

Preliminary Decision & Proposed Concession Contract
Arctic Valley Ski Area
Chugach State Park
Division of Parks & Outdoor Recreation
Department of Natural Resources
State of Alaska

Introduction

Arctic Valley Ski Area is located northeast of Anchorage on Rendezvous Peak. The ski area is leased and operated by the Anchorage Ski Club (ASC), a registered non-profit. The Arctic Valley area was conveyed to the State of Alaska in 1967 and the ASC leased this land from the State for the continued operation of the existing ski area. In 1970, Chugach State Park was created.

The ASC lease will expire on November 19, 2022. The Anchorage Ski Club would like to continue operating Arctic Valley Ski Area, and they have approached the Alaska Department of Natural Resources (DNR), Division of Parks and Outdoor Recreation (DPOR) about a lease extension or other options for the continued operation of the ski area.

The Alaska Constitution and the statutes that created Chugach State Park prevent DPOR from issuing a lease renewal or new lease to ASC for Arctic Valley. DPOR is considering authorizing the continued operation of Arctic Valley Ski Area by Anchorage Ski Club through a concession contract, under AS 36.30 and AS 41.21.027. This proposed commissioner's finding describes the background, history, and relevant facts, along with findings which are required by those statutes and related regulations. A map of the area, public notice flyer, and a proposed concession contract are attached.

DPOR is seeking public comments on this proposed finding and concession contract as described below. Following the public comment period, DPOR will decide whether to proceed with the proposed concession contract.

Public Notice, Public Hearings, and Public Comment

Consistent with the requirement of AS 41.21.027(c)(3)(B), public notice of this preliminary decision and proposed concession contract are being published on the State of Alaska's Public Notice website, on the DNR and DPOR websites, on DPOR social media accounts, being distributed to the Chugach State Park Advisory Board, and the Municipality of Anchorage. The public notices will be distributed on November 21, 2018.

Public meetings, at which representatives of DPOR and Anchorage Ski Club will be available to answer questions, will be held:

Tuesday, November 27 from 6:00 PM to 7:30 PM
Eagle River Town Center (same building as Chugiak-Eagle River Library)
Community Room 170
12001 Business Blvd
Eagle River, AK 99577

Thursday, December 6 from 6:00 PM to 7:30 PM
Atwood Building, Room 106

550 W 7th Ave
Anchorage, AK 99577

The public may submit written comments regarding the proposed decision and proposed concession contract. **Comments must be received by 5:00 PM on Friday, December 28, 2018 to be considered timely.** Send all comments to:

Arctic Valley Ski Area Comments
Attn: Dan Beutel
Email: dan.beutel@alaska.gov
Mail: 550 W 7th Ave, Suite 1380, Anchorage, AK, 99501

DPOR will consider all timely written comments received. If analysis of the comments indicates the need for significant changes to this Preliminary Decision, additional public notice will be given. If this Preliminary Decision and proposed contract are approved without significant changes, a Final Finding & Decision will be issued without further public notice.

Upon issuance of the Final Finding & Decision, a copy of the final decision will be posted on the DPOR website and sent to anyone who comments along with an explanation of the appeal process.

History and Background

Arctic Valley Ski Area is located northeast of Anchorage on Rendezvous Peak. The ski area is owned and operated by the Anchorage Ski Club (ASC), a registered non-profit. ASC was organized in 1937, Arctic Valley Road and the first rope tows at Arctic Valley Ski Area were built by the U.S. Army and ASC in 1944-45. ASC has constructed and maintains two chairlifts and a T-Bar as well as a lodge, parking area, toilets, and hiking trails at Arctic Valley.

The State of Alaska received title to the area of Arctic Valley in July 1967. The Alaska Department of Natural Resources (DNR) issued a lease, ADL 32018, to the ski club on November 20, 1967. The lease was for 55 years and will expire on November 19, 2022. Please see Attachment 1: Map for a depiction of the lease boundaries.

In 1970, Chugach State Park was created by Alaska Statutes (AS) 41.21.120-125. The park boundaries described in AS 41.21.121 include the area which was leased to Anchorage Ski Club, but AS 41.21.121 excluded valid entries from the park. DNR lacks the authority to renew the lease when it expires.

The Anchorage Ski Club also holds a water right, ADL 65944, in the area. This water right allows ASC to use up to 3,000 gallons of water per day from a well drilled near the lodge. ASC has applied for a Temporary Water Use Authorization (TWUA) A2017-53 for additional water for snowmaking.

The Anchorage Ski Club also holds a special land use permit issued by Chugach State Park for the use of land north and south of their lease for ski area operations. This permit allows temporary signage, avalanche control work, and snow grooming in the area; it does not allow

construction of permanent facilities. Please see Attachment 1: Map for a depiction of the permit boundaries.

Arctic Valley Ski Area is open for skiing and snowboarding during the winter and early spring. The ski area primarily operates on weekends and holidays and is currently closed most weekdays. The area is used for hiking, berry picking, and other recreational activities year-round. The public has free access to the area when ski operations are not taking place. Day-use tickets and annual memberships for ASC are available to the public.

Access to this area is by the Arctic Valley Road, which runs from the Glenn Highway to the ski area. The road is a steep, winding gravel road. Most of the road is on Joint Base Elmendorf Richardson land. The Anchorage Ski Club has a well-established relationship with the U.S. Army, which has been a significant factor in keeping this road open and maintained.

Current Lease, ADL 32018

DNR issued a lease, serialized as file ADL 32018, effective November 20, 1967. The land included in the lease is:

Township 13 North, Range 1 West, Seward Meridian

Section 5: SW1/4NW1/4

Section 6: S1/2N1/2, N1/2SW1/4, NW1/4SE1/4

The lease boundary is depicted on Attachment A: Map. The ASC is in good standing and has maintained the land in good condition as required by the lease. ASC currently pays an annual rent of \$761.10; the rent was calculated based on an earlier appraisal of the fair market value, the ASC's non-profit status, and the rent increases allowed under the terms of the lease.

Title, Park Designation, and Management Plans

The State of Alaska, Department of Natural Resources received Tentative Approval (title) to this area on July 14, 1967. The DNR title file is MH 154.

In 1970, the state legislature created Chugach State Park, codified at Alaska Statute (AS) 41.21.120-125. Arctic Valley is part of the recreational area described in AS 41.21.121. The park designation was subject to valid existing entries, including the lease.

The Chugach State Park Management Plan (CSPMP) was adopted on February 29, 2016 after an extensive public comment and review process. The CSPMP designates the Arctic Valley Ski area as recreation development within the Ship Creek Unit, with the purpose of providing "easy and well-defined access points into the park, and by developing appropriate facilities." Regarding commercial lodges or resorts in the recreation development zone, the plan says they are:

Allowed only under concession contract and when compatible with park purposes, when consistent with a management plan, when enhancing public use and enjoyment of the park, and when a similar experience cannot be provided outside the park.

The CSPMP specifically addresses Arctic Valley Ski Area in the Ship Creek Planning Unit section on pages 97-100 of the plan. In the management intent section for the Ship Creek Unit,

the plan calls for DPOR to “work with the Anchorage Ski Club, Inc. to enhance recreational opportunities.” The CSPMP refers to the eventual expiration of the ASC lease:

The lease, once it expires, must be converted to another form of authorization such as a concessions contract that allows for services and facilities of this nature within a park unit.

The plan further recommends that DPOR, “upgrade the area to enhance recreational opportunities” and that “any facility enhancements or upgrades shall be made in keeping with park standards and in consultation with park staff.”

Anchorage Ski Club

The Anchorage Ski Club, Inc. is an IRS registered 501(c)(3) Tax Exempt Organization, EIN 92-6003384. The mission of ASC, according to the club bylaws, is “to provide recreational and educational opportunities in Arctic Valley.”

Existing Infrastructure

There are currently two chairlifts, a T-bar lift, and a tubing lift in operation at Arctic Valley. The Alpenglow Lodge, Rendezvous Café, and maintenance buildings associated with the lifts. The lifts, buildings, and related improvements are owned by the ASC.

Access to Arctic Valley is by the Arctic Valley Road, which is primarily located on military land, and is owned and maintained by the U.S. Army.

Future plans

Anchorage Ski Club would like to continue operating the Arctic Valley Ski Area. As part of their continued operations, they would like to invest in maintenance and possible upgrades to their infrastructure. Prior to making long term investments, the ASC has expressed the desire for a long-term agreement with the State regarding Arctic Valley Ski Area.

Lease renewal

Because the existing lease pre-dates creation of the park, it is a valid entry under AS 41.21.121. However, lease renewal is not an option because the legislature withdrew all state land within the boundaries of Chugach State Park from the public domain when it created the park. Interests in land reserved by the legislature from the public domain under Article VIII, section 7 of the Alaska Constitution may not be conveyed out of state ownership.¹

Proposed Concession Contract

AS 41.21.027 (a) provides, “subject to the restrictions in this section, the state may enter into concession contracts under AS 36 to provide services or construct facilities in a park unit.” Consistent with AS 41.21.027 and AS 36.30, DNR is considering entering into a 20-year concession contract with the Anchorage Ski Club for the continued operation of Arctic Valley Ski Area. The concession contract would include renewal options with the mutual agreement of DNR and ASC. This contract would allow for continued operation of the ski area after the expiration of the existing lease, which as discussed above, cannot be renewed.

¹ Alaska Const. Art. VIII, sec. 7; AS 41.21.120; *SOP v. State*, 310 P.3d 962 (Alaska 2013).

This document is a preliminary decision, which is required under AS 41.21.027(c)(2), prior to entering into a concession contract under AS 41.21.027. The specific findings required by AS 41.21.027(b) and (c) are described in detail below.

Consistent with AS 41.21.027(c)(1), DPOR has made a preliminary inquiry with the Chugach State Park Advisory Board, at the board meeting on April 9, 2018. Representatives of the Anchorage Ski Club and the DPOR presented the proposal to issue a concession contract. Meeting attendees and board members were asked to comment at the meeting or to send in written comments later. The comments were generally supportive of the proposal to continue ski area operations by Anchorage Ski Club, as long as the public retains the right to use and access the area. Several commenters also stressed the importance of the concession contract allowing for future changes in recreational activity, for example as the popularity of various activities changes and new activities are developed. One commenter suggested providing for the development of new trail connections, specifically a trail to Ship Creek Valley which stays within the park and avoids military lands.

The findings required by 41.21.027(c)(2) are as follows.

- (A) an assessment of existing visitor uses that may be affected by the activities of the contractor;

The existing visitor uses are primarily skiing, snowboarding, and tubing using ASC's facilities. Off-season uses include hiking, berry picking, and sightseeing. The parking area is used to access the ridge that includes Mt. Gordon Lyon and Rendezvous Peak. The contract will allow these uses to continue and provide for the continued maintenance of the road, parking area, trails, and toilets which are required for these uses.

- (B) an assessment of the potential conflicts or significant effects on park wildlife, water, scenic values, or other resources;

The ski area has been operating for many years with little or no effect on wildlife, water quality, scenic values, or other resources. No conflicts have been reported, and the potential for conflicts is limited. The ASC will be required to maintain or obtain water rights or temporary water use authorizations for all water use. The proposed concession contract will require that the operator continue to minimize impacts on wildlife, water, scenic values and other park resources.

- (C) an identification of the types of services or goods that the contractor is to provide;

As described in the proposed contract, which is attached, the contractor would operate and maintain the ski area, consisting of two chair lifts, one T-bar, a tubing park, and the day-use lodge during the ski season. ASC would sell lift tickets for skiing and snowboarding, tubing lift tickets, and may sell ski and snowboard accessories, food, and beverages in the lodge.

The contractor would also maintain the parking area, outhouses, and hiking trails for year-round use. The contractor would collaborate with the U.S. Army on road maintenance.

With the approval of the Division of Parks & Outdoor Recreation (DPOR), the contractor may upgrade or replace the existing facilities. New facilities close to the existing facilities may also be constructed by the contractor with the approval of DPOR. All facilities will be required to be constructed in a manner that is consistent with DPOR standards.

The contractor may rent the lodge for private events or open the lodge to the public during the non-skiing season. The contractor could introduce new activities with the approval of DPOR.

(D) the terms and conditions of the contract;

A proposed contract is attached.

(E) a determination of whether the contract activity would be more appropriately located on land outside of the park or on private land within the park; and

The ski area, including the lifts and buildings, currently exists on park land. No comparable private land inside the park or land outside of the park is available. Construction of a new ski area or a relocated ski area would be considerably more expensive than the continued operation of the existing ski area and may not be economically viable.

(F) the views and comments of the park advisory board, when one exists, for the park unit in which the activity is being considered;

DPOR and ASC representatives informed the Chugach State Park Advisory Board at the April 9, 2018 meeting of the proposed concession contract. The board members were encouraged to submit comments at the meeting or in writing after the meeting. The comments were supportive of the continued operation of the ski area. Board member comments encouraged DPOR to provide for public access to and around the ski area, to provide for possible future trail connections, and to allow for the development of new activities. The proposed contract will require ASC to allow public access. The proposed contract also provides for the creation of new trails and for the introduction of new activities with the approval of DPOR.

Under AS 41.21.027(b), “The state may not enter into a concession contract under (a) of this section if the proposed contract involves estimated annual gross receipts of more than \$100,000, construction of facilities, a term longer than four years, or the provision of services other than those normally provided at similar facilities managed by the state, unless the commissioner finds that the proposed concession contract” meets several criteria, as described below. This proposed concession contract would be for a term longer than four years, will provide services other than those normally provided by the state, and may involve the construction of facilities. Therefore, the commissioner must find that the proposed concession contract meets the following criteria.

- (1) will implement the purposes of the park unit and is authorized by the park management plan, if any, that applies to the park unit;

Alaska Statute 41.21.121 and the Chugach State Park Management Plan designate this area of Chugach State Park as a recreational area. The ski area is consistent with the recreational area designation and is authorized by the park management plan. The plan is addressed in more detail above.

- (2) will enhance public use and enjoyment of the park unit while maintaining a high quality environment and the opportunity for high quality recreational experiences;

The proposed concession contract will facilitate high quality recreational experiences by allowing for the operation and maintenance of the ski area, road and parking area, and hiking trails. The proposed concession contract will also facilitate the ongoing maintenance of Arctic Valley Road, ensuring continued public access to this portion of the park.

- (3) will provide services or facilities that are not feasible or affordable for the state to provide directly;

The ski area provides a high quality recreational experience that would not be economical or prudent for DPOR to provide directly, due to staffing and budget constraints.

- (4) will not create unacceptable adverse environmental effects;

The proposed concession contract would allow the continued operation of a ski area within an area it has been operating for over 70 years, and would not create any unacceptable adverse environmental effects. The proposed concession contract will require that the operator continue to minimize impacts on wildlife, water, scenic values and other park resources.

- (5) is based on a need and desire of the public;

The public, as represented by the Chugach State Park Advisory Board, has expressed interest in the continued operation of Arctic Valley Ski Area.

Membership in the Anchorage Ski Club is open to the public, and ASC has over 450 members. The ASC has existed for over 70 years, operating Arctic Valley Ski area, largely by volunteers. ASC members volunteer over 3,000 hours each year to keep the ski area operating. The public has demonstrated an interest in the continued operation of the ski area by volunteering time to keep the ski area operating. The public had also demonstrated an interest in the area by buying lift tickets to ski; ski area had over 2,700 skier days and 6,500 tubing days in 2018.

This decision will go to the public for review and comment before a contract is signed.

- (6) recognizes and accommodates, at no cost, ordinary uses in a park unit;

The proposed concession contract will require that the public be allowed continued use the area without charge when ski operations are not occurring. During ski operations, the public will be allowed access around the ski area.

The Anchorage Ski Club will be allowed to charge a parking fee for use of the parking area which they maintain. The fee for parking cannot be higher than the equivalent parking fee at similar park locations, such as South Fork Eagle River and Glen Alps. State Parks parking decals are not valid for the Arctic Valley parking lot.

- (7) requires the contractor to hire residents of the state, to the extent available and qualified, when hiring persons to work in the park under the contract;

The proposed concession contract requires the contractor to hire residents of the state, consistent with this section. The Anchorage Ski Club has largely depended on member volunteers, who are generally local residents, for the daily operation of the ski area, and intends to continue to do so.

- (8) provides the state with a fair and equitable portion, in money or services, of the contractor's receipts from the provision of the service or the operation of the facility;

The proposed concession contract will provide the state with 2.5% of the Arctic Valley revenues. In recent years, total revenues were approximately \$400,000 per year, so the payment would have been \$10,000 per year.

This represents a significant increase over the rent paid under the current lease of \$761.10 per year. This rent is consistent with leases of federal land to other ski areas. Because the rent will be a percentage of the revenues, the rent remains low enough to avoid constraining ASC's operations while providing a fair return to the state.

The proposed concession contract would allow for the payment of up to half of the annual fee in kind through maintenance of the parking area, road, toilets, and hiking trails.

- (9) provides that the department retains control over the level of fees and the design and appearance of any facility to be constructed;

The proposed concession contract requires DPOR approval of fees and the design and appearance of any facilities to be constructed.

- (10) encourages the contractor to accommodate visitors with special circumstances, including persons with disabilities, senior citizens, and school children; and

The contractor will be encouraged to maintain facilities which are accessible to all, and the identify ways to accommodate visitors who are not served by the existing facilities. ASC currently seeks to improve access to the area for everyone in several ways.

The main floor of the Alpenglöw Lodge and the trailhead toilet facilities are ADA accessible.

ASC has made trail improvements and will continue to make trail improvements which to improve access for hikers of all ages and abilities.

ASC is repairing the existing rope tow south of the lodge, which will provide a facility for beginner skiers.

For 2019 ASC has restarted a ski racing team to introduce a new generation to ski racing and promote youth development.

- (11) provides that the contract may be terminated if the contractor fails to fulfill the requirements of this section or the contract.

The proposed concession contract includes provisions required by state law for the termination of the contract for non-compliance with material contract provisions as required by AS 41.21.027, AS 36.30, or the requirements of the contract.

As described above, the proposed concession contract would be consistent with the requirements of AS 41.21.027.

The proposed concession contract would be negotiated with Anchorage Ski Club as a single source procurement under AS 36.30.300. If this preliminary decision is approved after public notice and comment, DNR will proceed with the sole source findings required by AS 36.30.300 and 2 AAC 12.410-420. This contract would qualify for a sole source procurement under 2 AAC 12.410(d)(6) "...for operation of a concession contract on state property by a nonprofit organization whose sole purpose is to operate the concession and provide other public services on the property."

Alternatives and Recommendations

DNR DPOR is considering the following alternatives:

Alternative 1 (preferred): Issue a concession contract, consistent with this preliminary decision, for the operation of the Arctic Valley Ski Area to Anchorage Ski Club through a non-competitive procurement process, as authorized by AS 41.21.027 and AS 36.30.300.

Alternative 2: Issue a concession contract to operate the Arctic Valley Ski Area through competitive bidding.

Alternative 3: Do not issue a concession contract and allow the Anchorage Ski Club lease to expire on November 19, 2022.

The continued operation of Arctic Valley Ski Area will provide the public with high quality recreational opportunities in Chugach State Park, consistent AS 41.21.121 and the Chugach State Park Management Plan. In addition to skiing and snowboarding, the ski area concessionaire will, as part of the contract, coordinate with the U.S. Army to maintain public access to the park on the road across military land, provide parking with restrooms year-round, and maintain and improve hiking trails in the area. ASC has owned and operated Arctic Valley Ski area for over 70 years, and has the knowledge, personnel, and equipment to successfully continue operating the ski area. Therefore, alternative 1, a concession contract with ASC through the sole-source procurement process is the preferred alternative. The ASC is an appropriate candidate for sole-source procurement under 2 AAC 12.410(d)(6) as a "nonprofit organization whose sole purpose is to operate the concession and provide other public services" on the state property.

Alternative 2, issuing a concession contract through competitive bidding may provide the public recreational benefits described above. However, the existing infrastructure at Arctic Valley is owned by Anchorage Ski Club, and they could choose to remove it in accordance with the existing lease requirements. DPOR is not aware of other entities which are interested in operating the Arctic Valley Ski Area. The ASC has over 70 years of experience and expertise in area and is interested in and capable of continuing to operate the ski area. If DPOR receives interest from another qualified party during the public comment period, DPOR may consider competitive bidding for the operation of Arctic Valley Ski Area. If DPOR decides to accept competitive bids based on interest expressed during the public comment period, a revised version of this preliminary decision and public notice will be distributed.

Alternative 3 is to allow the lease to expire in 2022 without an arrangement for the continued operation of the Arctic Valley Ski Area. In this scenario, the ski area would cease operation, and the public would lose the recreational opportunities described above. Furthermore, DPOR would be expected by the public to take over maintenance of the parking area, road, and trails to retain public access to the area. This would represent a significant expense to DPOR, and there is no additional state funding expected to pay for these costs. Under this alternative, the ASC would be required under to remove their property within 60 days of lease expiration. The removal and restoration work would be expensive, time consuming, and creates the possibility of ASC abandoning property which DPOR would then need to clean up at state expense. Due to the loss of recreational opportunities and loss of maintenance of facilities for public access, allowing the lease to expire without any provision for the ongoing operation of the ski area is not recommended.

As described above, alternative 1, issuance of a concession contract for the operation of Arctic Valley Ski Area to the Anchorage Ski Club through the single source procurement process is the recommended course of action. The contract should contain conditions required by AS 41.21.027 and other conditions necessary to protect the public interest.

/s/ signature on file 11/21/2018

Dan Beutel
Natural Resource Specialist III
Division of Parks & Outdoor Recreation
Department of Natural Resources
State of Alaska

Date

I concur with the recommendation.

