot be closer than 18” to exposed soil.



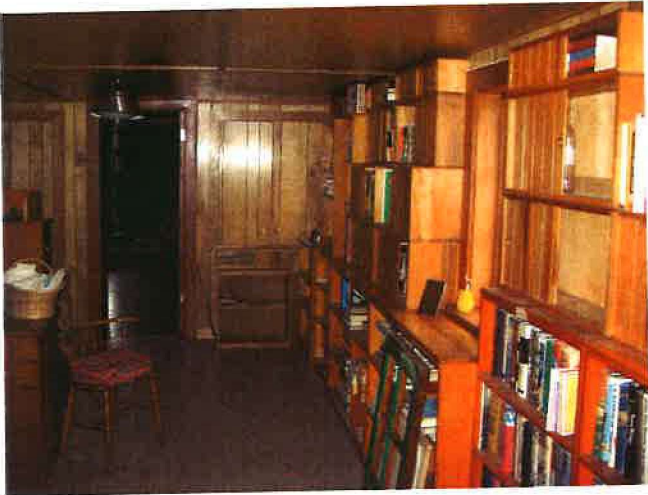
Another view of the tall crawl space, note the water damage and mold on the plywood foundation wall covering.



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The interior is in good condition





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