

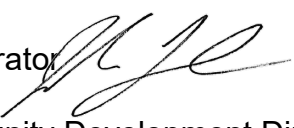



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Mayor Eisenbeisz and Assembly Members

**Thru:** John Leach, Municipal Administrator 

**From:** Amy Ainslie, Planning & Community Development Director 

**Date:** January 13, 2025

**Subject:** FY24 Historic Preservation Grants for Certified Local Governments:  
Japonski Island Boathouse

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### Background

The Sitka Maritime Heritage Society (SMHS) has requested that the City & Borough of Sitka (CBS) apply for a pass-through grant under the Historic Preservation Fund Grant for Certified Local Governments to support continued restoration of the Japonski Island Boathouse. The Historic Preservation Commission unanimously recommended approval at their regular meeting on January 8, 2025.

Under this grant, SMHS seeks to purchase and install aluminum handrails, install exterior doors with emergency push/panic bars, construct a catwalk between the workshop and exhibit room, add shiplap boards to unfinished exterior walls and final exterior painting, finish grading for ADA wheelchair access, add insulation underneath the boathouse, and host an open house for the community with a presentation of Sitka's maritime and WWII history.

The State of Alaska Office of History and Archeology announced the FY24 grant opportunity on November 6, 2024. The application deadline is February 7, 2025.

### Analysis

The subgrantee must follow all applicable federal, state, and city requirements regarding procurement, entity status, and reporting. Qualified historic preservation professionals must be consulted throughout the project as directed by the State Historic Preservation Office. If awarded, a municipal subgrantee agreement must be signed prior to commencement of the project. An administrative fee will be charged to the grant in accordance with Finance Department policy.

It is important to note that as we are the property owners in this case, CBS has signed a covenant agreement for this property that was recorded and approved by the State on October 8, 2024. The covenant has been included as an attachment. Generally, the covenant obligates CBS to maintain the property in a good and sound state, apply *The Secretary of the Interior's Standards for the Treatment of Historic Properties* ("the Secretary's Standards") for all proposed work, receive written approval from the State Historic Preservation Office (SHPO) for any proposed alterations to the building or activities that would affect archaeological resources, and have opportunities for the public to visit the property. This covenant has been granted for a period of seventeen years commencing on the date it was recorded.

The lease for this property was signed by CBS on February 14, 2005 and has a term of 20 years with three, 10-year extensions available. The lease requires that the lessee, Sitka Maritime Heritage Society, pay \$1 every year for the lease, and keep an active liability insurance policy of \$500,000 for the building, and name CBS as an additional insured party. Based on these lease terms, Sitka Maritime Heritage Society is currently in good standing.

### **Fiscal Note**

The grant application is for a 60-40 match grant. The Sitka Maritime Heritage Society intends to contribute \$33,333 with in-kind and donated resources and requests \$50,000 from the Historic Preservation Fund for Certified Local Governments (Federal Share). CBS retains approximately 8.5% to cover administrative costs associated with grant management and reporting requirements.

### **Recommendation**

Approve the resolution supporting the grant application.

Documents in Application & Supporting Documentation:

- Grant Announcement
- Application
- Photos
- Budget Table
- Covenant
- Lease Agreement

CITY AND BOROUGH OF SITKA

RESOLUTION NO. 2025-04

**A RESOLUTION BY THE CITY AND BOROUGH OF SITKA  
SUPPORTING SITKA MARITIME HERITAGE SOCIETY’S APPLICATION UNDER  
THE FY24 HISTORIC PRESERVATION FUND GRANT PROGRAM FOR CERTIFIED  
LOCAL GOVERNMENTS**

**WHEREAS,** the mission of the Sitka Maritime Heritage Society is to preserve our region’s rich maritime history and promote knowledge of maritime heritage and skills; and

**WHEREAS,** the historic Japonski Island Boathouse holds cultural significance for the community; and

**WHEREAS,** the Sitka Maritime Heritage Society’s goal through this grant application is to continue historic restoration of the Japonski Island Boathouse which is a distinctive waterfront structure built as a part of Sitka’s Naval Air Station in 1941; and

**WHEREAS,** the Sitka Maritime Heritage Society proposes to contribute \$33,333 of in-kind, donated, and purchased resources to the project while requesting \$50,000 from the Historic Preservation Fund for Certified Local Governments; and

**WHEREAS,** the Sitka Maritime Heritage Society, if awarded the grant, will be obligated to follow all applicable federal, state, and city requirements regarding procurement, entity status, and reporting. If awarded, a municipal subgrantee agreement must be signed prior to commencement of the project and an administrative fee will be charged to the grant in accordance with Finance Department policy; and

**NOW BE IT RESOLVED** that the Assembly of the City and Borough of Sitka hereby supports the FY24 application of the Sitka Maritime Heritage Society for a \$83,333.00 grant through the Historic Preservation Fund Grant program for Certified Local Governments.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska this 28<sup>th</sup> day of January 2025.

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Timothy Pike, Deputy Mayor

ATTEST:

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Sara Peterson, MMC  
Municipal Clerk

1<sup>st</sup> and final reading: 1/28/25  
Sponsor: Administrator