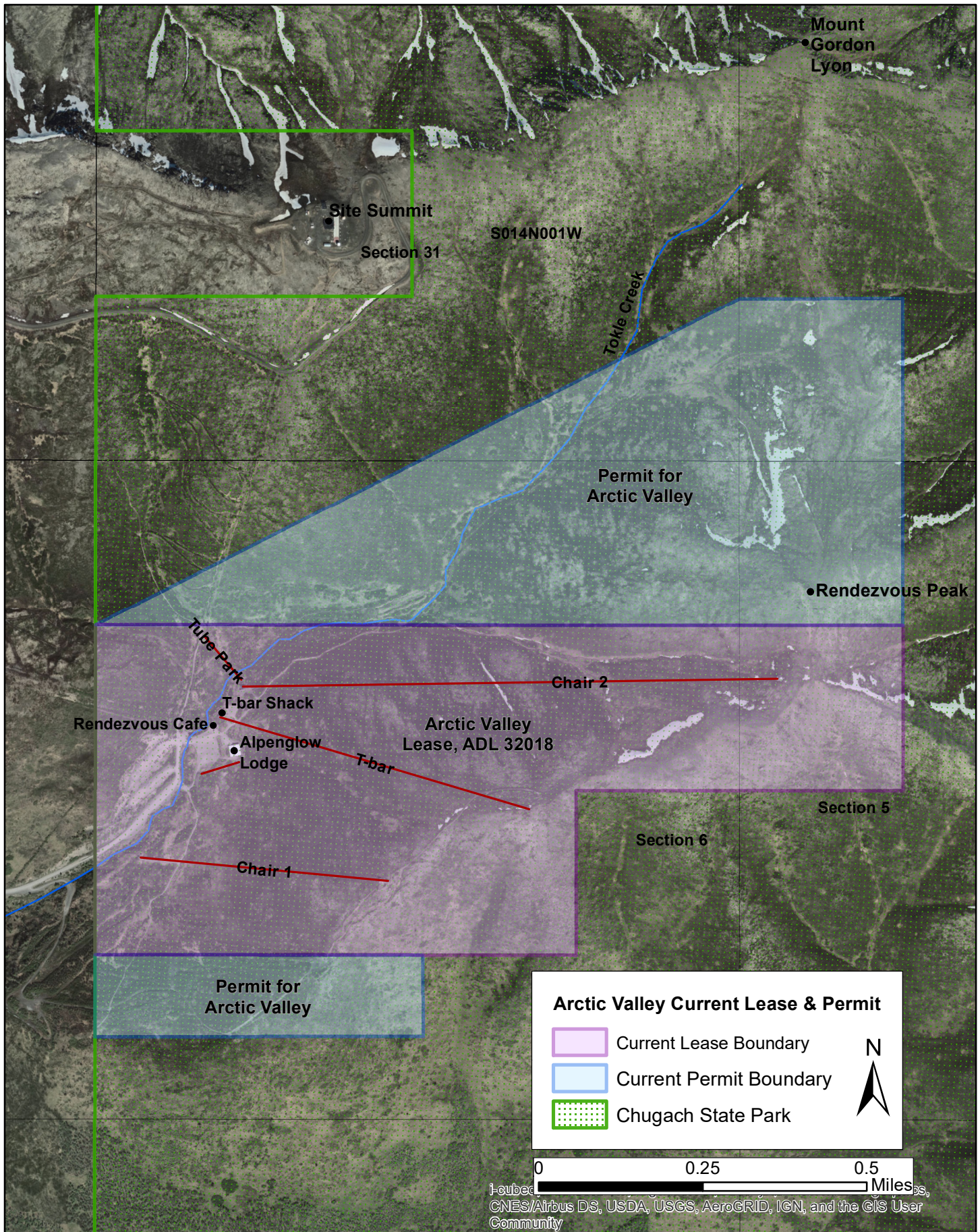
/s/ signature on file 11/21/2018

Ethan Tyler
Director
Division of Parks & Outdoor Recreation
Department of Natural Resources
State of Alaska

Date

Arctic Valley Ski Area

Preliminary Decision Attachment 1: Map of Current Lease & Permit



Concession Contract ASP #
Commercial Operation of the
Arctic Valley Ski Area

Appendix A
GENERAL CONDITIONS

1. Suitable Materials, Etc.: Unless otherwise specified, all materials, supplies, or equipment offered by the contractor shall be new, unused, and of the latest edition, version, model or crop and of recent manufacture.
2. Disputes: Any dispute arising out of this agreement shall be resolved under the laws of Alaska. Any appeal of an administrative order or any original action to enforce any provision of this agreement or to obtain any relief from or remedy in connection with this agreement may be brought only in the superior court for the State of Alaska.
3. Default: In case of default by the contractor, for any reason whatsoever, the State of Alaska may procure the goods or services from another source and hold the contractor responsible for any resulting excess cost and may seek other remedies under law or equity.
4. Compliance: In the performance of this contract, the contractor must comply with all applicable federal, state, and borough regulations, codes, and laws; and be liable for all required insurance, licenses, permits and bonds.
5. Contract Prices: Contract prices for commodities must be in U.S. funds and include applicable federal duty, brokerage fees, packaging, and transportation cost to the FOB point so that upon transfer of title the commodity can be utilized without further cost. Prices for services must be in U.S. funds and include applicable federal duty, brokerage fee, packaging, and transportation cost so that the services can be provided without further cost.
6. Contract Funding: Contractors are advised that funds are available for the initial purchase and/or the first term of the contract. Payment and performance obligations for succeeding purchases and/or additional terms of the contract are subject to the availability and appropriation of funds.
7. Force Majeure: (Impossibility to perform) The contractor is not liable for the consequences of any failure to perform, or default in performing, any of its obligations under this Agreement, if that failure or default is caused by any unforeseeable Force Majeure, beyond the control of, and without the fault or negligence of, the contractor. For the purposes of this Agreement, Force Majeure will mean war (whether declared or not); revolution; invasion; insurrection; riot; civil commotion; sabotage; military or usurped power; lightning; explosion; fire; storm; drought; flood; earthquake; epidemic; quarantine; strikes; acts or restraints of governmental authorities affecting the project or directly or indirectly prohibiting or restricting the furnishing or use of materials or labor required; inability to secure materials, machinery, equipment or labor because of priority, allocation or other regulations of any governmental authorities.
8. Contract Extension: Unless otherwise provided, the State and the contractor agree: (1) that any holding over of the contract excluding any exercised renewal options, will be considered as a month-to-month

extension, and all other terms and conditions shall remain in full force and effect, and (2) to provide written notice to the other party of the intent to cancel such month-to-month extension at least thirty (30) days before the desired date of cancellation.

9. Severability: If any provision of the contract is declared by a court to be illegal or in conflict with any law, the. validity of the remaining terms and provisions will not be affected; and, the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular provision held to be invalid.
10. Continuing Obligation of Contractor: Notwithstanding the expiration date of this contract, the contractor is obligated to fulfill its responsibilities until warranty, guarantee, maintenance and parts availability requirements have completely expired.

Appendix B

INDEMNITY AND INSURANCE

Article 1. Indemnification

The Contractor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Contractor under this agreement. The Contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis.

"Contractor" and "Contracting agency", as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the Contracting agency's selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor's work.

Article 2. Insurance

Without limiting Contractor's. indemnification, it is agreed that Contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the Contracting Officer prior to beginning work and must provide for a 30-day prior notice of cancellation, nonrenewal or material change of conditions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the Contractor's services. All insurance policies shall comply with, and be issued by insurers licensed to transact the business of insurance under AS 21.

2.1 Workers' Compensation Insurance: The Contractor shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045 and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H and Jones Act requirements. The policy must waive subrogation against the State.

2.2 Commercial General Liability Insurance: covering all business premises and operations used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$1,000,000 combined single limit per occurrence.

2.3 Commercial Automobile Liability Insurance: covering all vehicles used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$1,000,000 combined single limit per occurrence

Appendix C

CONTRACT STIPULATIONS - SCOPE OF WORK/SERVICES

1. **Contract Area.** The area affected by this contract includes the Arctic Valley Ski Area, located within Chugach State Park in the Tokle Creek drainage in Sections 5 and 6, Township 13 North, Range 1 West, Seward Meridian, and Sections 31 and 32, Township 14 North, Range 1 West, Seward Meridian, as described below and depicted in Appendix E: Map. This Contract does not convey any property interest to the Contractor. The lands remain part of Chugach State Park and are owned and managed under AS 41.21.120-125 as part of Chugach State Park by the State of Alaska. The Contractor is authorized by this contract to engage in certain activities as defined herein. Appendix D: Facilities List includes a list of facilities which remain the property of the Anchorage Ski Club and will be managed by ASC under the terms of this agreement.
 - a. Permanent infrastructure shall be restricted to the Core Infrastructure Area, which consists of the Tokle Creek drainage within the SW1/4NW14 of Section 5 and the S1/2N1/2, N1/2SW1/4, NW1/4SE1/4 of Section 6, Township 13 North, Range 1 West, as depicted on the map.
 - b. The Winter Operations areas may be used for temporary signs, avalanche control work, snow grooming, and other temporary uses during the ski season.
 - c. **Contractor Use of Premises.** The Contractor shall use the premises for the purposes of skiing and snowboarding and other outdoor recreation consistent with the park's purposes and this contract. The lands described herein are available for use by the Contractor for these authorized operations.
2. **Products and Services to be Provided.** The Contractor shall provide the following services, consistent with this contract and with the park's purposes.
 - a. skiing and snowboarding,
 - b. tubing,
 - c. other outdoor recreational activities, subject to approval by the Project Director,
 - d. parking, including maintenance of the parking area and parking enforcement,
 - e. overnight accommodations, subject to approval by the Project Director,
 - f. maintenance of the portion of the Arctic Valley Road located on park lands,
 - g. coordination with the U.S. Army for the maintenance and opening of the portion of Arctic Valley Road located on Joint Base Elmendorf-Richardson lands,
 - h. maintenance and construction of trails, consistent with the Chugach State Park Trail Plan
 - i. interpretive displays, signs, and maps at or near the trailhead,
 - j. educational, informational, and interpretive programs,
 - k. maintenance of the picnic area,
 - l. maintenance of the toilets,
 - m. festivals, concerts, and similar events, subject to approval by the Project Director,
 - n. facility rentals for public or private events.

Programs of a political or religious nature shall be subject to review and approval by the State within federal and state constitutional guidelines.

The Contractor shall develop new interpretive displays and make improvements to existing displays as funding is available. New displays may be simple, informative displays that help maintain a fresh look for repeat visitors.

Operational funding of the Facility may be obtained by soliciting donations and club memberships, by charging fees, and by the sale of merchandise. See item 44 for details.

Only those activities specifically authorized herein are permitted under this contract. Contractor is responsible for securing written authorization from the Project Director for all other services and activities not specifically authorized herein, but consistent with the original RFP. The Project Director must respond in writing within fourteen (14) days of the request. Justifications for the denial of a request will be provided to the Contractor in writing.

As required by AS 41.21.027(b)(6), the Contractor, its employees, volunteers, agents, or clients may not interfere with free public use of State park lands, waters, or facilities in the area of Contract operations. This includes the use of the grounds and trails outside the Facility for hiking, berry picking, or the use of the vaulted latrines.

The Contractor may restrict access to the ski area during ski season. The area to which access may be restricted is depicted on Appendix E: Map. The Contractor shall submit the proposed restrictions in the Ski Area Operations Plan (see item 19) for approval by the Project Director.

When access to the ski area is restricted during ski season, the Contractor shall provide marked routes which allow backcountry skiers, snowshoers, and hikers to access Mount Gordon Lyon and Rendezvous Ridge east of the ski area and shall seek to develop a route to the Ship Creek valley from the parking area. These routes shall be open to the public unless brief closures are necessary during avalanche control work. The Contractor may not charge fees for use of these routes.

3. Assignment. No part of this contract may be assigned or transferred without the written permission of the State
4. Contract Term. The initial term of this concession contract is twenty (20) years in length, and begins on approximately _____, or the date it is signed by both parties, whichever is later, and expires on September 30, 2038.
5. Contract Renewal. Prior to the expiration of the primary term of this contract, and provided the Contractor has, in the judgment of the State, satisfactorily provided the services contemplated in this agreement, Contractor may apply to have the contract renewed for up to two additional

twenty (20) year terms. A renewal application shall be in writing at least 90 days before the expiration of this contract. A contract renewal may be granted up to five years before the current term of the contract expires. Before renewal is granted the State will provide for public review and comment as required by AS 41.21.027(d).

6. Contract Fees. The annual contract fee shall be 2.5 % of gross revenue from the operations under this contract. The annual fee shall be payable in two installments; the first installment shall be due on May 31 each year and the second installment shall be due on October 31 each year. The Contractor shall provide the State with reasonable access to its records and books, including Contractor's tax returns and other IRS filings, to verify the revenue amounts.

The Contractor may receive credit for up to one half of the annual contract fee for the maintenance of the parking area, maintenance of Arctic Valley road, and for the maintenance and development of trails. If the Contractor intends to receive credit for work, they shall submit proposed projects to the Project Director as attachments to the Winter or Summer Operations plans (see items 19 and 20), including the estimated value of the work. The Project Director and the Contractor shall agree, in writing, to the plan and estimated value for any projects prior to construction. The Contractor may value volunteer time contributed to approved maintenance and trail projects at the hourly rate published by Independent Sector for the most recent year available. The rate was \$24.69 per hour in 2017.

The Contractor shall submit reports to the Project Director by April 30 and September 30 each year describing the work completed and documenting the value of the work. The Project Director shall review the work and the value of the work to confirm that it was completed in a satisfactory manner prior to approving the credit.

7. Park Rules and Regulations. The Contractor should be generally familiar with Alaska State Park regulations. The State will provide the Contractor with an orientation on these and provide the Contractor with updates on changes to the regulations. The Contractor is also responsible for informing park visitors of the following site-specific rules and regulations:
 - a. The use and discharge of a firearm is not permitted within one-half mile of a developed facility, including the Arctic Valley Ski Area facilities.
 - b. All vehicles must stay on roadways or parking areas provided. Use of motorized vehicles off-road by the public is not permitted in the Arctic Valley Ski Area unless authorized by the Director of DPOR under 11 AAC 18. Use of motorized vehicles off established roads by the Contractor may be authorized as part of the annual winter operations plan or as part of an authorized construction or maintenance project.
 - c. The use of bicycles is prohibited off of the established road, unless a trail is opened to bike use by the Project Director. Snow bike use may be approved by the Project Director as part of the ski area operations plan (see item 18) or under a special use permit.

- d. Fires must be contained in DPOR approved fire rings. Open fires are not allowed except by the Contractor with the approval of the Project Director and in compliance with state and local requirements and any necessary permits.
 - e. Discharge of fireworks is prohibited. Use of fireworks by the Contractor may be authorized, consistent with Anchorage Fire Department requirements.
- 8. Disturbance of any natural objects including vegetation, minerals, and water is prohibited. A person may gather berries, fruits, mushrooms and similar edibles for personal consumption, but not for sale or distribution.
- 9. Protection of Lands, Facilities, Resources. The Contractor shall exercise due diligence in protecting the facilities, lands, waters, and other resources of the park from damage due to natural or human causes.
- 10. Archaeological Paleontological Discoveries. The Contractor shall immediately notify the Project Director of any antiquities or other objects of historic or scientific interest, including but not limited to historic or prehistoric ruins, fossils, or artifacts discovered as the result of operations under this contract. The Contractor shall leave such discoveries intact until authorized to proceed by the State Historic Preservation Officer. Protective and mitigative measures specified by the State Historic Preservation Officer shall be the responsibility of the Contractor.
- 11. Water. The Contractor shall maintain water rights or temporary water use authorizations from DNR which provide for all water use by the Contractor. The Contractor shall comply with the terms and conditions of the water rights or water use authorizations. The Contractor may install and use snowmaking equipment as long as the amount of water used is not more than the amount approved by the water rights and temporary water use authorizations. Wastewater treatment and disposal shall be consistent with all relevant laws and regulations.
- 12. Alcoholic Beverages. Alcoholic beverages may be sold by the Contractor as long as the Contractor complies with all relevant federal, state, and local laws. Sale, consumption, and possession of alcoholic beverages shall be consistent with the relevant laws and the conditions of the licenses and permits. If the Contractor has a liquor license or obtains a new or modified liquor license, a copy of the license including all terms and conditions shall be provided to the Project Director.
- 13. Marijuana. The Contractor may not sell marijuana or permit the possession or consumption of marijuana within the Facility.
- 14. Staffing. The Contractor shall provide adequate staffing, including volunteers and employees, to meet the requirements of the RFP, and shall ensure that all training and supervision of the personnel is provided while performing under the provisions of this contract. The Contractor must also meet the requirements of state and Federal laws governing employment, wages, and worker safety, including, but not limited to, laws governing equal opportunity, civil rights, fair labor standards, minimum wage, worker's compensation, OSHA regulations, ADA, and immigration laws regarding employment of non-citizens.

As required by AS 41.21.027(b)(7), the Contractor shall hire residents of the state, to the extent available and qualified, when hiring persons to work in the park under the contract.

15. Contractor duties. Contractor shall designate in writing a person and backup persons who have overall responsibility for all of the Contractor's operations under this contract. Contractor shall report to the Project Director in a timely manner any significant problems its employees or agents observe in the Arctic Valley facilities or vicinity.
16. Employee Conduct. The Contractor is responsible for the conduct of his or her employees and volunteers. This contract does not shield the Contractor or its employees or agents from prosecution if they violate any laws, either while performing their duties or while on their own time. The Contractor's employees or agents shall not engage in activities that would lead a member of the public to believe they are State employees. The Contractor shall not allow its employees, agents, or guests to create a disturbance that could be disruptive to the public's use and enjoyment of the area. The Contractor shall cooperate with other groups or organizations permitted to use the area or premises. The Contractor shall ensure that employees do not use or work under the influence of intoxicating beverages, or illicit or mind-altering drugs while on duty or representing the Contractor.
17. Uniforms and Vehicles. Contractor and employees shall wear an insignia or uniform, identifying themselves clearly as private Contractors. The purpose of this rule is to distinguish Contract staff from State employees or volunteers. The insignia or clothing may not resemble uniform items worn by State employees or volunteers and must be maintained in a clean and presentable manner while performing duties. Any vehicles used in the performance of this contract shall be clean, quiet, and well maintained.
18. Ski Lift Inspections. The Contractor shall have the ski and tubing lifts inspected as required by AS 05.20. The Contractor shall provide the Project Director with the opportunity to attend these inspections, with copies of the inspection reports, and any notices of dangerous or defective equipment.
19. Ski Area Operations Plan. The Contractor shall prepare a plan of operation prior to each ski season pursuant to AS 05.45.040. This plan shall be submitted to the Project Director for approval by September 30 each year. The Project Director shall review the plan and respond with any requests for additional information or required changes by October 31 each year. In addition to the requirements of AS 05.45.040, the Contractor shall attach to the plan the proposed operating hours, prices, off-road vehicle use, areas to be closed to non-skier use, backcountry gates, and winter maintenance plans.
20. Summer Operations Plan. The Contractor shall prepare a summer operations plan, including proposed construction and maintenance, hours during which the lodge or other facilities would be open to the public, prices, and off-road vehicle use by the Contractor. The summer operations plan shall be submitted to the Project Director for review by April 30 each year. The Project Director shall review the plan and respond with any requests for additional information or required changes by May 31 each year. Construction projects may be tentatively identified in the summer plan with the details to be finalized and approved by the Project Director prior to construction.

21. Performance Reviews. The Contractor and the Project Director shall jointly review the performance of the Contractor and the Arctic Valley area every 3 years. These reviews shall include the financial results, operational performance, and other issues of mutual interest. The Contractor and Project Director shall share a written summary of these reviews with the Chugach State Park Advisory Board and the public. The Contractor shall be available to meetings of the Chugach State Park Advisory Board on an as-requested basis.
22. Ownership of Improvements. The ski lifts, tubing lifts, ski lodge, and related buildings, are owned by the Anchorage Ski Club (ASC). Appendix D lists the improvements which are owned by the ASC. Improvements which are constructed in the future by the Contractor with the approval of the Project Director shall be owned by the Contractor except that new or improved roads, parking areas, trails, picnic facilities, outhouses, gates, signs, and interpretive displays shall be owned by the State.
23. New Facilities. The Project Director retains control of the design and appearance of any facility to be constructed as required by AS 41.21.027(b)(9). The Contractor shall submit plans for new facilities to the Project Director at least 60 days prior to the proposed start of construction. New facilities should not increase the amount of infrastructure visible from the north or east of the Rendezvous Peak – Mount Gordon Lyon ridge or from the Ship Creek Valley.
24. Removal of Facilities. If this contract expires without being renewed, or the contract is terminated or revoked (see items 49 and 50 below), the Contractor shall have 270 days from the date the contract expires or from the date that the Contractor is informed that the contract has been terminated or revoked to remove all improvements which it owns from State land. Appendix D lists improvements which are owned by the Contractor.
If the State hires or intends to hire another contractor to operate the ski area, the Anchorage Ski Club shall either remove its property within as described above or to sell its property to the new contractor.
Any property which remains on State land after the time period specified above shall be owned by the State.
25. Storage. The Contractor shall not store materials and equipment in the open except during construction or active use of the materials or equipment. The Contractor shall construct fenced enclosures which secure any items which are not stored inside of buildings. The design, appearance, and location of the fenced storage area(s) is subject to review and approval by the Project Director. Fenced enclosures shall be completed by September 30, 2019.
26. Fuel. Fuel storage container(s) with a total combined capacity larger than 55 gallons shall not be placed within 100 feet of the ordinary high-water mark of any water body. When fuel storage container(s) exceed a total combined capacity of 110 gallons, the containers must be stored within a Department of Environmental Conservation-approved double-walled tank, or an impermeable diked area, or a portable impermeable containment structure capable of containing 110% of the capacity of the largest independent container. All containers must be clearly marked with the contents. Drip pans and materials, such as sorbent pads, must be on hand to contain and clean up all spills.

27. Hazardous Substances (other than fuel). The use of hazardous substances/materials must be done in accordance with existing Federal, State, and local laws. After use, all hazardous substances/materials, including contaminated debris, must be removed from the site and disposed of or managed in accordance with State, Federal, and local laws.
- a. Use of herbicides and pesticides by the Contractor is prohibited without prior written approval from the Project Director.
 - b. No storage of hazardous material/substances is authorized within the leasehold without prior written approval from the Project Director.
28. Spill Response. The Contractor is responsible for preventing fuel, hydraulic fluid, and oil spills that could result in contamination of contiguous land and water. Petroleum product spills shall be cleaned up immediately and any contaminated earth or vegetative materials shall be disposed of as required by the Alaska Department of Environmental Conservation regulations. To facilitate rapid spill response, adequate sorbent materials (i.e., material that collects or absorbs petroleum products while at the same time repels water) will be kept on site to be used in the event of a spill. Should any unlawful discharge, leakage, spillage, emission, or pollution of any type occur due to Contractor activities, the Contractor shall, at its expense, be obligated to clean the area to the reasonable satisfaction of the State of Alaska.
29. Spill Notification. The Contractor is responsible for notifying the State of Alaska of any pollutants they have caused to be discharged, released, or spilled in or around the project area by contacting the Project Director and the Department of Environmental Conservation Southcentral Area Response Team Office at (907) 269-3063 during business hours (after hours call the Department of Environmental Conservation Spill Hotline at (800) 478-9300) for the following situations:
- a. Oil/Petroleum Releases:
 - i. To Water: Any release of oil to water must be reported as soon as the Contractor has knowledge of the discharge.
 - ii. To Land:
 1. Release(s) of oil in excess of 55 gallons must be reported as soon as the Contractor has knowledge of the discharge.
 2. Release(s) of oil between 10 and 55 gallons must be reported within 48 hours after the Contractor has knowledge of the discharge.
 3. The Contractor is responsible for providing, on a monthly basis, a written record of any discharge of oil between 1 to 10 gallons.
 - iii. Within Impermeable Secondary Containment Area: Any release of oil in excess of 55 gallons must be reported within 48 hours after the Contractor has knowledge of the discharge.
 - b. Hazardous Substance Releases. Release(s) of all hazardous substances (other than oil) in any amount must be reported as soon as the Contractor has knowledge of the discharge.

The Contractor is responsible for following all timelines and submitting all required information as outlined in 18 AAC 75.300 and other applicable spill regulations under Article 3.

30. Abandoned or Non-Functioning Facilities and Equipment. Any equipment or facilities which are abandoned or not functional shall be secured promptly and removed or repaired in a timely manner. The Contractor shall submit a schedule for the removal or repair of abandoned or non-functional equipment and facilities to the Project Director whenever items are identified as abandoned or not functioning.
31. State Equipment Loaned to Contractor. The Contractor shall provide all equipment necessary to meet the requirements of this contract. The State may provide State-owned equipment for Contractor use only after amendment of this contract to provide for the contractor's use of State-owned equipment.
32. Alternative Energy. The Contractor may develop an alternative energy system for the Facility. The State and the Contractor shall mutually agree on the development of such system. Public education about alternative energy systems is encouraged.
33. Operation of the Facility. The parking lot and trails at Arctic Valley shall be open to the public unless a closure is approved by the Project Manager. The ski area and tubing area, including the lifts, lodge, and other facilities, may be open, subject to road, weather, and snow conditions. Tentative operating dates and hours shall be included in the operations plans (items 19 and 20) submitted to the Project Director for approval.
34. Visitor Service. The mission of the Alaska Division of Parks and Outdoor Recreation is to "provide outdoor recreation opportunities and conserve and interpret natural, cultural and historic resources for the use, enjoyment and welfare" of Alaska residents and visitors. Contractors who operate within Alaska State Park units are expected to assist in achieving this mission. Customer or visitor service is central to the authorized operation. As such, the Contractor is expected to develop and implement methods for responding to visitor needs in a helpful, professional and courteous manner, giving timely and friendly information and assistance, and doing those things necessary to ensure that visitors have a safe and enjoyable stay in the park. The Contractor shall also observe such requirements respecting quality and standards of service as dictated by laws or regulations or as is necessary to protect the public health, safety, and welfare.
35. Access for Persons with Disabilities. As practical, the Contractor shall improve the accessibility of the facilities and local trails for visitors with disabilities, using guidelines under the Americans with Disabilities Act.
36. Facility and Janitorial Maintenance Standards. The Contractor is responsible for all janitorial and facility maintenance of the Arctic Valley Ski Area, as depicted on Appendix E: Map, unless otherwise agreed to herein. The services will be conducted on a regularly scheduled basis to maintain the cleanliness, safety, and serviceability of the facilities.

The Contractor agrees to meet all requirements of quality and standards of service prescribed by law or regulation, or which are necessary to protect the public health, safety, and welfare. All repairs and improvements will be done in a professional manner using generally accepted

techniques and practices. Anything that appears to be a threat to public safety (holes or tripping hazards on developed pathways or other public areas, hazardous limbs or trees, structural defect, etc.) must be immediately secured to avoid safety risks to the public or visitors and repaired as soon as possible.

Toilets. The vault toilet located in the parking lot must be pumped by a certified sewage handler whenever the sewage level reaches twelve (12) inches below the floor level, and at the end of the season if more than one-half full (1/2). All solids and liquids shall be removed from the Park and taken to an approved facility.

Water Systems. The Contractor is responsible for maintaining the public water supply and meeting Alaska Department of Environmental Conservation (DEC) standards. These standards require regular bacteriological testing, and annual testing for Nitrate/Nitrite by a certified laboratory. In the event of an "unsafe" sample, the Contractor is required to notify the Project Director and complete all required retesting. (Specific questions may be directed to the Department of Environmental Conservation.) Contractor shall maintain records of all maintenance and testing done on wells.

Litter and Trash. Contractor shall keep the Facility clean of litter and garbage. Contractor shall provide adequate trash receptacles and empty them regularly, including receptacles in the vault toilets. The Contractor shall provide and service regularly animal-resistant garbage cans or dumpsters suitable to contain all the trash generated within the Facility. All garbage must be disposed of at a DEC-approved facility. Garbage may not be burned or disposed of on State Park lands or waters. The Contractor is encouraged to place and regularly service recycling containers.

Signs, posts and other barriers. Ensure that all signs are maintained, replacing faded or shot up signs as often as necessary. All sign posts and vertical auto barriers shall be straightened or replaced as necessary. Auto bumpers shall be maintained free of obscuring brush and grass, and in a level position. Signs shall be approved by the Project Director prior to purchase to ensure consistency with DPOR standards.

Tables. All picnic tables must be sanitized and cleaned at beginning of each season. Tables must be cleaned and sanitized as required. Tables must be kept in good repair. Tables will be painted on an "as needed" basis.

Bulletin Boards. Bulletin boards must be maintained in good repair with accurate, uncluttered, current information regarding the facility, regulations, Park information, natural resources information and local services information.

Trail Maintenance. The Contractor shall conduct routine nature trail maintenance, such as water diversion, chip or gravel surface repairs, removal of debris, branches or encroaching vegetation, bridge maintenance and repairs, and other maintenance as necessary to enable safe and enjoyable use of trails. All trail improvements will be consistent with standards established in the Chugach State Park Trail Plan and the Chugach State Park Master Plan, and any adopted amendments.

Trail building. All new trail, bridge, and viewing platform construction, significant realignment of present trails and significant tread alterations must be approved by Project Director. Before building commences a project plan must be produced denoting material sources, trail classification, costs and funding sources. Trail building must be supervised by the Project Director or designee.

Snow Removal. The Contractor is responsible for all snow removal for the parking area and pathways around the facility. This may include hauling snow to a designated snow dump site. During periods of freezing and thawing when icy pathways or parking areas may be a public safety problem, Contractor is responsible for sanding, scraping or otherwise ensuring safe use of outdoor facilities.

Vegetation Control. Brush and annual vegetation shall be cut back from parking bumpers, signs, bulletin boards, roadside, etc. seasonally or more frequently as needed. Any felling or removal of trees must be approved in advance by the Project Director.

Facility Improvements or Alterations. Any permanent facility improvement or alterations by the Contractor must first be approved by the State.

Minor Repairs. Graffiti on walls, rocks or other places shall be painted over or otherwise removed upon discovery; it may be necessary to sand the area prior to painting to ensure graffiti does not show through.

37. Emergency Response. The Contractor must be prepared to respond to any emergencies (medical, law enforcement, facility breakdown, fire, flood, etc.) that might occur in and around the facilities covered under this contract. Contractor should describe how they will be prepared to respond to such emergency situations in their annual operations plans.
38. Accident Notification. The Contractor shall notify the Project Director within twenty-four (24) hours of any accidents involving personal injury that results in hospitalization, visitor or staff fatality, or calling an ambulance to provide emergency medical assistance, or threatening incidents involving wildlife, or of incidents involving the loss of equipment that could create the impression that persons may be lost or in danger.
39. Site Security and Law Enforcement. The Contractor is responsible for providing supervision of the ski area to ensure public use, enjoyment, and safety. In responding to violations of state and

local laws, regulations and ordinances, the Contractor has the same authority as a private citizen. The Contractor may not enforce state or local laws, but should be knowledgeable of applicable park regulations, fish and game regulations, or other applicable state regulations or laws, and should report violations of regulations to the appropriate law enforcement authorities. (i.e. DPOR Park Rangers or Anchorage Police Department).

The Contractor will be expected to inform visitors of the rules and regulations applicable to use the facility or park. If the Contractor needs assistance in dealing with unruly, criminal, and other behavior that creates public safety concerns, the Contractor should gather as much information as possible on the violator without jeopardizing his or her own safety and contact the nearest appropriate law enforcement authority.

The Contractor shall take reasonable measures to prevent and discourage vandalism, theft and disorderly conduct within the contract area. The Contractor shall be responsible for reporting acts of vandalism or destruction of state or personal property to the Project Director, after notifying the appropriate law enforcement authority. The Project Director shall be notified within 24 hours when such acts are discovered.

40. Cooperation - Inspections and Other Access. The Contractor shall work closely with the State to further the park and its programs. The Contractor will provide the State with reasonable access to the facilities and park premises for the purpose of conducting inspections for compliance with the terms of this contract and as otherwise necessary to ensure that public safety, services, resource protection, and other park purposes are maintained. The Contractor agrees to provide the Project Director with keys to all gates and other traffic control devices on the premises. The Project Director should address all inquiries regarding Facility operations to the Contractor's designated agent. The Contractor shall not be liable or responsible for any damage or personal injury incurred by a State employee while on the premises, unless the Contractor is negligent.
41. State Use of Premises. The State reserves the right to utilize facilities owned by the State for its purposes, and to replace or construct additional facilities it deems necessary for park operations. Facilities will be constructed in a manner that will not unduly interfere with Contractor's operations. Insofar as possible, all facilities constructed will be jointly planned for by the State and the Contractor.
42. Use of Premises by other Commercial Operators. The State reserves the right to issue permits to other commercial operators to provide services that are outside the scope of services contained in this contract. Examples of services that the State may permit include guided hiking, or bus and van tours, etc.

Unless notified otherwise by the Project Director, the Contractor may charge applicable fees to these operators for activities that normally incur a fee such as day use parking but may not charge fees above the level charged to the general public. The Contractor shall assist the State in ensuring that any commercial operators using the park unit are appropriately permitted as evidenced by an annual commercial operator decal on their vehicles. If the Contractor encounters a commercial operator who is not permitted to operate with the park unit, the Contractor shall notify the Project Director with all known applicable information on the operator.

When applicable, the state will pass on "per client fees" that are paid by commercial operators to help offset Contractor costs. An equitable distribution of per client fees will be agreed upon by the Project Director and the Contractor.

43. Other Permitted Uses. The State reserves the right to issue permits for other special activities within the park units under the authority of 11 AAC 18. Examples may include Special Park Use Permits for organized events, promotional events, etc. Any requests received by the State for the use of the facilities owned by the Contractor (see appendix D) will be referred to the Contractor. The Contractor
44. Sales and Prices. The Contractor may charge fees only to the extent that the State can charge fees under existing law and regulations. As attachments to the seasonal plans of operations, items 19 and 20, the Contractor will submit the proposed prices. The Contractor will be allowed minor price changes with approval by the Project Manager during the operating season if the actual costs of goods or services are demonstrated to have increased.

The Contractor may charge a parking fee if there is a developed restroom. The parking fee may not be greater than the parking fee charged at similar parking areas in Chugach State Park such as Glen Alps or South Fork Eagle River. Alaska State Parks annual parking parking passes are not valid at Arctic Valley.

The Contractor may offer discounts or promotions as long as prices do exceed the prices specified in the seasonal plan of operations. The Contractor may offer discounts to members of the Anchorage Ski Club (ASC) if ASC membership is open to the public without discrimination.

The Contractor may not charge for the following uses, whether used singly or in any combination:

- Drinking water.
- Self-guided viewing of outdoor interpretive displays
- Self-guided use of nature trails
- Toilets

The Contractor is authorized to sell food, beverages, ski and snowboard equipment or accessories, books, maps or other educational material, "logo" wear (i.e. clothing or hats with the logo of the Contractor or State Parks), and other recreational-related supplies and materials as agreed upon and approved by the project manager. The Contractor is also authorized to rent equipment. The State reserves the right to prohibit the sale of items that it deems inappropriate for sale in a park setting.

45. Advertising, Signage. All promotional material and signage shall be appropriate. Upon request from the Project Director, the Contractor will remove or revise any material or sign which is inaccurate or inappropriate for a park setting.

46. Reports. The Contractor shall present the following reports (See Appendix F for examples) to the Project Director by the dates indicated:

- An End of Ski Season report is due on or before April 30 of each year of the Contract period, addressing the previous ski season.
- An End of Summer Season report is due on or before September 30 of each year, addressing the previous summer season.
- The End-of-Season reports shall include the number of tickets and parking permits sold, revenue collections, parking fees, food and gift sales, program fees, donations, grants, or other appropriate categories.

The end of season reports should also include law enforcement, accidents, facility damage, vandalism, searches, resource damages, personal injuries or fatalities, wildfires, floods, and similar topics. A short narrative report describing the season, management problems, suggestions for improvements, and other matters of interest should be included.

Visitor numbers and revenue shall be provided in a spreadsheet or database which is readily used and analyzed by the Project Director. Narrative portions of the report Contractor may use provided report forms provided or develop their own comparable report form.

47. Performance Bond or Assignment of Time Certificate of Deposit. The Project Director may require the Contractor to secure a performance bond in an amount adequate to ensure that unsafe equipment will not be abandoned on state land. Bonds may take the form of corporate surety, U.S. Treasury bills, notes, bonds or other negotiable securities, cash deposits, irrevocable letters of credit, assignment of savings accounts, or assignment of certificates of deposit. The bond shall be held by the State for the duration of the contract term, unless the Project Director determines that the need for the bond requirement no longer exists. Upon completion of that review, the Project Director may reduce the amount of the bond or eliminate the need for the bond.

The performance bond may be used by the State, at its sole discretion, to protect the interests of the State in the event the Contractor fails to comply with contract terms or stipulations, fails to make necessary and appropriate repairs to facilities, damages park resources, or fails to correct a condition which may cause damage to an adjoining landowner. A forfeiture bond is not required; the bond will only be used to cover actual costs associated with repairs and maintenance.

48. Failure to Comply. The State will notify the Contractor of unacceptable performance as soon as possible after the failure is reported. The Contractor must, without additional cost to the State, remedy and correct any deficiency in work or in articles provided in connection therewith. Upon determination of non-compliance with this contract, the Project Director will deliver to the Contractor a "Notice of Non-Compliance." Such notice shall be delivered as soon as possible after the failure is reported. The notice will include a description of the failure and a written statement of necessary remedial action to be taken by the Contractor. If the failure is not corrected within the time limits specified in the first notice, the Project Director may:

- Correct the failure utilizing State employees or a private Contractor, and billing the Contractor at cost for time and materials;
- Issue a second notice of non-compliance; or

- Institute Contract revocation proceedings as outlined below in #49.
- Initiate criminal prosecution, if applicable.

49. Contract Revocation. If the Contractor remains in non-compliance with the terms of this contract after being served with a second "Notice of Non-Compliance" under #48, or the failure jeopardizes public safety or park resources or otherwise constitutes a significant breach, the Project Director may immediately revoke the contract. The Contractor is not entitled to reimbursement for damages suffered in the event that the contract is revoked under this section.

50. Contract Termination when Contractor has not Breached Contract. The Commissioner of the Department of Natural Resources, after 30 days written notice, may terminate this contract when it is in the best interest of the State. In the event the contract is terminated under this article the Contractor must within 90 days make a claim with the Department of Administration under AS 36.36.20 for reimbursement for damages suffered upon termination or thereafter be barred from doing so.

51. Warranty. The State makes no warranty, express or implied, with respect to the consumer demand for, or acceptance of this service. The State assumes no risk of financial loss by the Contractor and cannot guarantee financial gain or any opportunity to profit under this Contract.

52. Arctic Valley Road Closures. If the Arctic Valley Road is closed or travel is restricted by the U.S. Army, the Contractor and the Project Director may amend this contract, or the seasonal operations plans as appropriate.

53. Definitions. Unless the context clearly indicates otherwise, the following definitions apply in this contract and any attachment:

"Division" or "DPOR". means the Division of Parks and Outdoor Recreation in the Alaska Department of Natural Resources.

"Project Director" or "Project Manager" means the Chugach State Park Superintendent, or his/her designee.

"Gross revenues" means all money, fees, property, services, or any other things of value that the Contractor receives, directly or indirectly, through operations within the contract area as defined in section #1 under this contract. Gross revenues do not include grants, club memberships, or donations received by the Contractor.

"Park", "Park Unit", "State park", "State park land", or "State park water" means any land, water, facility, or improvement managed by the Division.

"Facility" means the Arctic Valley Ski Area which is described in the contract area portion of section 1 and depicted on Appendix E: Map.

"Contractor" means the applicant, company, business, employee, operator, or representative of the person and business named on the contract face authorized to conduct activities under the contract.

"State" means the State of Alaska.

Appendix D

Arctic Valley Facilities List

The following facilities in the Arctic Valley area are owned by the Anchorage Ski Club:

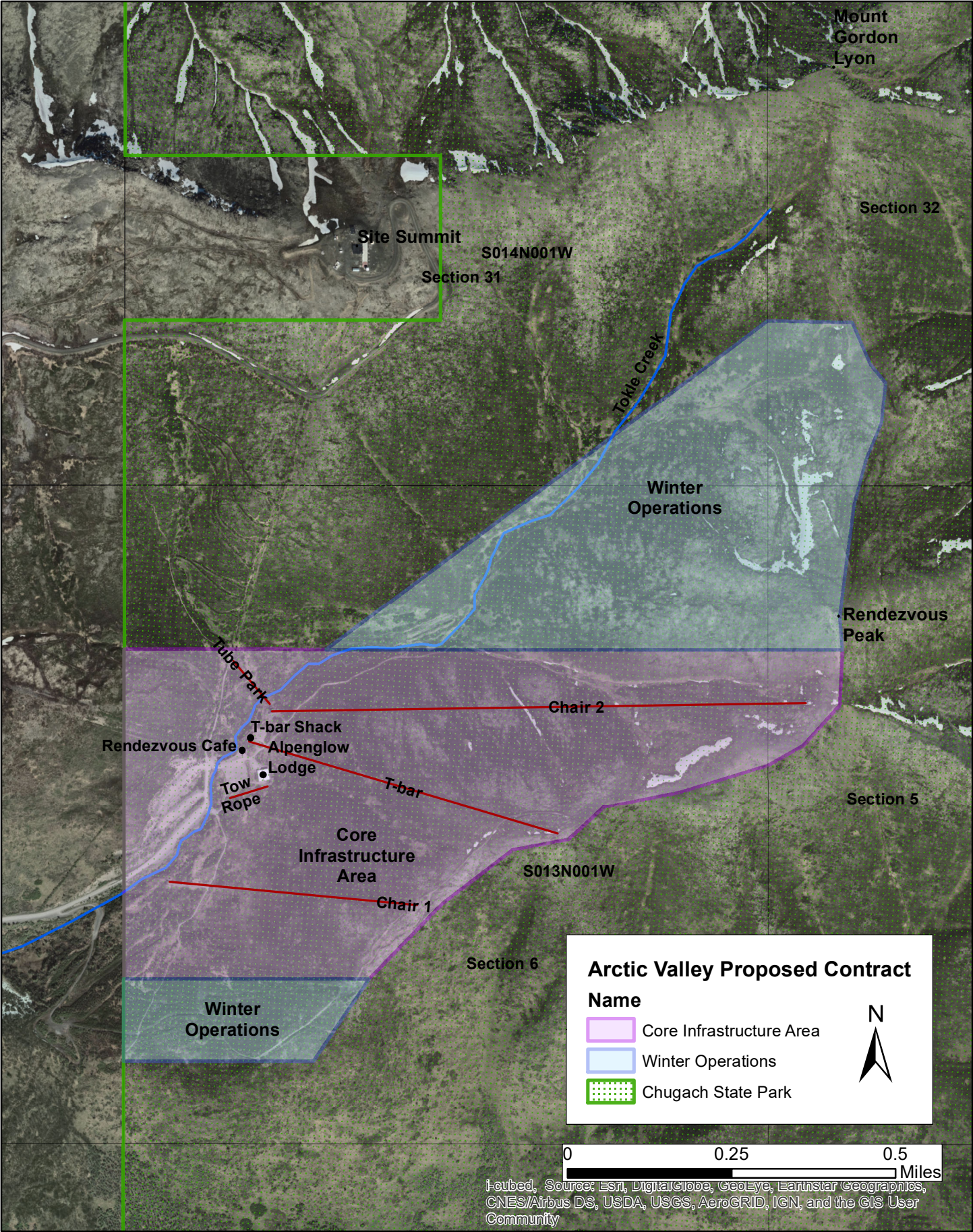
- Alpenglow Lodge building
 - Septic system
 - Well
- Rendezvous Café
- T-Bar Control and Maintenance Building
- Lifts with associated buildings:
 - Rope tow south of Alpenglow Lodge
 - Chair 1
 - Chair 2
 - T-Bar
 - Tube Park lift
- Dam and pond
- Trailhead toilets
- Picnic shelters and tables

This list may be amended if new facilities are constructed or old facilities are removed under the terms of this contract.

The following facilities in the Arctic Valley area are owned by the State of Alaska:

- Parking lots
- The portion of the Arctic Valley Road located on land owned by the State of Alaska
- Trails
- Signs
- Gates and other traffic control devices

Arctic Valley Ski Area
Contract Appendix E: Contract Map



Arctic Valley Proposed Concession Contract

Final Decision Attachment III: Public Comments

The primary topic of the following comments is support of the proposed contract.

Sage Cohen 11/26/2018 ASC Concession Agreement	<p>There is no doubt that Arctic Valley ski area adds heaps to the quality of life in the Anchorage bowl. Inclusive, affordable year-round, opportunities for all ages, Native and newcomers alike.</p> <p>I support the concession plan. This allows for further fundraising and investment to sustain this volunteer-run enterprise.</p> <p>Sage Cohen. 31+ years in Anchorage Sent from my iPhone</p>
Andrew Sullivan 11/26/2018 ASC Concession Agreement	<p>Dear Dan Buetel,</p> <p>I am firmly in favor of the Anchorage Ski Club and their efforts to keep the area going. I have been associated with the Ski Area for the last 18 seasons. I have participated in the workings of the ski area, performing some repairs, volunteer helping, and ski patrol. Arctic Valley is a great "community area", with changes constantly. The families who were skiing with their children back in the 90's are the seniors on the mountain, and those children are now introducing their children to skiing.</p> <p>In the past years, the Club has worked hard to avoid conflict amongst members and many more members are contributing to the success of the area. The Club has dealt with episodes of vandalism, and other minor setbacks, and show their resolve to improve every season. Because of this trend, I believe the Anchorage Ski Club can maintain the trails (some which I have personally worked on), parking lots, and support multiple use of the area in the future. The Anchorage Ski Club has great plans for the future and it would be sad if this great group of people and their dreams could not continue. The Anchorage Ski Club began in 1937 with Romig Hill (near West High School) and continues.</p> <p>Andrew Sullivan</p>
Mike Jens 11/26/2018 ASC Concession Agreement	<p>Dan.....Please count me as one of the long term supporters of Arctic Valley Ski Area. I have skied there for the past 40 years and hope than I can continue to do so well into the future. I encourage adoption of the current agreement. For what it's worth I am a Life Member of Arctic Valley and have been a significant financial contributor to the organization. I am also a member of the Board of Directors for the Hilltop Ski Area and encourage it's continued operation also. Thank you for considering my comments.</p> <p>Mike Jens 9300 Grover Dr. Anchorage, Ak 99507 Home 907-868-3736 Mobile 907-230-6078</p>
Judy Lyon 11/26/2018 ASC Concession Agreement	<p>Arctic Valley is an important part of my life in the Anchorage area. During the summer, we hike. Fall, we pick berries. Winter, we go sledding. Spring, more hiking!</p> <p>Please continue the lease!</p> <p>Sincerely, Judy Lyon</p>

Ryan Webb 11/27/2018 ASC Concession Agreement	<p>Hi Mr. Beutel,</p> <p>I am writing in strong support of the renewal of Arctic Valley's land lease agreement. I believe that Arctic Valley has served as an excellent community organization and facilitates responsible access to State land for Alaskans. I hope that their lease will be renewed on favorable terms to ensure that Alaskans can continue to use this land for their recreation and betterment for years to come.</p> <p>Regards,</p> <p>Ryan G. Webb 1119 G St Anchorage AK 99501 205-999-1728</p>
Carl Olson 11/27/2018 ASC Concession Agreement	<p>I support the ASC concession agreement. The agreement is in the public interest as it provides certainty to allow Arctic Valley to step up it's fundraising and investment, so they can continue to make Arctic Valley a better place to ski, snowboard, hike, berry pick, and tube.</p> <p>Carl Olson 2801 E 18th Ave Anchorage, AK 99508</p>
Melanie Clark 12/12/2018 Arctic Valley concession agreement	<p>I am whole heartedly in favor of renewing the lease of Arctic Valley to the Anchorage Ski Club. This will allow continued development of the ski area, allowing more recreational choices to Anchorage, Eagle River, and Mat Su residents.</p> <p>Thank you,</p> <p>Melanie A Clark Sent from my iPhone</p>
Dan Rossi 12/12/2018 Arctic Valley concession agreement	<p>Dan,</p> <p>Please regard this email as formal support for the Arctic Valley concession agreement.</p> <p>Sincerely, Dan Rossi Sent from my iPhone</p>
Erin Lidgard 12/13/2018 Arctic Valley Concession Agreement	<p>Hello Mr. Beutel,</p> <p>I would just like to take the time to make you aware of my support for Arctic Valley Ski Area and the proposed concession agreement. I am so excited and very eager to see what the future holds for the Arctic Valley Ski Area and am very impressed with the improved management of the entire area, including the summer recreational activities available!</p> <p>Thank you! Erin Lidgard</p>

Gary Snyder

Attached letter of support from the Chugach State Park Citizens' Advisory Board.

12/18/2018

CSPCAB letter on
Arctic Valley



CHUGACH STATE PARK CITIZENS' ADVISORY BOARD

18620 Seward Hwy, Anchorage, AK 99516 Phone: 907-345-5014 Fax: 907-345-6982

December 15, 2018

Dan Beutel

Division of Parks & Outdoor Recreation

550 West 7th Ave, Suite 1380 Anchorage, Alaska 99501

Dear Mr. Beutel:

The Chugach State Park Citizens Advisory Board understands that the division has a proposed concession contract with the Anchorage Ski Club to operate the Arctic Valley Ski Area within Chugach State Park.

The Board has reviewed the proposed contract, commented on it, and heard from both the state and the Anchorage Ski Club. The board recognizes that the recreational services provided by the Anchorage Ski Club fit within the goals of Chugach State Park. The board is thankful that many of its recommendations were included in the contract, particularly that the contract recognizes access for general public use beyond skiing, such as summer uses, backcountry skiers, and potential pursuits that become more popular in the future. The Chugach State Park Citizens Advisory Board supports the proposed concession contract with the Anchorage Ski club for the Commercial Operation of the Arctic Valley Ski Area.

This letter constitutes formal support for funding for this contract.

Sincerely,

Gary Snyder, Member Chugach State Park Citizens Advisory Board

The primary topic of the following comments is support of the proposed contract.

Cleve Cowles Correction, below date: 2018

12/28/2018

Fwd: Arctic Valley Ski Area Comments Begin forwarded message:
From: Cleve Cowles <ceejaycee5@yahoo.com <mailto:ceejaycee5@yahoo.com> >
Subject: Arctic Valley Ski Area Comments
Date: December 28, 2018 12:30:57 PM AKST
To: dan.beutel@alaska.gov <mailto:dan.beutel@alaska.gov>
Cc: John Robinson-Wilson <gm@arcticvalley.org <mailto:gm@arcticvalley.org> >

12-28-2012

To: Dan Beutel
Division of Parks and Outdoor Recreation

From: Cleve Cowles
17433 Kantishna Drive
Eagle River, Alaska 99577

Subject: Arctic Valley Ski Area Comments

This is to express my support for renewal of the Anchorage Ski Club lease for use of lands known as the Arctic Valley Ski Area.

As I mentioned at the public meeting in Eagle River on November 27, the Arctic Valley Ski Area is a extremely important component of recreational opportunity for the citizens of Eagle River, as well as Anchorage, and Alaska in general. The area is used year-round for hiking, photography, art, sightseeing, berry picking, receptions, wildlife and scenic viewing, just to name a few benefits to people. It is one of the few places in Chugach State Park that you can see entire families engaged in having fun together, especially in winter when skiing and tubing are active. Most other activities in the park, such as back-country hiking, mountain climbing, cross county skiing, camping, and a little bit of hunting tend not to engage entire families from toddler to elder such as frequently seen at Arctic Valley.

Access and parking space available to the public at Arctic Valley Ski area is one of the best in the Anchorage area.

Anchorage Ski Club has been and will continue to be an extremely attentive steward of the area's lands in accordance with the expectations of DNR and the State of Alaska. The club's excellence in stewardship is very evident to anyone who visits the area.

For the above reasons, I believe DNR should feel confident that renewal of the lease will be mutually beneficial to the State of Alaska and the Anchorage Ski Club.

Thank you for your consideration of these comments.

Cleve Cowles

Mike Jens
12/30/2018
RE: Arctic Valley
proposed contract -
Comment period
extended to 2/15

Dan.....Thanks for the opportunity to comment on the concession contract for Arctic Valley. I am a long term (30+ years) user and supporter of the Arctic Valley Ski Club. As such, I am in favor of your preliminary decision to proceed with Alternative 1 for the concession contract. The Arctic Valley Ski Club has been doing a fine job of running the concession and does so with loads of dedicated, volunteer help who have a vested interest in seeing the current situation continue well into the future. They provide interested and friendly access to the general public and enhance any and all outdoor recreation for anyone interested in visiting the area. Continuing in accordance with Alternative 1 is in the best interests of all concerned.

Thanks again,
Mike Jens
Home 907-868-3736
Mobile 907-230-6078

Amber Johnson
12/31/2018
Arctic Valley
Contract

December 31, 2018

To Whom it May Concern:

I am writing this in support of of allowing the Anchorage Ski Club to continue operating the concession contract at Arctic Valley. As a lifelong ,Anchorage, Alaska resident I have been enjoying going to Arctic Valley for over 30 years. The Anchorage Ski Club has made numerous improvements to the area including a tube park, parking lots, trails, & ski area. It is now very much a year round destination for recreational activity for any Anchorage resident, as well as, a great place for families. The Anchorage Ski Club has done a great job & I would like to see them continue operating the concession at Arctic Valley.

Thanks,

Amber Johnson
3200 Woodland Park
Anchorage, Alaska
99517
907-244-2688

John M. White III

1/3/2019

Public Comment
Arctic Valley.

Dear Sir,

I am submitting this letter of support for continued operations of the Arctic Valley ski area.

I believe it is in the public interest for the State of Alaska to use every means possible to support the continued operation of this Ski Area

I learned to ski at Arctic Valley in the 1970's. Arctic Valley offers an affordable, low-cost option for lift-served Alpine skiing.

I think it is in the Public's interest for the State to support Arctic Valley's continued operation so that citizens with lower incomes have a chance to learn to ski.

It is in the Public interest, for people to exercise. Healthy populations incur lower health costs—both in the public as well as private sectors.

Skiing promotes this at many levels. Arctic Valley offers a closely located affordable ski experience to all Alaskans, but especially to the citizens of East Anchorage.

I believe that the ski industry has a major problem due to its high expense. Arctic Valley offers a product that counteracts this negative trend.

I want kids in Mtn View and East Anchorage to have opportunities to learn to ski at as low an entry cost as possible. I believe that the State should use all tools at its disposal to help Arctic Valley continue to operate. Arctic Valley is operated by a non-profit. They are good people who act in the best interests of the Public.

They have earned the support of the State of Alaska with decades of volunteer service.

Sincerely,
John M. White III
P.O. Box 170
Healy Alaska 99743

John M. White III Hi Dan,

1/3/2019

RE: Public Comment Arctic Valley
Arctic Valley. Arctic Valley---It's such a great place to ski. I am amazed at the tenacity that has kept Arctic Valley alive.

I also worked as a ski tech at Alyeska for years—ski rental shop. Enjoyed it. But not everyone can afford Alyeska. As I watch lift ticket and equipment prices increase, I wonder what it's like for a father with kids making a median salary, and trying to take his family skiing for less than 400-500 dollars per day. As more and more kids are being hurt by computer screens and computer gaming, the need for easily accessible and affordable forms of outdoor recreation is starting to look much more important for the health and well-being of our communities.

Baseball, football, soccer, skiing, fishing, hunting,anything to encourage people to get outside and get healthy.

There is a compelling interest on the part of all State agencies to assist entities---whether non-profit or for-profit---who seek to provide outdoor recreational opportunities. The relationship between robust outdoor recreational offerings and resulting enhancements to Public Health need to be emphasized.

Outdoor recreation needs to be affordable and accessible. Making State Lands available for these purposes—and doing so in a manner that does not subject recreation provider entities to undue regulatory process burdens is critical to making outdoor recreation available to all Alaskans, regardless of income.

Cheers,

John White

Allen Thornhill

Dan

1/3/2019

Artic Valley Resort

I am 77 years old it would be nice to see the resort going good again.

I was there last year for the clubs racing , I have 2 granddaughters that race 8 and 10 year old the club did a very good job , we need it close to anchorage for the kids to get good and this mountain is intimidating to the younger ones but to compete they need all types of slopes to conquer. we need the resort operating .

I am for the club to move forward on the contract.
50 years in Anchorage it's a great mountain.

A concerned citizen and Grandpa
Allen Thornhill
CWM INDUSTRIES
340-7649

Luan Jensen

1/4/2019

Arctic Valley
Concession
Agreement
Comments

Dear Mr. Beutel,

I started going to Arctic Valley in 1996 with my parents when we first moved to AK and now it's a special place to share with my children. We appreciate the improvements to the area and the additions/updates to the Lodge to include the concessions. What a truly unique and very special place!

Thank you for your consideration in extending their Lease.

Best wishes and happy new year!

Lulu

Sent from my iPhone

Joel Gaynor

1/4/2019

Arctic Valley
Concession
Agreement
Comments

Arctic valley must live on. I first skied and thrived at Arctic Valley in 1970 at the age of 13. That was only the beginning of a lifetime of skiing adventures. So many life events have happened there at that location for me I could write a few chapters.

Today I am retired, 62 years old and still thankfully, Saturday/Sunday skiing at Arctic Valley is on my calendar this year and for as many years as I can keep that going.

It is amazing to see how many diverse people enjoy Arctic Valley. Especially since the tubing park started, so many folks from Anchorage getting out for fun that you would not usually see having fun at a ski area. That is because it has something to offer for so many.

J. Rand Gaynor

John Wanek

1/5/2019

Arctic Valley
Concession
Agreement
Comments

AV is AK all the way. Alyeska hasn't been in years. Hilltop is great to learn to ski, AV takes the excitement to the next level. Access to powder less than 30 minutes from downtown Anchorage earns AK it's reputation as the state where urban backcountry is no oxymoron. If Alaska wants to keep the unique, we need to extend the lease. Thanks for reading this and deciding the future of the Alaskan Dream.

Sent from my iPhone

Dempsey Thieman

1/5/2019

Arctic Valley
Concession
Agreement
Comments

Hello

I fully support renewal of arctic valley lease agreement. I have been a member and user of arctic valley since the mid1990s. Arctic valley is an excellent resource for south central families that cannot afford Alyeska. It is a very positive family friendly environment.

Please renew the arctic valley lease.

Thank you.

Dempsey Thieman
907.242.3958 cell

Carol Jewell 1/7/2019 Arctic Valley Concession Agreement Comments	Dear Sirs: As someone who has skied at Arctic Valley ski area for over two decades I fully support their lease agreement. This is one of the oldest running ski area in the USA, please do everything in your power to see to it that no obstacles are put in the way of their continued operations. Thank you, Carol Jewell Anchorage, Alaska
Dillon Vought 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Andrew Dahlin 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Sean Lowther 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. The Ski area and its status as a not for profit makes it a gem in Alaska's State Park, it serves the public by offering affordable skiing and tubing that the club has made more and more family friendly. This is a shining star for the use of public lands and is a testament to all the good things that a community organization can do with responsible use of public lands.
Suzanne Todd 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Mark Woelber 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Drew Skrocki 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Christopher Constant 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I strongly support issuance of the long-term concession agreement with Arctic Valley operator, the Anchorage Ski Club. They have been operating well for years and have real opportunity to transform the area if the State allows this to unfold. Thank you.
Lorraine Pearce 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
TJ Manolas 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jane Walker 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Thomas Walker 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jason Guinnee 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jason Woodward 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

jheyson jimenez
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Leslie Need
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. As a member of the Anchorage Ski Club Board Of Directors I see firsthand how the Club makes the area accessible to the public. ASC is a careful and thoughtful steward of the land and access to this part of the Park is possible because of ASC. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Annei Goldsmith
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided inexpensive and family-friendly downhill skiing and snowboarding since the 1940s. In the summer, people enjoy Arctic Valley as a wedding venue and a place close to town for hiking and berry picking. The new concession agreement will allow the Anchorage Ski Club to continue to operate as a ski area and use its facilities for weddings and other events. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. As a lifetime member of the Anchorage Ski Club and lifelong (40+ years) resident of Anchorage I greatly value all the outdoor facilities in my hometown but this one is particularly close to my heart. Please approve the new agreement! Thank you.

Eric Booton
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Eric McCallum
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

They are just now adding a new low angle tow line for kids and beginners, so they are constantly trying to improve the area to make it more inclusive, not only from a skill level but also with low ticket fees. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jeff Levin
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Sarah Aho 1/9/2019 Anchorage Ski Club Concession Agreement Comment	Arctic Valley is a special place, a small-town feel, and a favorite place to go in the winter. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Francis Bell 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Elizabeth Wilson 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. The efforts made over the past five years are remarkable, and the Ski Club should be commended. Arctic Valley is now a sought after venue for weddings and birthdays, for example. The trails have been improved and signage added. The concession stand is such a treat after enjoying a hike. The lifts have been updated and are maintained beautifully. More and more Anchorage residents are discovering this jewel so close to town, and the parking lot always has cars of people enjoying the Valley year-round. Personally, I go about once a week during the summer and fall; growing up in Anchorage, this is where I learned to ski. Thank you for your time and consideration, Elizabeth
Rikki Cloos 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Dawn Cowan 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Irene Turletes 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Lucy Bragg 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Alison Sterley 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jana Linfield 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
John Evingson 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Ed Kamienski 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Delmore Kinney 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I have been actively enjoying Arctic Valley ski area since I moved to Alaska in 2011. It is a central point of my winter activities in the Anchorage bowl. I also utilize the area Hiking during the summer for hiking. I am very excited and supportive of Arctic Valley ski area to keep going forward for many many many years to come.
Adam Larsen 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Becky Lipson 1/9/2019 Anchorage Ski Club Concession Agreement Comment	Arctic Valley is an amazing community resource. I strongly support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Without the Anchorage Ski Club providing the services it has since the 1940s, this important community resource would not be the same. Thank you for this opportunity to comment.
Mike Jens 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Timothy Smeltz 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Lindsey Whitt 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Zack Fields 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I am writing to support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. This is a valuable amenity for Alaska residents, who benefit from having an affordable, family-friendly ski hill a short drive from Anchorage and the Mat-Su. Thank you for your consideration. Representative-Elect Zack FieldsHouse District 20Anchorage, Alaska
Kristofer Abel 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Alice Sullivan 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I learned to ski at Arctic Valley in the 1960's. What a treasure! I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Mike Redmond
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I volunteer at Arctic Valley with the Anchorage Ski Club. I love the ASC's approach to volunteer working together to make the area accessible for young to old! I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Maeve Nevins-Lavtar
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Additionally, the community that has developed from ASC is full of some of the most outstanding citizens in the entire State. They are kind, inclusive of everyone, inspiring and an example for other organizations. Thank you for considering my support.

Jim Szender
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

James Horner
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Bill Johnson
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Charlene Walker
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

The Anchorage Ski Club has created an accessible venue for outdoor enthusiasts at Arctic Valley. They enhance our community by ensuring our Alaskan lifestyle is easily accessible to enjoy. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Greg Durocher 1/9/2019 Anchorage Ski Club Concession Agreement Comment	Hello -I am writing in support of the new concession agreement between Alaska State Parks and the Anchorage Ski Club. I have been skiing at Arctic Valley since 1974, when I was stationed at the Site Summit Nike-Hercules missile site located above it on the ridge to Mt. Gordon Lyon. Over the years I have met many people who learned how to ski there as children, and whose children (and grandchildren!) are currently skiing there. We all greatly appreciate having this asset to our community, and what a benefit it is to have both a state park access and ski/inner-tubing area on the city's doorstep. Both Anchorage and Arctic Valley have come of age since the 2nd World War, and it is my sincere hope that we will both continue a long life together!
Carl Olson 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Alan Heckart 1/9/2019 Anchorage Ski Club Concession Agreement Comment	The Anchorage Ski Club is the ideal version of what a not for profit should be! I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Dara Lively 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Russell Sell 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. SkiAK supports all outdoor adventure and healthy winter activity for Alaskan residents, visitors and their families. The more diverse recreational activities and infrastructure we have available the healthier we will be as a community. Best Russell Sell SkiAK Anchorage Alaska
Jason Burkhead 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I wholeheartedly support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Garry Davies 1/9/2019 Anchorage Ski Club Concession Agreement Comment	My wife and I have used the Arctic Valley area for hiking opportunities in the summer months, it is the closest area to gain access to the mountain ridges since the Army closed our access to these areas after 9/11. Winter we snowshoe and cross country ski. It would be a shame to loose another point close to Anchorage to recreate. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Richard Foland 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I support the new concession agreement between Alaska State Parks and the Anchorage Ski Club (ASC) for continued operation of Arctic Valley Ski Area (AVSA). AVSA provides affordable, community based downhill skiing and tubing during winter/spring and wonderful access to Chugach hiking and berry picking during summer and fall. The community is fortunate to have Anchorage Ski Club operate AVSA. Best regards, Richard Foland
erin cunningham 1/9/2019 Anchorage Ski Club Concession Agreement Comment	Arctic Valley Ski Area is an amazing place to ski and get to know the community - I love it so very much and feel it is a hugely important part of South Central Alaska. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Thomas Woods 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Clifford Wilson 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Daniel Jensen 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Ellen Varosi 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jennifer MacLaughlin
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Briana Sullivan
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I am writing in support of the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. This recreation area needs to be maintained and preserved by a known responsible body for safe and clean outdoor family activity, year-round. By approving this concession agreement, my hope is that people and the animals they bring will respect the native environment and clean up, provided the Alaska State Parks and Anchorage Ski Club ensure the presence and maintenance of mutt mitt stations and bear-proof trash bins. Gates and property will be more respected with the presence of trail users and ambassadors. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

MARGARET ROBI
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. As a family, we began skiing there in the early 1990's, appreciating the nearness and affordability of the ski area. I also picked blueberries there in the summer and took visitors there to enjoy the views and to hike. These last years have seen great positive changes to the ski area, making greater use of their assets of the lodge, lifts, and terrain. They have invested a lot of money and volunteer hours into the improvements to increase its use by more people in south-central Alaska and beyond. It is such a wonderful asset, and I look forward to additional improvements in the next years that extending their concession agreement will allow.

Harry Brod
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I have been a member of Arctic Valley since the 1980s. The club offers unique family and community minded recreation opportunities using a public resource. It is in the best interest of the State Parks and the Anchorage community to have this recreational gem continue to operate and thrive. Please renew the concession contract. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

david ayers
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Timothy Coalwell
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. The area has been my favorite “wild” outdoor area for a number of reasons including; it is open and generally above the danger zone of bear and moose (at least you can see them coming), is challenging, and is accessible. It is important to me as an area where my grandkids can continue to enjoy Alaska as much as I did. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Gary Powell
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

sage cohen
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Affordable skiing. Inclusive access. Community Building. Trails, blueberries, weddings- all are better because of the ASC!

DAVID HENDRICK
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, AS Life members of the Ski Club and in the 1990s My wife and I Plus others Changed our Non Profit Status and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Alanna Blough
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Susan Falk
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Curt Hahn
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jason Currier 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. This area is a great asset and resource for Alaskans during the winter, should be a no-brainer... plz.
Kim McConkey 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Nanette Honea 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Steve Schaber 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Tanya Cullens 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
richard navitsky 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Gitte Pedersen 1/9/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Karl Lavtar
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

John Cookson
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. MY FAMILY LOVES THE ARCTIC VALLEY SKI AREA, THE ANCHORAGE SKI CLUB DOES A GREAT JOB OPERATING IT AND THE SKI AREA IS A CROWN JEWEL IN THE STATE PARK.

brian harder
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Stefan Saldanha
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Julie Stafford
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I was born and raised in Anchorage and remember going to Arctic Valley (then called Alpenglow) to learn how to ski as a child. With a limited income growing up, my family was unable to afford tickets at other facilities, if not for Arctic Valley I never would have been able to learn and enjoy such a wonderful sport. Allowing this agreement to occur would continue to facilitate similar vital Alaskan experiences for many other people in the years to come. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Michael Teo
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I am a user of the Arctic Valley Ski Area. Primarily in the spring, summer and fall for hiking. I appreciate all the Anchorage Ski Club has done to run the area and their commitment to improving it. I support the proposed concession agreement and hope to continue seeing the area available to me and my family.

Derek Meier
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Ann Whitney
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Dawn Webber
1/9/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Elaine Mezzo
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Melanie Clark
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. The area is a favorite recreation area of mine in both summer and winter. I am grateful we have this nonprofit that provides an affordable ski area in the Anchorage area. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

jeff rust
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Gene White
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I first started skiing at Arctic Valley in 1976 when there were two ski areas' one by the Army and the non-profit Arctic Valley Ski Club. It is a great family area and I hope you will support the new concession agreement.

James Gove 1/10/2019 Anchorage Ski Club Concession Agreement Comment	We love Arctic Valley! I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Michael Archer 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Colleen Kirkpatrick 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jerry Kumle 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jasmine Haldane 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Carrie Wang 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for a renewed/new lease agreement for Anchorage Ski Club/Arctic Valley. ASC is doing a wonderful job maintaining and improving a facility that encourages families to get out into the park (though they may not know they are doing so) to enjoy the outdoors. ASC has shown a commitment to being part of the community and including everyone. Please ensure Arctic Valley remains part of our lives.
Vaughn Kelly 1/10/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

stephen nickel
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Margaret Anderson
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

Arctic Valley Ski Area is a true gem and important for recreation all year around, not just winter. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Justin Selvik
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Stephanie Patton
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. My family has used the area for many years. It's a wonderful recreational area close to Anchorage, and a lovely place to take guests.

George Kalli
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Arctic Valley is an asset to the community and one of a kind in the country. I am in favor of helping ensure that they can continue to remain so.

Jay Bennett
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Patrick Cwiak
1/10/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Small volunteer run ski areas like Arctic Valley are increasingly rare, yet incredibly valuable for local communities. Places like this are the roots of winter recreation. Nothing fancy, natural snow, just good ole fashioned skiing! Whether I'm making backcountry turns or riding the dated lifts, I've had a lot of great days at Arctic Valley. I'd be happy to see the tradition continue and more fun to be had by all.

Catherine Palmer
1/11/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Patrick Whitesell
1/11/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. This 70-year institution has a place in Southcentral Alaska's past, and a place in Southcentral Alaska's future. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Let's get our local kids off the couches and on the slopes!

Martha Rosenstein
1/11/2019
Anchorage Ski Club
Concession
Agreement Comment

Arctic Valley Ski Area and the Anchorage Ski Club is an essential part of the outdoor recreation community. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Elizabeth Sharp
1/11/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Furthermore, the Anchorage Ski Club at Arctic Valley has essentially promoted and maintained a local family-friendly ski social club where parents and kids can enjoy the outdoors in a safe secure environment. Many members children have grown up with Arctic Valley as their weekend get away. Arctic Valley and the ASC are very unique and special to so many members and visitors. AV is truly a community center for like-minded outdoor enthusiasts.

Jonathan Metzger
1/11/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Joyce Johnson
1/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Thank you, Joyce Johnson

Ashley Schaber
1/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Blair Flannery
1/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Aileen Cole
1/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. The beauty, accessibility, and convenience of this area make Arctic Valley an invaluable asset to the area and we have the Anchorage Ski Club to thank for it. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Katie Fisk
1/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Growing up in Alaska, Arctic Valley has served as an incredibly special place. Starting as a child and continuing to this day, Arctic Valley has served as a place for my family not only to enjoy hiking, but a place where we harvest berries each summer/fall. Arctic Valley was a place where my husband and I exchanged our vows this summer. Arctic Valley inspires an awe and appreciation for nature for those who are avid outdoorsmen to those who are newly experiencing the wonder of Alaska. I wholeheartedly express my support for the concession agreement between Alaska State Parks and Anchorage Ski Club and Association. Thank you!

Evan Thoms
1/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I wholeheartedly support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has done an outstanding job of providing safe and fun winter (and summer!) recreation. Please allow them to continue to do so!

Mark Robinson-Wils
1/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Erin Heysell
1/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jennifer Huvar
1/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Daniel Rinella
1/15/2019
Anchorage Ski Club
Concession
Agreement Comment

Alaska State Parks: I'm writing to support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. This place is very important to our community and to my family. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Todd Graham
1/16/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Kevin Keeler
1/16/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Arctic Valley provides the best access to Chugach State Park for Anchorage-ites living in NE Anchorage, providing quick access as compared to the Glen Alps area, which is almost an hour away by car from this population. The Arctic Valley Ski Area provides a variety of year-round recreation facilities that the Alaska State Park System would otherwise not be able to provide due to budget constraints. The area continues to see increased year-round use, and maintenance and improvements to the facilities are necessary to keep up with demand. These actions will only be possible with a long term concession agreement between the State and Arctic Valley.

Judd Wattenbarger 1/17/2019 Anchorage Ski Club Concession Agreement Comment I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Benji Uffenbeck 1/18/2019 Anchorage Ski Club Concession Agreement Comment I'm writing in support of Arctic Valley ski area's continued operations. My family has enjoyed the facilities at Arctic Valley for years (especially skiing) and we hope this can continue long into the future.

Mike and Susie Howard 1/23/2019 Arctic Valley Lease Dear Mr. Beutel I am writing in support of renewing the lease for the Arctic Valley Ski area. This is great recreational option for people in Anchorage and surrounding area. I love that it's close and costs are reasonable. Let's keep it going.

Thanks

Thomas Howard

Mark Heysell 1/29/2019 Anchorage Ski Club Concession Agreement Comment I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Joe Kurtak 1/30/2019 Arctic Valley lease Dear Mr. Beutel: I would like to give my support to to upcoming lease renewal for the Arctic Valley Ski Area. I am a long-time member of the Anchorage Ski Club and have been skiing at Arctic Valley for over 30 years. It is a great low-cost venue for those of us who enjoy a low-key volunteer run ski area without the crowds and high costs of Alyeska. Please take these comments into account when you examine the Arctic Valley State Lease. ‘

Thank you for your time.

Joseph Kurtak
Avid Anchorage Ski Club Member and long time Arctic Valley skier.
ph. 907-345-5512
"The best geologists are the ones who've seen the most rocks"

Karen Pletnikoff 1/31/2019 Arctic Valley Proposed Concession Contract	<p>Dear Mr. Beutel,</p> <p>Please note my support for the Anchorage Ski Club's continued operation of the Arctic Valley ski area. We need as many affordable recreation opportunities as we can have and they are doing a good job. Thank you for your consideration and efforts,</p> <p>Karen Pletnikoff 3530 West 30th Avenue Anchorage, AK 99517 9072509686 kpletnikoff@yahoo.com</p>
Matthew Dudley 1/31/2019 Anchorage Ski Club Concession Agreement Comment	<p>This letter is in support of the new concessions agreement. I am part of a three generation family of Arctic valley skiers who feels that anything that can be done to continue the Arctic Valley Ski club should be looked at as an asset for the community, the state and the State Parks in general.</p> <p>The group has always been a supporter and custodian of care for the area. As our winters grow warmer the value of a higher altitude ski area will become even more important for maintaining our winter recreation and enjoyment of the State Park. Thank you for your time. Again, I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.</p>
george rhyneer 2/1/2019 Anchorage Ski Club Concession Agreement Comment	<p>I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I learned to ski arctic valley in the late 60's and 70's. It is soooooo affordable and is very close and local for we who live in Eagle River. I think supporting it and keeping it open for the good of the local residents adds important options for the region regarding outdoor activities. Sincerely George Rhyneer Jr.</p>
Beth Terry 2/4/2019 Anchorage Ski Club Concession Agreement Comment	<p>My family first got involved with the Anchorage Ski Club in 1954, when my father, Duane Luedke, became a member of the Denali Ski Patrol, then became a volunteer on the tow committee that operated the two large rope tows that went up to the top of the mountain. Dad eventually became the first paid ski area manager for the club, and he and my mother, Shirley Luedke, and their partner Tony Schaff, operated Arctic Valley into the mid 1980's. Many, MANY, people over the years have put untold volunteer hours into the Anchorage Ski Club and Arctic Valley ski area, and it is a valuable asset to the Anchorage community, an important access into the park, and a resource for outdoor recreation, whether it's skiing, tubing, hiking, berry picking, or wildlife viewing. I know for a fact that while my father was building the t-bar/poma lift and three subsequent chairlifts, he took the stewardship of the land at Arctic Valley very seriously, and the ski club continues that stewardship to this day. As a lifelong resident of Anchorage, I applaud the wisdom of awarding this additional long term lease to the Anchorage Ski Club, and fully support the new 60 year concession agreement. Here's to another 82 years of the Anchorage Ski Club and their mission for providing outdoor recreation opportunities for Alaskans!</p>

susie dietz 2/4/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Andrew Sullivan 2/5/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. It's great to see a new generation of skiers and hikers come up to Arctic Valley, in my 20+ years of being involved with the club the "kids" of the seventies and eighties are now bringing their children to the area. Let's keep the this great resource going and growing.

Bruce Rein

2/8/2019

Arctic Valley and
ASC agreement

Dear Dan,

I and my entire family strongly support the continued operations of the Arctic Valley facilities by ASC. The ACS has proven history of strong stewardship of the lease area in Arctic valley promoting the public access and reactional objectives of the Chugach State Park mission for the entire existence of the Park and the current members, board, staff and volunteers of the ASC remain committed to furthering the operation in close cooperation with the Park. The end goal of the ASC and Park are consistent in maintaining and increasing recreational opportunities for the citizens of Alaska.

The long term nature of this agreement is absolutely needed to secure funding of long term capital projects that are required to operate a ski area. A shorter term would severely strain any attempt to maintain the facility and or to upgrade the facilities.

The fee structure which is an additional cost for the use of public lands to provide a service to the general public on these lands will only reduce the services ASC can provide the public has two concerns. The first is that a rate solely based on revenues does not assume the high cost of operating ski facilities in Arctic Valley. Secondly a large portion of the revenue for ASC is gained from donations and not from ticket sales, rentals or fee collections directly related to the use of the land as such should not be subject the proposed fee calculation. Understand the park also needs to raise funding to support the services it provides to the public and the proposed fee schedule is well within its rights for fee collection.

The flexibility to work with the Park to adjust to the changing needs and wants of the public is very important. The recreational habits and advancements of gear over time requires the ability to adjust. I would also hope the Park would be open to allowing structures to increase the area's operational sustainability with the possible allowance of alternative energy sources such as micro hydroelectric and solar panels as well.

The ASC has been successful against the general trend of the ski industry that has seen consolidation of operations and closing of many smaller operations lending to higher cost the skiing public. This further reduces the number of skiers, further straining the industry. ASC has strived to hold cost and prices down yet providing a high degree of service to the public. The area club maintains the lifts to high standard, maintains open access parking, provides comfortable lodge and supports a high quality ski patrol for alpine enthusiasts. The continuation of the ASC operation of Arctic Valley is the only viable option and will allow the continuation of successful partnership between the Park and ASC to meet the needs of public and fulfill objectives of public lands.

All the Best,

Bruce Rein
3001 Brookside Dr.
Anchorage AK 99517

Alaskan Skiing Family Members in support of ASC: Jennifer Gordon, Richard Gordon-Rein, Carmen Gordon-Rein, Alison Rein, Jason Rein, and Jean Rein

Gary Mashburn 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I've been skiing at Arctic Valley since 1975 my kids skied there my grandkids have skied there this is a valuable ski area for all of anchorage Eagle River and it needs to be continuedI would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Eric Booton 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my sincere support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Joyce A Johnson 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Elizabeth Sharp 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Brian Uher-Koch 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Harry Beninati 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Michael Vechter 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jared Barak 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jon Mick 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jeremy Landreth 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Sage Cohen 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I have previously expressed this. If it's a duplicate, my apologies. It's important enough for me to send again in case I hadn't sent this before.
Melanie Clark 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. They need an agreement so they can continue investing in the area and making it an amazing recreational area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. This is good for skiers, hikers, and other recreational activities and I want to see it continue into the future. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Thank you, Melanie Clark
John Trawicki 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Michael Padden 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Kate Belohlav 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Patrick Palmer 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I highly support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable and affordable service to me and my family for several years, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. The citizens of SouthCentral Alaska and beyond benefit greatly both through physical exercise and skill development from having a local and affordable option of more challenging ski terrain than is available elsewhere. Thank you for considering moving forward with this new agreement.
Kara Nicolet 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
James Gove 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. I love Arctic Valley Skiing - it's a great use of the park margin. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Yvonne Goldsmith 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I do not support closing Arctic Valley skiing, nor do I support a for-profit organization taking over the operations.
Anna Woods 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jeff Levin 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

David Ellison	I would like to express my support for the new concession agreement between Alaska State
2/12/2019	Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
Anchorage Ski Club	Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
Concession	year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
Agreement Comment	look forward to continued improvements in facilities and services that this agreement will allow
	ASC to implement.

John Koltun

2/12/2019

Anchorage Ski Club
Concession Contract

Dan Beutel

Alaska State Parks
550 W 7th Ave, Suite 1380
Anchorage, AK 99501

RE: Anchorage Ski Club Concession Contract for Arctic Valley
Dear Mr. Beutel,

I would like to express my support for the proposed concession contract with Anchorage Ski Club (ASC) for their continued operations at Arctic Valley. I have been skiing at Arctic Valley for over 20 years and I am an avid fan of the Ski Area as well as ASC. When my family moved up from California in 1996, we brought with us a love of snow sports and a recognition of the value that small local ski areas bring to the sport as well as their supporting communities. We grew to recognize how ASC and Arctic Valley matched these values and we began to become more involved serving as volunteers and contributing in any way we could. We got to know the families that have invested in the club's success for multiple generations and the history of the ski area and what it has meant to Anchorage and South-central Alaska.

It recently came to my attention that someone has been distributing an anonymous flyer that is urging people against the current concession process. As I read the assertions, I became quite angry at the outright deception of the content and was appalled that someone that would purportedly be a friend of Arctic Valley would take on such subversive tactics. As a volunteer I am very proud of what ASC has accomplished - especially in the past few years.

The club and its members have worked very hard to bring the ski area into a new heyday and to promote responsible development that ensures the most beneficial uses and access to all Alaskans as well as outside visitors. ASC has actively teamed with AK State Parks to improve all-season access including maintaining parking lots, picnic area, restrooms, and organizing and funding extensive trail improvements. ASC has installed historic and natural interpretive signs and promoted access to educational institutions and historic organizations. The Alpenglow Lodge is available to any community organization or entity that need space for meeting or receptions and ASC provides no-cost access for various outdoor education programs. For the past 3 years, ASC has organized and hosted winter backcountry skills and avalanche education programs. This year is the inaugural year of the Arctic Valley Race Team which provides a supervised competitive sports environment for children of all abilities. The Tube Park has proven to be extremely popular and has introduced Arctic Valley to broad demographic many of whom have never participated in snow sports before.

I know from my attendance at the public meetings that Chugach State Park and ASC have a shared vision for the future; one that promotes responsible development to enhance the accessibility and opportunities for an alpine experience to all Alaskans and visitors; one that promotes education and sustainability while providing for administrative oversight and controls to ensure that all activities are conducted to benefit of the State and its residents.

I applaud the diligent work that has been done by the State and ASC in developing this contract. I know from my experience at the club that long term sustainability can only occur with a long term commitment by all parties. This contract codifies that commitment and provide a stable foundation for a future of public recreation.

Thank you for your time and the opportunity to provide my humble opinion.

Best Regards,

Susan Boersma 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Tony Weaver 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Kelly Sandberg 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jessica Hogan 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Lee Fisher 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Arctic Valley remains a great low cost recreational site for the residents and visitors of Southcentral Alaska. Please help us keep the legacy and tradition going for years to come!Best Regards, Lee Fisher
joshua gray 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
KIM MATHERNE 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Kevin Pedersen
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Arctic Valley is an important asset for the entire Anchorage community. As the winters rolled by, I have seen people literally raise their families at Arctic Valley. Lifelong friends are made and shared at Arctic Valley. It is a totally unique corner of Alaska. It more than deserves to continue offering a respite from the sometimes crazy world outside its embrace.

Richard Foland
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club. Arctic Valley provides a wonderful site for people to affordably ski, snowboard, tube, hike and gather during south central's winter months. Summer and fall hiking, mountain biking, berry picking and weddings are all very popular. Anchorage Ski Club has provided an invaluable service to the community in its operation and stewardship of Arctic Valley for decades. The concession agreement should be implemented promptly to allow the ski club to continue to operate at Arctic Valley as it has in past years. I am a past board member of the Anchorage Ski Club. I resigned in 2008 for personal reasons. While in Colorado caring for my mother the club imploded. The board, in my view, was a bit dysfunctional when I left. The club was rescued by a very talented and dedicated group of volunteers. These individuals remain key to Arctic Valley's success. One member of the club's previous dysfunctional board is objecting to the concession agreement. Allowing this individual to in any way reinsert himself into the Arctic Valley concession process would be detrimental, in my view, to the viability of the Anchorage Ski Club's continued success in operating the ski area.

Noah Sunflower
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

We hold these truths to be self evident that all people are created equal. We are endowed by our created with the inalienable right to pow. Let us ski! Arctic Valley is good for Alaska because skiing is good for Alaska. Hail Ullr

Joe Kurtak
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Pablo Neira
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Suzanne Todd
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Richard Piraino 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Rand Gaynor 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I know I left a heartfelt personally written comment already regarding my support for for Arctic Valley, so this is my second time commenting:I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.Thank you.Rand Gaynor
Tara Vanaman 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Margaret Finnegan 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.My family has been skiing at Arctic Valley for 25+ years. The concession has added a benefit of more community members getting to know each other and has brought important revenues to one of the only member owned ski areas in the country! Thank you
Ronald A. Winkelma 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Kim McConkey 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Timothy Smeltz 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Matthew Cullens 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Bryan Kirkpatrick 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Jim Szender 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I wish to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. This concession is consistent with the park plan, and I look forward to substantial improvements in facilities and services that a long term agreement will allow ASC to implement.
Rebecca Musick 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Being relatively new to the area, I find Arctic Valley Ski Area a gem, affordable skiing and tubing fun that I haven't found elsewhere.
Karl Iverson Kaufma 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Sandra Music 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Brett Harvey 2/12/2019 Anchorage Ski Club Concession Agreement Comment	We go to Arctic Valley every Sunday to ski. We really would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Kori Marchowsky
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I am an active member of The Anchorage Ski Club and strongly support approval of the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. So many members of our greater Anchorage community, almost all volunteers, have dedicated countless hours and incredible energy in keeping Arctic Valley open and providing wonderful services to families, kids, and skiers of all sorts. The spirit of Arctic Valley shines in the work that goes on up there. It is an amazing example of how a true community should feel. There aren't many examples like that these days. Please approve this concession agreement and allow ASC to continue improving their facilities and services as they have been over the years. Thank you for your time. Kori Marchowsky

Jane Walker
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Thomas Walker
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Shari Durocher
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I have been skiing at Arctic Valley for a number of years, and would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation, and this agreement will allow them to continue doing so. The current public popularity attests to the fact that what the Anchorage Ski Club is doing now is working very successfully. Pick any sunny summer or autumn afternoon and you'll find hikers, joggers, berry-pickers, photographers... On some days you'll find entire school groups taking advantage of learning about nature in the mountains (not to mention utilizing the restrooms that the club built and maintains!). Plus the ASC's cafe provides respite for those who may have forgotten snacks or hydration. The plethora of benefits of Arctic Valley's winter activities should not even need mentioning. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jessica Abel
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Joan Antonson
2/12/2019
Anchorage Ski Club
Concession
Agreement Comment

The Anchorage Ski Club has done a good job operating a ski area and making a wonderful public space available for a variety of public and private events. I support a concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The club is a viable organization with amazing volunteers. They have continued to maintain and improve the facilities, adding the tube park and grooming some of the ski runs in the recent years. I look forward to continued improvements in facilities and services that this agreement will allow the Anchorage Ski Club to develop.

John Wanek 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Laura Lester 2/12/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Brandon Roberts 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Mike Pefferman 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Organizations like Arctic Valley are incredibly valuable to the culture of outdoor recreation to anchorage and the surrounding areas. It creates a responsible link from state park lands to the public use. I believe this concession is in the best interest of both the DNR and the south central community. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Ted Eischeid 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I use Arctic Valley as a recreation resource almost every weekend, year-round. I support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Anchorage Ski Club has provides a valuable service keeping this area open to the public for year-round recreation since the 1940s. This agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I look forward to enjoying this accessible gem for years to come and request you to consider my thoughts. Thank you.
John Evingson 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
JOHN HESS 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Russell Sell 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Vaughn Kelly 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I am a board member for Skeetawk, the nonprofit organization bringing a ski area to the Mat-Su valley. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. This decision could set a precedent that will effect the future of our ski area as well. Having an area where adults can responsibly consume alcoholic beverages is not only reasonable but is vitally important to the success of community organizations such as Arctic Valley and Skeetawk.
Greg Stachowiak 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Bruce Bold 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Arctic Valley provides an essential service to our residents.... getting our kids outside and exercising! Arctic Valley does this without charging \$90 dollars a day. Arctic Valley is my sanity during the long winter. They are extremely family friendly, affordable, an Anchorage institution and the only option we have! Please pass the new concessions agreement.
Amy McLeod 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Sherrie Soltis 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Rae Kozlowski 2/13/2019 Anchorage Ski Club Concession Agreement Comment	I have been skiing at Arctic Valley for more than 60 years and have been a Life Member of the Anchorage Ski Club since the 1960s. This area has a very long history of offering recreational opportunities to the people of Anchorage and the surrounding communities. ASC has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s. My preference would have been for a Lease renewal. However, as the club's 50-Year Lease expires, I strongly support the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. Today, the organization is the strongest it has ever been both financially and organizationally. This agreement will allow them to continue an 80-year history of offering excellent recreational opportunities to the public and will allow ASC to implement continued improvements in facilities and services in the area.

Joan Kane
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Shane Cummings
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Thomas May
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jay Burke
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I have been a member of the Anchorage Ski Club and a supporter of Arctic Valley since 2008 and have enjoyed the low cost experience, the lack of crowds, and the close proximity to the Mat-Su Valley. I wholeheartedly support the continuing relationship between Alaska State Parks and Arctic Valley as a lower cost, family friendly alternative for Anchorage, Eagle River and Mat-Su Valley residents.

Lorraine Pearce
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. They are a hardworking dedicated group that provides our community with an awesome safe recreation area who are so careful to leave minimal impact on the natural environment. So I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. Please vote yes for Arctic Valley!

Jennifer MacLaughlin
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Ryan Main
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Katherine Flynn
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. I started skiing at Arctic Valley the winter of 1949/50. It is unthinkable that this wonderful area would cease to be. Please do not let this happen.

Kathleen Dale
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Eugene Dale
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Mitchell Roth
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club and an army of volunteers has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. Arctic Valley is a true backcountry gem, yet only minutes from downtown Anchorage. The authentic and affordable ski experience at Arctic Valley is made possible through the efforts of a dedicated group of Anchorage Ski Club volunteers who make it possible for thousands of ordinary people like myself to share their love for outdoor winter recreation on public lands. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Jen Aschoff
2/13/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Beverly Luedke-CharI would like to express my support for the new concession agreement between Alaska State
 2/13/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
 Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
 Anchorage Ski Club year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
 Concession have been skiing and recreating up at Arctic Valley since the late 1960's and I look forward to
 Agreement Comment the continued improvements in facilities and services that this agreement will allow ASC to
 implement.

Doug Huvar I would like to express my support for the new concession agreement between Alaska State
 2/14/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
 Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
 Anchorage Ski Club year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
 Concession look forward to continued improvements in facilities and services that this agreement will allow
 Agreement Comment ASC to implement. Arctic Valley is a valuable recreational asset to the community. Generations
 of people have developed their love and passion for skiing at Arctic Valley. It is a reasonably
 priced option for families to participate in skiing. Arctic Valley has been a part of my life for the
 entire 45 years I have lived and raised my family in Alaska.

Paul Chan I support the new concession agreement between Alaska State Parks and the Anchorage Ski Club
 2/14/2019 for continued operation of Arctic Valley Ski Area. My wife has been involved with the Ski area
 since she was 4 years old and has had many years of good times at the area. I was also involved
 Anchorage Ski Club for years with the club as a volunteer snow plow driver clearing the parking lots and road as part
 Concession of the Anchorage Ski Club. I have seen first hand what the Ski Club has accomplished in
 Agreement Comment keeping this area open to the public for year. I fully support the new concession
 agreementSincerely

Ross Fox I would like to express my support for the new concession agreement between Alaska State
 2/14/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
 Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
 Anchorage Ski Club year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
 Concession look forward to continued improvements in facilities and services that this agreement will allow
 Agreement Comment ASC to implement.

Matt Rafferty Hi Dan,
 2/14/2019
 Arctic Valley Lease I just saw that Arctic Valley Ski Area is working to renewing their lease with the State of Alaska
 Renewal and wanted to throw in my support for the proposed agreement. Having Arctic Valley Ski Area
 operating is such an asset for everyone in Anchorage, teaching kids how to ski, getting people
 active to stay healthy, even having an event space close to town for meetings, fundraisers and
 weddings.
 Hope all's well with you - and thanks!
 Matt

Mark McArthur
2/14/2019
Arctic Valley

Hello Mr Beutel,

I wanted to send you a quick note in support of renewing Arctic Valley's lease.

My family has been involved with Arctic Valley (AV) just over 10 years. During that time the AV board has made great strides. They have not only maintained the equipment to safely keep the hill open, but have also moved forward and helped AV offer something for everyone.

Several examples come to mind. First and foremost is the tubing area AV opened. This allows individuals that are not skiers to enjoy the beauty of AV while having fun in the snow.

Secondly, AV recently began grooming part of the hill. This was no small task, and required many volunteer hours. The groomed areas of the hill now help folks like me (I'm a very novice skier) enjoy skiing at AV.

Finally, just this year AV installed a bunny hill. The importance of a bunny hill for folks just learning to ski cannot be overstated.

With a tubing hill, groomed ski areas, and a bunny hill, AV truly has something for everyone.

Please let me know if I can be of any further help in ensuring that AV is able to renew their lease.

Thanks for your time and consideration.

Best to you,

Mark McArthur

john fowler
2/14/2019
arctic valley lease

Hi Dan,

I just wanted to weigh in on Arctic valley and my position of supporting the state in giving arctic a long term lease.

I taught both my grown sons to ski at arctic, and I still get so much joy from that place. It is really a rare gem in the world of skiing and it provides so many great things for so many different folks from the tubers to the berry pickers. Artic valley has been a valuable asset for a long time and a long term lease will help them invest in their future, and be a great place for many of us (maybe my sons sons) long into the future.

Thanks

John Fowler

Kim Mincer
2/14/2019
Lease agreement for
Artic Valley Ski area

Dan, I am writing this in support of the Arctic Valley ski area and the proposed lease agreement. Arctic Valley is an incredible community gathering gem, especially throughout the long winter months. Please consider supporting the proposed agreement.

Thank you,
Kim Mincer
Anchorage, Alaska

Sent from my iPhone

Michael Finnegan I would like to express my support for the new concession agreement between Alaska State
2/14/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
Anchorage Ski Club Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
Concession year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
Agreement Comment look forward to continued improvements in facilities and services that this agreement will allow
ASC to implement.

Hans Arnett I would like to express my support for the new concession agreement between Alaska State
2/14/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. I learned
Anchorage Ski Club to downhill ski at Arctic Valley back in the 1970s and continue to ski there. I view Arctic Valley
Concession as a very important component of Anchorage's recreational infrastructure and mountain culture.
Agreement Comment

Rich Todd

2/14/2019

Arctic Valley
Concession
Agreement

This letter is in support of the concession agreement between the State and Anchorage Ski Club for the continued land use at Arctic Valley Ski Area.

As the current President of Anchorage Ski Club, I am in favor of the concession agreement under negotiation, which will give the Club continued long term stability to operate and plan for future improvements to the lodge and the ski area. The concession agreement will allow the Club to obtain loans and grants from banks and organizations that require a long term legal right to use the land.

The Club is committed to maintaining an all inclusive, community based, volunteer run organization which has invited everyone to get involved and help make Arctic Valley succeed for the benefit of all. In recent years, we have accomplished several major projects which improve the ski area including installation of the Tube Park allowing more kids and families to come enjoy Arctic Valley, updating the ski lift electronic control systems on Chair 2 and the TBar which allow for safe, consistent operation, replacing the entire haul rope on Chair 2, replacing the septic holding tank at the lodge, and re-opening the old Pony Rope Tow for kids and beginner skiers. These were all very expensive improvements for a Club with our budget, but we keep making it happen. We are much more solid financially than we were 10 years ago, and we need a long term use agreement now so we can continue to operate and improve Arctic Valley.

A few of the most immediate improvements the Club would like to accomplish include:

- *to update and improve the lodge to make it more energy efficient,

- *to update the current TBar motor drive and bullwheel mechanism which will make operation much more quiet and enjoyable,

- *and to possibly add snow making which will allow for a more consistent snow pack for early season youth ski race training adjacent to the TBar.

These improvements will require significant investment, which we are confident we can obtain, yet we must have the long term agreement in place.

We are having discussions with the Friends of the Nike Missile Site Summit to increase education for both organizations including educational signs, historic displays and summertime guided hikes in the Arctic Valley area. Arctic Valley is already very popular for summer hiking and blueberry picking. We recently completed a trail improvement project to help prevent erosion. Summer usage is very important to us and we hope to improve our facilities and access so the public can continue to use this very important, historic part of the State Park.

We look forward to working with the State Park in the future regarding all of these plans for improvements and maintaining our facilities for public use. I hope the concession agreement will be finalized as soon as possible, so we can move forward with our improvement plans.

To end, I'd like to thank everyone who has worked so hard on this plan and agreement. I know it has not been easy.

Thank you. And - THINK SNOW!

Sincerely,

Rich Todd

Rich Todd
President, Anchorage Ski Club
richtodd@skiartctic.com
907-230-4016

www.arcticvalley.org
Anchorage Ski Club
Arctic Valley Ski Area and Tube Park
Alpenglow Lodge
Registered 501(c)(3) organization Tax ID: 92-6003384
PO Box 200546 Anchorage, AK 99520-0546
Information: 907-428-1208 | Lodge: 907-428-1269

Jennifer Boisvert
2/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Douglas White
2/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Frank McGuire
2/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. As a volunteer for the past 20 years I have seen how this ski area has remained a pillar our our community and has stayed true to values of the community members who built it. It is a great use of public land and is a tremendous asset to our community.

Susanne Rodman
2/14/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement. As a member of ASC and frequent user of this recreation area, I appreciate the quality of the locale in terms of parking, trails improvements, views, solitude, and a friendly place for individuals and families to play. In the winter, ASC creates an entire community of skiers who regularly gather for a fun day on the slopes, great views of the park, and a family friendly social scene in the lodge. This community of skiers and family is special to Anchorage. It's so easy to get lost in the city and feel that our sense of community has escaped. Arctic Valley recreates that spirit and fosters friendships, and friends of the Chugach State Park. Please forward this new agreement to allow ASC to continue its great work in stewardship to the Park and the community. Sincerely, Sue Rodman 11721 Wranglers Way Anchorage, AK 99516

George Kalli
2/15/2019
Anchorage Ski Club
Concession
Agreement Comment

I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

Casey Carruth-Hinch I would like to express my support for the new concession agreement between Alaska State
2/15/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
Anchorage Ski Club Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
Concession year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
Agreement Comment look forward to continued improvements in facilities and services that this agreement will allow
ASC to implement.

Glen Lopez I would like to express my support for the new concession agreement between Alaska State
2/15/2019 Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The
Anchorage Ski Club Anchorage Ski Club has provided a valuable service in keeping this area open to the public for
Concession year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I
Agreement Comment look forward to continued improvements in facilities and services that this agreement will allow
ASC to implement.

Matt Mead Please see the attached comment letter for DPOR's proposed concession contract for the Arctic
2/15/2019 Valley Ski Area.

Arctic Valley Thanks,
Comment Letter Matt

Matt Mead | Partner
mattm@lbblawyers.com <mailto:mattm@lbblawyers.com>
Suite 1200
701 West 8th Avenue
Anchorage, Alaska 99501
907.276.5152 <tel:907-276-5152> (w)
907.868.9225 <tel:907-868-9231> (d)
907.276.8433 <tel:907-276-8433> (f)

Matt Mead
8420 Heather Circle
Anchorage 99502
(907) 903-5030 ~ moontower33@hotmail.com

February 15, 2019
Via email: dan.beutel@alaska.gov

Dan Beutel
Division of Parks & Outdoor Recreation
Alaska Department of Natural Resources
550 W 7th Ave, Suite 1380
Anchorage, AK 99501

Re: Proposed Arctic Valley Concession Contract

Dear Mr. Beutel:

I am writing in support of the Division of Parks and Outdoor Recreation's proposed concession contract with the Anchorage Ski Club to operate Arctic Valley Ski Area within Chugach State Park.

1. Background.

I have been skiing for over 35 years. I grew up ski racing throughout the Northwest and have had the good fortune to ski at dozens of ski areas ranging from small home town hills to world class resorts. I can sincerely state that Arctic Valley is a unique gem. The Anchorage Ski Club has a long history of operating the Arctic Valley Ski Area that stands out in Alaska and the larger skiing community. The Club fosters a welcoming environment for all outdoor enthusiasts that has grown over the last decade through expanded services, improved and expanded hiking trails, and greater year-round use opportunities for the area.

Arctic Valley's special and welcoming environment was a magnet for me and my wife when we moved from the Pacific Northwest to Alaska in 2007. I have volunteered with the Club since 2010 and became a Board member in mid-2011. Since 2011, the lease expiration has been a primary concern despite its seemingly distant expiration. The Club recognized very early on that securing long-term site control is essential to the Club's successful operation of Arctic Valley. Even in 2011, the current lease's looming expiration posed a threat and obstacle to ongoing investment and improvement at Arctic Valley. Most notably, it proved a bar to larger grant funding for capital improvements and private financing for any significant capital improvements.

Today, snowmaking stands out as the largest and most immediate improvement that will benefit a wide-range of user groups. The reality is that winters have changed in Southcentral Alaska, and we can no longer count on Mother Nature to provide a healthy

snowpack for the Front Range and Arctic Valley. Two years ago, the Club invested in a single snow gun primarily intended to make snow for the Area's popular tube park. Now, the Club is poised to bring a significant number of new users to Arctic Valley through a reliable snowpack only made possible by snowmaking. Notably, there are significant youth racing opportunities for the Area's primary T-Bar served run. The Club's preliminary estimate is that a \$300,000 investment will provide a basic snowmaking system to cover a suitable area to support reliable skiing and youth racing. Most recently, the Club contracted with CHS Snowmakers to visit Arctic Valley this winter to provide a formal estimate for snowmaking infrastructure. Of course, further work is contingent on the proposed concession contract.

A prime example of the need for snowmaking is the Club's cancellation of its scheduled youth race this weekend. Unfortunately, the race had to be cancelled because of inadequate snow depth.

2. Planning.

It has been suggested that AS 41.21.020 (a)(1) requires DNR to adopt a site-specific Arctic Valley/Ship Creek Area Management Plan. This view is unsupported by the plain language of the statute, implementing regulations, the existing Chugach State Park Management Plan, and precedent. AS 41.21.020 provides in part that, the department shall: (1) develop a continuing plan for the conservation and maximum use in the public interest of the scenic, historic, archaeologic, scientific, biological, and recreational resources of the state.

The existing Chugach State Park Management Plan explicitly accomplishes this mandate:

The Chugach State Park Management Plan is the basis for the management and development of the state-owned land and water within the legislatively designated boundary of the park as well as for areas managed by the park under special agreement. This plan is based on an analysis of the park's natural and cultural environment, current and anticipated trends in use and human demands on resources in keeping with the park's enabling legislation and guiding principles. The primary purposes of this plan are to provide a land use plan that allows for optimum recreational use of the area while protecting the natural and cultural resources, and to provide a consistent set of principles and policies for park management and a listing of development projects to facilitate future funding requests and project phasing.¹

¹ Chugach State Park Management Plan, p. 1.

Given the recent Plan and its review of the Ship Creek Planning Unit that includes Arctic Valley, there can be no doubt that AS 41.21.020's general planning mandate has been met. And there is no precedent to suggest otherwise. DNR began its comprehensive planning process to revise the Chugach State Park Management Plan in early 2008 and it was finally adopted in February 2016. Suggesting that an eight-year planning process that is barely three years old is inadequate does not pass the straight-face test. The Club submitted comments in 2011, recognizing that this was the chance for the public to weigh in on the future planning for Chugach State Park, including Arctic Valley.

The Chugach State Park Management Plan explicitly recognizes ASC's lease and contemplates a future concession contract:

Since the legislature, in forming Chugach State Park, withdrew state lands within the boundary from the public domain, the lease, once it expires, must be converted to another form of authorization such as a concessions contract that allows for services and facilities of this nature within a park unit.²

The current Plan also recognizes the Management Intent to maintain an ongoing relationship: "[w]ork with the Anchorage Ski Club, Inc. to enhance recreational opportunities at their lease site."³

While suggestions to undertake a separate planning process for the Arctic Valley/Ship Creek Drainage may be well intentioned, there can be no doubt that the current plan addresses Arctic Valley and provided a meaningful opportunity for public participation and input.

Lastly, in addition to the Plan, the proposed concession contract requires that the Club submit an annual operations plan to DPOR for its approval.

3. Going Forward.

The Anchorage Ski Club celebrated its 80th Anniversary at Arctic Valley in February 2017. Unlike the Eagle River Nature Center, which was a state-owned and operated facility, the infrastructure at Arctic Valley is owned and operated by the Anchorage Ski Club. Over the last decade, the Club has made significant investments in the Arctic Valley infrastructure like construction of its tube park, purchase and installation of a new haul rope for Chair 2, purchase and installation of a T-bar drive, purchase of a wench cat and installation of its cable base, purchase and installation of a new communication line for Chair 1, and a host of other improvements. These have all come at a significant cost and with the help of a tremendous number of volunteer hours.

² Chugach State Park Management Plan, p. 99.

³ Chugach State Park Management Plan, p. 97.

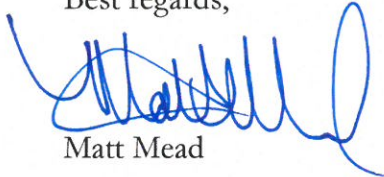
The Anchorage Ski Club is poised for significant new opportunities to enhance Arctic Valley for all user groups. Improved facilities and better year-round recreational opportunities at Arctic Valley are contingent on moving forward now with the proposed concession contract. The opportunity to expand snowmaking needs to be pursued now. All of Arctic Valley's improvements will require an outlay of capital and mountain improvements that won't be possible without certainty through the proposed concession contract. Postponing three years, or even one year will have serious, demonstrable consequences for the Anchorage Ski Club and all those who enjoy the Club's facilities at Arctic Valley.

The proposed concession contract comes at a time when DPOR has had to consider passive management options for other areas in the State and now, when the proposed budget has significant cuts across the board. The Club's continued operation of Arctic Valley provides a win-win for the State and public by making the most of the Club's limited staff and numerous volunteers to operate a welcome access point to Chugach State Park.

4. In Sum.

I encourage DPOR to move forward with the proposed concession contract and preliminary decision. The future of Arctic Valley and the Anchorage Ski Club depend on it.

Best regards,

A handwritten signature in blue ink, appearing to read "Matt Mead", with a large, stylized flourish at the end.

Matt Mead

The primary topic of the following comments is support of the proposed contract.

Ellen Davis 2/15/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Adam Smith 2/15/2019 Anchorage Ski Club Concession Agreement Comment	I have seen a letter asking the public to comment in favor of researching other options before continuing with this concessions contract. I feel that the would be detrimental to the residents of the area and this area of the park. Since I moved to Alaska about 10 years ago I have witnessed the Anchorage ski club make great strides to preserving this Historic Alaskan gem. I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
lisa Murchison 2/18/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.
Kevin Redmond 2/26/2019 Anchorage Ski Club Concession Agreement Comment	I would like to express my support for the new concession agreement between Alaska State Parks and the Anchorage Ski Club for continued operation of Arctic Valley Ski Area. The Anchorage Ski Club has provided a valuable service in keeping this area open to the public for year-round recreation since the 1940s, and this agreement will allow them to continue doing so. I look forward to continued improvements in facilities and services that this agreement will allow ASC to implement.

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Kirk Duncan
12/27/2018
Arctic Valley
concerns

Dear Mr. Beutel:

Please accept these comments regarding the Proposed Concession Contract for the Anchorage Ski Club at Arctic Valley.

I have worked in the ski industry in various professional capacities all over the country for over 30 years. I recently retired as the Director of Parks and Recreation for the City and Borough of Juneau (CBJ). From 2004 to 2011 I was the General Manager of the CBJ's Eaglecrest Ski Area. During my time at Eaglecrest we greatly increased revenues and services.

As the GM at Eaglecrest I flew to Anchorage on business in 2007 and visited all three ski areas in the Anchorage area. I was impressed with the potential at Arctic Valley. With a population of over 300,000 at its doorstep there is no reason it should not be a more robust operation. I subsequently served on the ASC Board of Directors until it became fairly obvious that the current operators were not willing to seriously consider long term improvements to the ski area.

I did not hear about the proposed concession contract and the comment deadline until mid-December. Due to the Holidays I would like to request that the comment period be extended another 90 to 180 days. I'd like a chance to review the proposal and offer my professional input on whether it meets the public and ski industry's standard for management of a ski area on public land.

Sincerely yours,

Kirk Duncan
2214 A Raven
Douglas, AK 99824
907-321-3525

David W. Schade
12/27/2018
Fw: Arctic Valley
concerns

Dan,
I believe that this proposal is premature at best, and that the comment period should be extended for at least 60 days.
I don't understand how Parks can propose a 60 year "sole source" concession. I took a quick read, and believe that the document makes a good request for proposals, but it is not adequate for a 60 year contract.

As President of the Eagle River Valley Community Council and as a resident of the local area, I do not believe this proposal has been adequately noticed. Especially due to the Earthquake issues, and then the holidays! I add my request for additional community outreach.

I agree with Mr. Duncan's comments attached below. I also agree with Ms. Marston's comments as well.

Sincerely,
David W. Schade, MPA

----- Original Message -----

From: "Kirk Duncan" <duncan503@gci.net <mailto:duncan503@gci.net> >
dan.beutel@alaska.gov <mailto:dan.beutel@alaska.gov>
Se Thu, 27 Dec 2018 12:25:56 -0900
Subje Arctic Valley concerns

Dear Mr. Beutel:

Please accept these comments regarding the Proposed Concession Contract for the Anchorage Ski Club at Arctic Valley.

I have worked in the ski industry in various professional capacities all over the country for over 30 years. I recently retired as the Director of Parks and Recreation for the City and Borough of Juneau (CBJ). From 2004 to 2011 I was the General Manager of the CBJ's Eaglecrest Ski Area. During my time at Eaglecrest we greatly increased revenues and services.

As the GM at Eaglecrest I flew to Anchorage on business in 2007 and visited all three ski areas in the Anchorage area. I was impressed with the potential at Arctic Valley. With a population of over 300,000 at its doorstep there is no reason it should not be a more robust operation. I subsequently served on the ASC Board of Directors until it became fairly obvious that the current operators were not willing to seriously consider long term improvements to the ski area.

I did not hear about the proposed concession contract and the comment deadline until mid-December. Due to the Holidays I would like to request that the comment period be extended another 90 to 180 days. I'd like a chance to review the proposal and offer my professional input on whether it meets the public and ski industry's standard for management of a ski area on public land.

Sincerely yours,

Kirk Duncan
2214 A Raven
Douglas, AK 99824
907-321-3525

Dear Mr. Beutel:

Please extend the deadline for comments regarding the Proposed Concession Contract for the Anchorage Ski Club at Arctic Valley.

I did not hear about the proposed Arctic Valley Concession Contract until mid-December 2018. Although I have given to the Arctic Valley Endowment and Friends of the Chugach as well as been involved in the Marston Trail and the donation of historical sign placings at Arctic Valley, I did not receive notice of a proposed concession. Due to the Earthquake and Holidays I, along with others I have met this past week, not only were unaware of the concession proposal but once made aware by word of mouth also have not had sufficient time to review it.

Please extend the comment period for at least 60 days and provide a broader notice, including notice to all of those who have donated to the Anchorage Ski Club, the Arctic Valley Endowment, the Chugach Park Fund, and Friends of the Chugach as well as those who pay for parking at the Arctic Valley parking lot. I suspect members and donors of these organizations care about Arctic Valley and would like the opportunity to review the concession proposal and submit comments that can help ensure that the Concession is in the best interest of the State.

Our family has many happy memories of Arctic Valley. My grandfather, Marvin "Muktuk" Marston, selected Arctic Valley as a ski area for the US Army in 1941. In 2005, we were pleased to dedicate the Marston Trail with the late Senator Ted Stevens, our family, the Ski Club and Alaska State Parks. We look forward to the day that the trail is extended as proposed in Chugach State Park Trail Plan to the South Fork of Eagle River.

I believe that Arctic Valley and Nike Site summit are hidden gems and provide incredible opportunity for Anchorage and Alaska due to their natural beauty, history, and proximity to Anchorage. The State of Alaska should take the time to ensure that its hands are not tied by a concession if opportunities should arise to develop, protect, and support the area. Any concession should allow for such flexibility.

Please extend the comment period for at least another 60 days to provide an adequate time for those who have not previously received notice to be heard.

Thank You,

Blythe Marston

--

Blythe Marston
3001 McCollie Avenue
Anchorage, Alaska 99517
(907) 244-9163

<p>Timothy Potter</p> <p>12/28/2018</p> <p>Preliminary Decision & Proposed Concession Contract, Arctic Valley Ski Area</p>	<p>Dear Mr. Beutel,</p> <p>I was surprised recently to find out that a “sole source” concession contract was in the final days of public comment, in fact the public comment period expiring at 5:00 PM, today.</p> <p>Due to the flurry of activity and responsibilities associated with responding to our recent local earthquake disaster and the Christmas holiday period, I’m concerned that many engaged and interested parties, like myself, will not have had appropriate or adequate time to review the information and credibly respond with comments.</p> <p>The current lease does not expire until 2022, so it does not appear to me that an extension of 90-120 days for comment and requesting additional detail is inappropriate, to ensure all interested parties have an opportunity to provide considered and well thought out comments.</p> <p>I am very familiar with this area and surrounding properties and existing assets. Respecting the long history of the Arctic Valley Ski Club, I can understand the “sole source” nature of this proposed concession, however, because of the lynchpin location of this particular property within Arctic Valley, there is a significant risk to the Community’s future if locking up this area for 20 years plus two additional 20 year extensions occurs without consideration of a future long term vision that would be of even greater benefit to the Club, the military base, the base population, Anchorage, Alaska, and the Missions of DNR and the Division of Parks and Outdoor Recreation.</p> <p>AVSC has several years left on their current lease. There is no reason to rush this through in 30 days especially taking into account the disruption caused by the earthquake and acknowledging that many folks are unavailable during the holidays.</p> <p>While some issues will be handled by State staff, I do believe it to be important for the general public, including myself, to have a better understanding of the financial capabilities and sustainability of the Club, the metrics to be used to measure and hold the Club accountable for things such as, minimum number of skier days, schedule to maximize available skier utilization like holidays and Spring Break, as well as, full cost of operation including maintenance and replacement of equipment.</p> <p>Sixty(60) years is a long time, and more than 30 days is appropriate for consideration of potential impacts on a future, more synergistic vision and plan.</p> <p>I would appreciate your consideration of an extended comment period of an additional 90-120 days.</p> <p>Thank you, Tim Potter</p> <p>Sent from my iPhone</p>
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Kirk Duncan

1/6/2019

RE: Arctic Valley
proposed contract -
Comment period
extended to 2/15

Dan Beutel
Permits & Special Projects
Alaska State Parks & Outdoor Recreation

Mr. Buetel,

Thank you for extending the public input period for Arctic Valley. I have a unique perspective on Arctic Valley and the ski business in general having worked in the industry for over 30 years and having served on the Arctic Valley Ski Club board of directors.

In 1997, I was involved with Mt Spokane Ski and Snowboard Park which was transitioning from a for profit ski area to a nonprofit operation which held a lease from the Washington State Parks Commission. The transition occurred and to this day, Mt Spokane Ski and Snowboard Park has been successful and in fact recently installed a new back side chairlift serving the growing demand of the skiers and snowboarders in the Spokane marketplace. Working with the other ski areas in the Spokane market, Mt Spokane saw its visitation and those of the other four ski areas grow each year. Mt Spokane in 1996 did less than 30,000 skier visits and now is consistently doing over 125,000 annual visits.

In 2004, I was asked to take over the management of Eaglecrest Ski Area in Juneau. From 2004 to 2011, the ski area added two new chairlifts, constructed a road to the top of the mountain, completed an electrical line to the mountain freeing the mountain from diesel generated electricity and built a new lodge and learning center.

Having consulted with over 130 other ski areas in the US and Canada, I have knowledge of the industry that might prove helpful to Alaska State Parks in regards to the lease at Arctic Valley.

Operating a ski/snowboard area is not an easy task. It is capital intensive, weather dependent and requires a well-developed long-term plan. The first step is for State Parks to determine what they wish to see from the Arctic Valley area. It would be difficult to say at this time that the area is being managed to its maximum potential. Although I understand that in the past few years they have made some minor improvements, the winter operation is inconsistent with its operation being totally weather dependent and heavily reliant on volunteers. There is great potential in the summer with all the locals and tourists enjoying the mountain for hiking and related activities.

If the mountain is going to remain a concessioned operation, proposals need to be requested from qualified operators to run the area. In order to justify capital investment, the term of the contract needs to be a minimum of 30 years. The proposers need to outline a marketing plan that fits into the South Central market and that works with Hilltop and Alyeska. A detailed financing plan with access to new capital must be presented. This plan will require realistic revenue and expense projections over the life of the concession lease.

In addition to the marketing and financial plan, a detailed operating plan must be created. How many days a week in the winter time will the area be operated? What is the management team philosophy? What about snowmaking and its associated costs? The lodge and lifts are outdated and there is no maintenance facility, how will those issues be addressed?

First, State Parks needs to identify what it wishes to see out of the area and then proposals must be sought that can deliver on those wishes.

Arctic Valley is in a unique position to capitalize on the outdoor lifestyle of the South-Central area. State Park is responsible for getting the best and highest use out of the area.

If I can be of any assistance, please let me know. I wish you success in attracting and working with a qualified concessionaire to manage a truly outstanding recreational operation.

Sincerely yours

Kirk Duncan

From: Beutel, Dan E (DNR) <dan.beutel@alaska.gov>
Sent: Friday, December 28, 2018 1:01 PM
To: Beutel, Dan E (DNR) <dan.beutel@alaska.gov>
Subject: Arctic Valley proposed contract - Comment period extended to 2/15

Hello Arctic Valley Ski Area Meeting Attendees and Commenters,

Thank you all for taking the time to attend the public meetings or submit written comments regarding the proposed concession contract for the continued operation of Arctic Valley Ski Area by the Anchorage Ski Club. We have received a few requests for additional time to review and comment on the proposed contract and preliminary decision.

The deadline to submit comments is extended to 5:00 PM, Friday, February 15, 2019. The notice, preliminary decision, and proposed contract are still online at <http://dnr.alaska.gov/parks/asp/curevnts.htm#arcticvalley>.

Please let me know if you have questions or additional comments.

Sincerely,

Dan Beutel
Permits & Special Projects
Alaska State Parks & Outdoor Recreation
907-269-8692
dan.beutel@alaska.gov <<mailto:dan.beutel@alaska.gov>>

Erin Roorda
1/27/2019
Arctic Valley

Please do not at this time issue a sole source twenty-year concession to manage Arctic Valley. The opportunities and uses of Arctic Valley and the Ship Creek drainage are varied and rich. The State should instead issue a short four-year concession. Doing so will provide the State with the time to seek input from all stakeholders in order to create an Arctic Valley and Ship Creek Management Plan. It will also meet the State's obligation to ensure that State resources are managed in the State's best interest and for the maximum use by the public. Further, it will provide a standard against which to measure any particular proposed concession. Finally, a short term concession will allow such planning to take place without disrupting current ski operations.

Thank you,
Erin Roorda
Anchorage, AK 99516

J kowal
1/27/2019
Arctic Valley

“Please do not at this time issue a sole source twenty-year concession to manage Arctic Valley. The opportunities and uses of Arctic Valley and the Ship Creek drainage are varied and rich. The State should instead issue a short four-year concession. Doing so will provide the State with the time to seek input from all stakeholders in order to create an Arctic Valley and Ship Creek Management Plan. It will also meet the State’s obligation to ensure that State resources are managed in the State’s best interest and for the maximum use by the public. Further, it will provide a standard against which to measure any particular proposed concession. Finally, a short term concession will allow such planning to take place without disrupting current ski operations.”

Sent by Judy Kowal

Rep. Matt Claman
1/29/2019
Claman Comments
on Proposed
Concession Contract
for Arctic Valley Ski
Area

Good afternoon,

Attached are my comments regarding the proposed concession contract to operate Arctic Valley Ski Area within Chugach State Park.

Please let us know if you have any questions or concerns.

Sincerely,

Matt Claman

Session:
Alaska State Capitol
Juneau, Alaska 99801
(907) 465-4919 Office
(888) 465-4919 Toll Free

Alaska House of Representatives
Matt Claman

Interim:
1500 W. Benson Blvd.
Anchorage, AK 99503
(907) 269-0130



Serving District 21: Sand Lake, Spenard, and Turnagain

January 28, 2019

ATTN: Dan Beutel
Division of Parks & Outdoor Recreation
550 W 7th Avenue, Suite 1380
Anchorage, AK 99501

Dear Mr. Beutel:

I am writing to ask that the Department of Natural Resources delay issuing the proposed twenty-year sole source private concession at Arctic Valley.

Under State law, the Department of Natural Resources should have a plan that ensures the area is used for the best interest of the State and for the "maximum use in the public interest of scenic, historic, archaeological, scientific, biological, and recreational resources." AS 41.21.020(a)(1). The State's last approved plan for the Arctic Valley and Ship Creek Drainage predates the issues raised by the State's proposed concession.

I recommend that DNR and the Anchorage Ski Club take the time to create a current, site-specific Arctic Valley Area Management plan before issuing such a long-term concession. The opportunities and uses of Arctic Valley and the Ship Creek drainage are varied and rich. While developing a long-term management plan, the State should issue a short-term, four-year concession. Doing so will provide the State with the time to seek input from all stakeholders and create an Arctic Valley and Ship Creek Management Plan. It will also meet the State's obligation to ensure that State resources are managed in the State's best interest and for the maximum use by the public. Further, the long-term management plan will provide a standard for measuring any particular proposed concession. Finally, a short-term concession will allow planning to take place without disrupting current ski operations.

Accordingly, I recommend that DNR pause, plan, and then pursue a concessionaire's plan consistent with what is in the best interest of the State.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Matt Claman".

Representative Matt Claman
District 21, Anchorage

Cc: Kurt Hensel, Chugach State Park Citizen's Advisory Board
Email: kurt.hensel@alaska.gov

Representative.Matt.Claman@akleg.gov

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Joan Diamond

Dan,

2/2/2019

Fwd: Arctic valley
plan

Please do not issue a sole source twenty-year concession to manage Arctic Valley. The opportunities and uses of Arctic Valley and the Ship Creek drainage are varied and rich. The State should instead issue a short four-year concession. Doing so will provide the State with the time to seek input from all stakeholders in order to create an Arctic Valley and Ship Creek Management Plan. It will also meet the State's obligation to ensure that State resources are managed in the State's best interest and for the maximum use by the public. Further, it will provide a standard against which to measure any particular proposed concession. Finally, a short term concession will allow such planning to take place without disrupting current ski operations.

I am concerned not only for Arctic Valley and the Ship Creek Drainage but also for the poor precedent that issuing the proposed long term concession without a plan sets for the State of Alaska.

Thank you,
Joan Diamond
Anchorage resident, 48 years

What is Your Vision for Arctic Valley? What Are the Opportunities? Let's Make A Plan

The State of Alaska has made a preliminary decision to issue a twenty-year sole source private concession at Arctic Valley, a concession that includes two twenty-year renewal options for a total of sixty years. The concession is to operate the Arctic Valley Ski Area, the Arctic Valley road, parking area, trails, toilets, and future summer and winter use of the Arctic Valley/Ship Creek Drainage area. No long term plan for management or development of the area has been provided.

Under State law, the Department of Natural Resources should have a plan that ensures the area is used for the best interest of the State and for the "maximum use in the public interest of scenic, historic, archaeological, scientific, biological, and recreational resources." AS 41.21.020(a)(1). The State's last approved plan for the Arctic Valley and Ship Creek Drainage predates the issues raised by the State's proposed concession.

Please submit comments urging the Department of Natural Resources and the Anchorage Ski Club to take the time to create a current site-specific Arctic Valley Area Management Plan and require a consistent concessionaire's plan. Both can be completed without disrupting current operations at Arctic Valley Ski Area.

If the State issues a four-year, sole source concession, the State and the Anchorage Ski Club will have seven years to secure funding, solicit input about the best uses of Arctic Valley, and to complete management plans. (The Anchorage Ski Club Lease does not expire until 2022). Without taking this step little assurance is available about how and for what purpose Arctic Valley and the Ship Creek Drainage will be managed for the foreseeable future.

In fact, Alaska Statute AS 41.21.027 (b) suggests a preference for four-year concessions. To award a twenty-year concession (and particularly with two twenty-year renewals) the State must make specific findings that are difficult without an Area Management Plan. AS 41.21.027(b) requires among other things that the State must find that "the proposed contract (1) will implement the purposes of the park unit and is authorized by the park management plan, if any, that applies to the park unit."

Hikers, mountain biking, fat tire biking, downhill skiing, tubing, proposed cross-country ski trails, restoration of the Nike Site, and proposals to improve trail connections as well as add huts between Arctic Valley, Eagle River, and Indian are increasing the pressure to use Arctic Valley and Ship Creek Drainage. A sole source contract to a volunteer organization whose board changes over time and who will manage the area consistent with its own specific mission does not guarantee that the Arctic Valley and Ship Creek Area will be managed or developed consistent with the best interest of the State or for maximum use of the public. If the State issues the proposed twenty-year sole source concession with two potential twenty-year renewals without a long-term plan, *your vision for Arctic Valley may not be heard.*

Please remind the State:

- 1) of how important Arctic Valley is to you for its many uses;
- 2) of its obligation to plan for Arctic Valley and the Ship Creek Drainage use under State law, particularly as the pressure on Chugach State Park and Arctic Valley in particular is increasing;

3) that a short-term concession for managing the ski area makes sense and will not preclude current Anchorage Ski Club activity but instead will give the SOA seven years to create an Area Management Plan and a specific concessionaire's plan for future uses of Arctic Valley; and
4) that to award a twenty-year concession with lengthy twenty-year renewals without an Area Management Plan sets a bad precedent for Alaska State Parks, particularly with no competitive bid and when the concessionaire is a volunteer organization whose board will change and whose mission is narrowly focused.

Finally, please briefly share your vision for Arctic Valley with the State.

Some visions expressed include:

- Keep the ski area "frozen in time" at its current level of use and management (2,700 skier days/year)
- Return the ski area to its heydays of the early and mid '90s with week day and night skiing (65,000 skier days/year)
- Expand operations with snowmaking for alpine and nordic training, a ski school, rentals and regular bus service for kids
- Include hut to hut hiking and skiing options with improved wilderness trails to Indian and Eagle River
- Remove all infrastructure and return to wilderness designation
- Expand both summer and winter operations to include a summer alpine visitor center, an overnight rustic lodge, a tram, or a home for the Alaska Ski Museum.

Please help ensure that the State of Alaska recognizes its duty to manage Arctic Valley by sharing your vision for Arctic Valley and asking the State before issuing such a lengthy concession to create an Arctic Valley Area Master Plan that includes all stakeholders - DNR, JBER, MOA, the Anchorage Ski Club, Friends of Nike Site Summit, and the public.

Without an Area Master Plan and particularly without a competitive concession process, determining if a long-term sole source concession is in the State's best interest is difficult. Little exists against which to measure if the State or the concessionaire is appropriately managing the resource.

The public notice and Preliminary Decision and Proposed Concession Contract are available for review on line at: <http://dnr.alaska.gov/parks>. The public comment period expires February 15, 2019. Please send your comments to: dan.beutel@alaska.gov (907) 269-8692, 550 W 7th Avenue, Suite 1380, Anchorage, Alaska 99501, and copy them to the Chugach State Park Citizen's Advisory Board at kurt.hensel@alaska.gov. And, if you can, attend the public meeting February 5, 2019 at 6:00 PM at the Atwood Building, Room 102, 550 West Seventh Avenue, Anchorage, Alaska 99501.

Finally, please forward this email on to friends who care about Arctic Valley and the Ship Creek Drainage. Encourage them to comment and make their vision heard. The State, as required by statute, needs to take the time to plan for the future of Arctic Valley and the Ship Creek Drainage before issuing such a long-term concession.

By taking this step, the State will have the opportunity to define what is in the best interest of the State and what is maximum use by the public at Arctic Valley. Further, the State can then ensure that a twenty-year single source concession will be consistent with the State's obligation to manage the Arctic Valley and the Ship Creek Drainage Area.

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Bud Rice

2/3/2019

Re: Arctic Valley
Visioning

Hello Friends:

My wife and I have used the Arctic Valley, Eagle River, and Ship Creek areas for decades. We are residents of Eagle River since 1996 and Anchorage before that. We have skied, hiked, bird hunt (outside of Tokle Creek). We enjoy hiking up various peaks in the area during summer. We wholly support a comprehensive planning effort for the important recreational area in the Anchorage Bowl and Chugach State Park. Below are some of the key changes we would like to see:

- 1) Improve road access to the area by reducing wash boarding and glaciering;
- 2) Open the Nike Site to public access and education, preferably as a National Monument;
- 3) Open the ski chalet for summer use (we have attended several weddings in the area);
- 4) Improve trails and hiking in the area with better connections to Eagle River and Ship Creek, including bridges over Ship Creek in strategic locations;
- 5) Coordinate better management between Arctic Valley, Chugach State Park, and JBER;
- 6) Maintain the ski area at Arctic Valley at the current level or improve lift facilities.

Respectfully submitted,

William "Bud" Rice
24331 Wilma Circle
Eagle River, AK 99577
budr@mtaonline.net

Sent from my iPhone

> On Feb 2, 2019, at 7:07 PM, Jim Renkert <xcski@gci.net> wrote:

>

> Bud, It would be great if you could get some comments in. Doesn't have to be detailed or lengthy. A couple of sentences supporting a management plan would be great. Jim

>

> <Arctic Valley Visioning.pdf>

Monica Jenicek LyallGentlemen,

2/4/2019

Commenting against
the proposed sole

source concession at
Arctic Valley

I concur with the comments of State Representative Matt Claman and public citizen Blythe Marston which suggest that the State is acting precipitously in granting a sole source long term concession to the Anchorage Ski Club for management of the Arctic Valley ski area.

In summary, State law requires DNR to plan for the future at Arctic Valley and it should do so before issuing such a long term sole source contract. Any concession, especially one this long, should require a concessionaire's plan that is consistent with the State's long term plan for the area. The State should take a look at the financial viability of the entity it proposes will hold the concession, especially when the proposed concessionaire is managed by a volunteer board which will change over time and arguably whose mission will change depending on the then current makeup of the board.

What is the ultimate plan for the area? Why is the proposed sole source concession for such a long term and how does that concession advance the long term plan?

Thank you for your attention.

Monica Lyall

Mark McDermott Mr. Beutel –

2/5/2019

Proposed Anchorage
Ski Club
Concession - Arctic
Valley

I understand that you are seeking public input on the proposed award of a 20 year concession to the Anchorage Ski Club for it's management of the Arctic Valley ski area. As a 45 year resident of Anchorage, and a skier and hiker, I have a personal history with both the Ski Club and the Arctic Valley area. I applaud the efforts of the Anchorage Ski Club and think they are a wonderful example of civic pride and activism by volunteers.

Although I no longer downhill ski, I do drive up to the Arctic Valley area about 6 times a year to hike Mt. Gordon Lyon or Rendezvous. I also like to bring out of town guests there as a way to easily get them into the Chugach Mountains scenery.

I am concerned that granting a 20 year concession without an updated area management plan is not wise management of the many resources of this area. These easy access points to the Chugach are few and far between and, I believe, require careful management for access, use (and overuse), and multipurpose balance.

I would urge you to prepare a full area management plan update before awarding the 20 year concession to the Anchorage Ski Club.

Thank you for considering my opinion.

Mark
Mark McDermott
5100 Vaquero Road
Anchorage, AK 99516
907-345-6997
www.markmcdermottart.com

Lisa Holzapfel
2/5/2019

I have reviewed the Preliminary Decision & Proposed Concession Contract-Arctic Valley Ski Area and the Concession Contract. I am attaching my comments regarding the subject.

Comments on the
Preliminary Decision
& Proposed
Concession Contract-
Arctic Valley Ski
Area

I do not believe issuing a non-competitive concession contract to the Anchorage Ski Club is in the best interest of the state. I highly recommend that you complete a more thorough analysis of the Ship Creek Management Unit, the public needs, the outdoor recreation uses, potential impacts, outdoor recreational and historical/cultural opportunities beyond those that already exist and determine if there are other potential business partners before moving forward. I also firmly believe that only a competitive concession contract is appropriate for such a significant state resource. All of this could be accomplished through a community visioning process and Arctic Valley/Ship Creek Management Unit planning process.

My analysis is attached for the record.

Thank you for the opportunity to comment.

Sincerely
Lisa Holzapfel

February 6, 2019

Mr. Dan Beutel
Department of Natural Resources
550 W 7th Ave, Suite 1380
Anchorage, AK 99501

Dear Mr. Dan Beutel,

I am submitting the following comments on the Division of Parks & Outdoor Recreation's Preliminary Decision (PD) & Proposed Concession Contract for Arctic Valley Ski Area, Chugach State Park (CSP). The Anchorage Ski Club's lease area is 320 acres in size and lies within the 47,000 acre Ship Creek Planning unit.

After reading the PD, I feel that a decision was made first and the analysis done second. I do not believe a true process was used to determine the outcome. I am basing my final recommendations on the following analysis.

Under AS 41.21.027(c)(2)

(A) Requires an assessment of existing visitor uses. I do not believe that CSP has done a thorough assessment. The PD only addresses winter and ski club use. I do not find any site specific outdoor recreational visitor use data for winter or summer, nor results of any public user surveys to determine what the public's interests really are, nor any assessment of outdoor recreational and historical/cultural values that could provide new opportunities for residents and visitors to Alaska. While State Parks did complete the North to the Future, 2016-2021 Statewide Comprehensive Outdoor Recreation Plan (SCORP), the purpose of that planning document was to support information necessary to continue receiving potential Land and Water Conservation funded grants. This SCORP effort did not survey the general public, nor did that process include any site specific information that would help you make a decision regarding a potential future concession contract within the Ship Creek Management Unit.

(B) Assessment of potential conflicts. I also do not believe CSP has assessed the potential conflicts that could affect park wildlife, water, scenic values or other resources. Recreational use of public land is a resource. Will continuing the ASC lease as a non-competitive concession contract be in conflict with other outdoor recreational opportunities in the Ship Creek Unit, both existing and potential, winter and summer activities? Will it be in conflict with active and passive recreation and desired historical/cultural interpretation opportunities? I have personally witnessed wildlife harassment by dogs. Dogs chasing moose and killing both ground squirrels and ptarmigan. I find dog poop in the watershed on most visits. What are the current wildlife species numbers in the Ship Creek Unit, and how should they be best managed? I also hear of regular dialogue by users on the pros and cons of keeping the entire Arctic Valley Area undeveloped and wild V.S. development of a world class outdoor recreation area with activities and interpretation for both winter and summer and natural, historical and cultural interests. This tells me that there is room for lots of conflict that still needs to be resolved.

(C) Identification of Services. The services listed include those that exist now. What about future desired year-round recreational and historical/cultural uses of the Ship Creek Planning Unit. What about properly built and constructed contour lineated sustainable trail designs even within the proposed contract area? What about future snow making needs as Alaska becomes less wintery? What about natural and historical/cultural interpretation opportunities? What about other activities, such as summer and winter mountain biking or Nordic Skiing?

(1) As stated above, there has not been a thorough analysis of public need and therefore it's difficult to access what park purposes the proposed concession contractor would be responsible for?

(2) I would argue that the existing facility is not "high quality recreation". It's the best that a non-profit has been capable of providing. It would take an infusion of funding, community visioning and management planning to provide a broad ranging, year round, high quality recreational experience.

(3) A non-profit would have difficulties providing services or facilities that are not feasible or affordable for the state to provide. The ASC has survived on the backs of families dedicated to continuing the operations, not because it has adequate funds to provide more than the state could, if it chose to. Facilitating on-going maintenance of Arctic Valley Road could be incredibly expensive in the future. I would think a nonprofit would look carefully at that potential financial burdens and requirements in your proposal before accepting the proposed concession contract. It appears that the State of Alaska is proposing to put all service related burdens onto the Anchorage Ski Club (ASC). I have worked with nonprofits throughout Alaska and I doubt any of them would have the funding to be capable of managing a ski area year round, including restrooms for the public, and considering climate change, being capable of funding future snow making needs? let alone be capable of assisting with maintenance one of the longest dirt roads in the Municipality of Anchorage. Should the Military choose to diminish its involvement in road maintenance, can the ACS pick up the slack?

(4) Any proposed contract should require no adverse environmental effects.

(5) I would argue that there has not been a thorough public assessment of outdoor recreational or historical/cultural needs or desires for winter and summer outdoor related recreational activities. The view expressed in the PD is to keep the ski area status-quo. While downhill skiing and tubing are fun and enjoyable, what about the growing need for more winter fatbike biking, summer mountain biking, arctic alpine interpretive opportunities, the Nike Site and Alaska Military historical interpretive opportunities, and the Dene'ene cultural opportunities? Without a real assessment of public needs and desires I do not think that you can determine if the public needs have actually been met.

(6) Recognizing no cost opportunities means eliminating public access to the park. As long as the road agreement with the military stays in place, this can be accomplished. How secure is that agreement? While trail improvements have been made, I would argue that a trail plan for the Ship Creek Unit, including the ASC's 320 acreages, needs to be completed so that trails are put in the most optimum places. A well thought out management plan that includes trails and layout, will guarantee that a diversity of outdoor recreational and historical/cultural uses that

are dependent upon trails can be provided for, rather than just continuing to provide historical trail access.

Economic Opportunity?

What is in the best interest of the state? The Proposed Negotiated Concession Contract is too narrowly focused. What if there is a business that could provide the necessary funding to provide for higher quality outdoor recreation and historical/cultural opportunities to the state? If ASC is the best business partner, then they would win a competitive contracting process as well. But nowhere in the PD is the economic opportunity addressed. The state may be "giving away" state resources without receiving comparable value for its resource. The proposed concession contract does not even include an annual fee and does not appear to add any economic value to the state. ACS has only been able to provide a minimum of services while operating on a shoe-string budget and the dedication of its volunteers. Perhaps the state is missing an economic opportunity? Only a competitive bidding process would answer this question.

Alternatives: The alternatives appear to be written to choose the decision that was made in the beginning. To go with the status quo, with no additional user needs assessment, economic evaluation or public interest analysis. There are other alternative that were not considered. CSP could enter into a short-term non-competitive contract with the ACS to continue its on-going operations for 4-5 years, while CSP or the Department of Natural Resources does a more thorough evaluation of the potential for outdoor recreational and historical/cultural needs and uses through a public visioning and planning process. It could also hold a competitive process to determine if there is a better business partner, one that would enhance the economic value of public lands to the state.

Background: As you know, the Mission of the Alaska State Parks is: *The Division of Parks and Outdoor Recreation provides outdoor recreation opportunities and conserves and interprets natural, cultural, and historic resources for the use, enjoyment, and welfare of the people.*

The Chugach State Park Master Plan says, the Management Intent for the Ship Creek Unit is: Protect the unit's wilderness values and water quality. Manage for low intensity recreational use. Work with the military to maintain access to Arctic Valley. Work with the Anchorage Ski Club, Inc. to enhance recreational opportunities at their lease site.

But even during the Chugach State Park Master Planning, no site specific management planning was done for the Ship Creek Management Unit. Overall I find that the current ASC downhill ski area proposal is just one small piece of the Chugach State Park Master Plan-Ship Creek Planning Unit. The Preliminary Decision fails to address how this proposal fits into the larger context of the whole planning unit and the entire Chugach State Park. How should those 320 acres be managed? The real question is, what do Alaskans really want in Arctic Valley/Ship Creek? Without a thorough management plan for the planning unit, CSP will not know. It is unfair to the park rangers and management staff, and the public, to move forward without a Community Visioning process, user need assessments, wildlife and watershed analyses and a Management Planning Process to make the appropriate decision.

If you are really trying to decide what is in the State's Best Interest, then it requires planning with a Purpose. Entering into any long-term decisions without better knowledge of your user group needs, public desires and interests, you cannot make an appropriate decision.

Summer recreational opportunities in Arctic Valley and Ship Creek are currently limited to fairly steep hiking trails, only marginally developed or managed and often quite muddy. One popular fall activity is berry picking, with families exclaiming they have their own "secret" spots. Alaska birders often take out-of-state birders to Arctic Valley to find two species of Ptarmigan. History buffs that find out about the Nike Site tours are thrilled that the opportunity exists, yet only a few times a year. Naturalist types are often searching for spring wildflowers and on occasion flower and bird tours are led. But what could this magnificent part of Chugach State Park really offer? A world class scenic, sustainably built trail system up Ship Creek Valley with huts? Trail connections into Eagle River and even Bird Valley. A looped trail system offering multiple day camping opportunities to keep residents active and bring more tourist dollars to Anchorage. A world class mountain biking trail system for cross country and downhill biking. Nordic Skiing. Zip line tours. Or more passive recreational opportunities such as family guided alpine naturalist walks. Daily historic tours to learn about the Nike Site, the Cold War and Alaska's past and current military activities. Cultural tours to learn about Anchorage's First People. There is the potential to generate tourism revenue. Or, a decision to leave Arctic Valley/Ship Creek undeveloped.

Is there a commercial entity willing to invest in a better development scheme? Without a site specific master plan from a management planning process the state cannot determine what is in their best interest or what it is they have to offer business partners. What are the economic opportunities and potentials?

I believe there is clearly the need to better understand the potential impacts of your proposal as it may apply to the Ship Creek Management Unit in its entirety. I do not believe you can meet the Mission of Alaska State Parks, nor the intent of the CSP Master Plan without doing more work. I highly recommend that the state seeks the necessary funding to hold a public community Visioning Process so that the public can help determine and agree upon a bigger picture for the Ship Creek Management Area, within the confines of the Chugach State Park Plan, and then complete an Arctic Valley/Ship Creek Management Plan. The end result would allow Chugach State Park Rangers and managers the opportunity to provide opportunities that will meet the mandates of the Mission and Park Plan.

Sincerely,

Lisa Holzapfel

Retired-- DNR Senior Land Manager and NPS Outdoor Recreation Planner

CC Kurt Hensel, Chugach State Park Citizen's Advisory Council

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Timothy Potter

Dan,

2/5/2019

RE: Arctic Valley
proposed contract -
Comment period
extended to 2/15

It had been my intent to appear at this evenings meeting concerning the proposed “sole source” concession of the Arctic Valley Ski Area.

Unfortunately, a very close friends wife recently passed and the Memorial Service for her is tonight and conflicts with my ability to attend and testify.

I am working on a submittal package to be delivered prior to the February 15th close out date for comments.

As indicated previously, my primary concerns are related to the “sole source” nature of a concession for 20 years and two 20 year extensions(potentially 60 years total) without a specific master plan or Park Management Plan for this localized area impacted by the “Club’s” operation. The financial information is very limited, but shows the limited financial depth, resulting in concerns about solvency. Skier days are down significantly from historic levels. The levels of accountability for financials associated with operations, maintenance, replacement of equipment, and requirements for reclamation should they fail, do not appear to be consistent or comparable with other leases or concessions for similar operations in southcentral Alaska.

I do not believe that adequate consideration has been given to this “intent to award”, as it relates to increased benefit to the residents of the state. Having performed a significant study examining winter and summer recreation and tourism opportunities in 1994, the Site Summit, Arctic Valley and Ship Creek area provided the highest level of close-in and proximate opportunities to Anchorage. The work, performed for Anchorage Economic Development Corporation(AEDC), provides a conceptual overview and layout of possibilities and opportunities. The Arctic Valley Ski Area lease/concession location is physically a linchpin to achievement of a comprehensive accessible, and environmentally sound development.

In closing, I apologize for missing the meeting, I appreciate your extension of the comment period, and I hope after careful review of all of the public comments received by February 15th, that you will understand that a real plan by the club supported by appropriate financials should and can be done in the time remaining in the current lease, and that DNR and State Parks should bring forward a specific area plan for this area of Chugach State Park prior to any longterm concession, let alone a sole source concession for 20 through 60 years.

Thank you,
Tim Potter

Timothy C. Potter
Senior Planner

DOWL
907.562.2000 | office
907.865.1127 | direct

Dianne Holmes 2/6/2019 Arctic Valley management plan	<p>It is a perfect time to consider an expanded management plan for Arctic Valley and Ship Creek. With climate change, there will be a need for more than just a downhill skiing area.</p> <p>A long term plan should include opportunities that climate change brings which include the growing need for hut-to-hut trails and cabins.</p> <p>Nordic skiing needs more trails at higher elevations due to climate change in the MOA bowl that leaves us with freeze/thaw cycles and ice.</p> <p>Consider more summer activities and trails.</p> <p>However, it is a bad idea to even think of providing a potential 60 yr contract. Doing that would stymie needed changes that we may not even know about at this time.</p> <p>Dianne Holmes</p>
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Doug Whittaker 2/10/2019 Arctic Valley ski area comments -- Doug Whittaker	<p>Hi Dan –</p> <p>See attached doc in Word. Thanks for the chance to comment.</p> <p>Doug</p> <p>Confluence Research and Consulting Confluenceresearch.com</p> <p>Alaska office Doug Whittaker, Ph.D. 6324 Red Tree Circle Anchorage, Alaska 99507 USA Email: dougwhit@alaska.net <mailto:dougwhit@alaska.net> 907.346.3769 (office) 907.602.9660 (cell when traveling only)</p>
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Comments on a sole source concession for Arctic Valley

If the Arctic Valley saga were depicted as a stylized reality TV series, it would be sepia-tinged, stuck in an unchanging 1970s time warp, and feature a motley extended family struggling to make ends meet in a beautiful but hard-scrabble high mountain Alaskan setting. The family would curse the weather (“not enough snow in the winter, not enough sun in the summer!”), the people of the town below (“I don’t know why they don’t come and buy our stuff anymore?”), and the faceless land owners who gave them a lease 55 years before (“we’ve worked our mittens to the bone, but they just keep wanting more!”).

The characters might elicit one’s sympathy, mostly for good reason, although the careful viewer might be unsettled to learn the family was handed their lease for free, the town had grown from 50,000 to a city of 300,000 over the five decades, and much of the other land in the foothills had been devoured by the moneyed classes for mansions with scenic views. Meanwhile, the townspeople below, the nominal owners of the high valley, scramble to get parking spaces at the few dead-end lots with access to their mountains, drolly noting how they only live 30 minutes from the real Alaska.

So what’s in store for future episodes? More struggles with aging machinery and water rights for snowmaking? More unmet marketing promises? Arguments over parking fees, restroom maintenance, and the size of the welcome mat put out by the family for “outsiders.” Even if there were no commercials, it’s not a show I would enjoy watching.

But maybe the series could get a re-boot. It’s not hard to imagine some Army trucks paving the washboard road, a time change to the 21st Century, and a more diverse cast of characters that included cross country skiers, fat-tire bikers, pack rafters heading toward Ship Creek, backpackers on multi-day traverses, and more school, outdoor education, and army groups. In the winter, there could still be alpine sports and even the throwback Poma/T-bar so old dads can show their kids how real skiers get up the hill, but some cross-country trails down to the valley make sense too. In the summer, the parking lot might reach Glen Alpan popularity, with new trail networks spreading the new use out. In my mind, the show would be in high-definition color, and everyone in the city would be allowed to stream it.

Of course, the re-boot might cost more to produce, and city and state government would probably be on the hook for some of it (although an entrepreneurial agency might be able to wring more competitive bids to help). But what growing city of 300,000 wouldn’t love to control a trailhead at 2,500 feet next to acres of alpine and cross-country ski terrain, connecting to miles of hiking and biking trails, and with views that a well-managed lodge with a liquor license should be able to turn into gold? If a private property owner offered to donate 500 acres of this quality, would any forward-thinking government turn them down? But by turning the old lease into a sole source long-term concession, Parks is doing just that: sanctifying the unsuccessful status quo of a break-even alpine endeavor, all so the public gets the privilege of paying five bucks a visit for a dirt parking lot in summer. If someone wants to see this old show any more, they should record it on a VHS tape.

OK, maybe this analogy is over the top and the choices are not that stark. But the ski club has had more than five decades to enjoy their lease to one of the best high valleys in the Chugach, 30 minutes from downtown Anchorage and Eagle River. They’ve done a serviceable job keeping the place open (at least on weekends), and they don’t really discourage the public from visiting – as long as you buy a ticket or pass. But there was a time in the early 1990s when the valley attracted 60,000 skier days a winter and now it struggles to entice 3,000 alpine skiers and about twice as many tubers. And you

have to wonder why there has been such a decline, even as the city is five times larger. Who is benefiting from a semi-secret destination operated by a clique of die-hards? As the lease is about to end and can't be renewed, how is it in the public interest to maintain the status quo – for as many as 60 years into the future – without a better script than the one we've been getting?

How about a plan?

I don't have strong positions on the precise array of facilities and recreation opportunities that belong at Arctic Valley, but don't think the state should bestow a 60-year concession upon the ski club just because they've been there for the past 60. I respect the work that has kept the place going, but there are broader considerations, more stakeholders, and more options than just letting the ski club muddle along like it is 1999. It is too much to ask the State Parks and the club to engage the public and other stakeholders to think about the future, set some mile posts that define success, and have a few adaptive alternatives if they fall short? I don't see that written into the current concession proposal.

There are three years before the old lease runs out. How about taking a couple of years to contemplate other futures? At the very least, no concession should be granted (especially a sole source version) without some strategic planning first. We ought to know what the club is actually hoping to accomplish, not just their promise to work hard, market better, and keep afloat. I don't doubt they will try; but we have good evidence over the past few decades that good intentions and volunteer effort alone might not be enough. If this were a for-profit concessionaire, would the State consider a long-term deal without specific plans for facilities, marketing, and operations?

I don't support any of the three alternatives in the State's current concession planning process. It doesn't make sense to let the lease expire and leave the club and their facilities out in the literal cold. But it is wrong to grant a 60 year sole source concession without a closer look at what the club is promising or likely to deliver. And I have little faith in a willy-nilly competitive bid process to solve the problem, because I have no expectation that there are ready suitors with great ideas on the shelf.

I'm probably old school on this, but what seems to be needed is a Ship Creek – Arctic Valley Plan before a concession is offered. We need to invite ideas from the entire community, not just the people who descend from the folks who have fond memories of their childhoods on the T-bar. And because it involves roads and trails through JBER and the municipality, those agencies need to be involved as well. This is the normal way to consider a 60-year commitment of such valuable land, with the ski club treated as an important stakeholder, but not the de facto lead.

Planning is messy, and agency budgets are stretched thin, so I realize a plan is not a simple request. I'm sure agency staff will groan at the idea of another planning effort without adequate support – and in these austere times it is hard to see where support would come from. Given the quality and quantity of lands it manages, State Parks seems to be one of the most under-nourished but over-achieving agencies in the country. But my sympathy for its budget challenges doesn't change the reality that DNR concession policy appears to require a plan first – and it's a good idea even if it's not the law.

A planning effort – even on a shoestring budget, under a non-binding partnership basis with the Muni and JBER – stands a better chance of providing clarity about where the valley should be heading, and will lead to a better concession contract. In a best case scenario, a plan will invite more people to contemplate the valley's future, and possibly generate new enthusiasm that can attract more use and the revenue to implement it. For years this place has been operating in a negative feedback loop; it's

time to get the feedback going the other direction. This is a place with enormous potential that is routinely overlooked, and a new sole source concession will be continuing down the same old “management-by-default” path. From a resource professional perspective, I’d like to see State Parks and other cooperating agencies be more deliberate in choosing its future – management-by-design.

Other recommendations (if you choose to offer the concession)

I can imagine State Parks might not actually heed my call for a plan before granting a concession. I went to the Parks-sponsored public meeting on Feb 5 and saw that 7 of the 9 attendees were from the club. Perhaps there is no wide community concern about this process because, like Arctic Valley these days, it’s all a bit undercover. But if Parks goes ahead with the sole source concession, I hope they’ll consider a few additional conditions:

- Honor State Parks Annual Passes for parking, even if you let the club have the money from day users. State Parks staff at the public meeting said the concession would continue to let the club collect parking fees, not unlike the deal at Eagle River Nature Center. I understand the impulse to soak the tourists at the Nature Center or divert a summer revenue stream for the ski club, but please resist diminishing the value of the Annual Park Pass again. This is your chance to right that wrong. I’d rather Parks raised the Annual Park Pass fee or take a smaller concession fee from the ski club than “nickel and dime” its most loyal supporters at yet another “special” trailhead. I’ve heard the club makes as much as \$40,000 a summer from parking fees; it surely doesn’t take that much to grade the lot each spring.
- Make summer trail connections to the rest of the park a major consideration. Ship Creek Valley deserves more than bush-whacking routes.
- Develop cross country and fat bike trails and terrain. I know the hills are steep, but good design can often compensate.
- Consider letting (requiring) the concession to improve the lodge. Is there a building in Anchorage whose flat-roofed lines are a greater architectural wart compared to its setting? With power and a good road, this could be a premier Euro-style trailhead alpine bar and restaurant, attracting tourists and residents.
- Fix the ramshackle dam and pond near the cafe. It’s old and unnatural and will need to be expanded if the club has any hope of adding snowmaking. There is an opportunity to turn this into a centerpiece pond and beach, a great place to dip your feet after a long hike, but it won’t be cheap.
- Snowmaking and improved grooming has to be part of the picture if Arctic Valley is to work for alpine sports. This valley is in a bit of a rain shadow, and winds seem to keep snow in the gullies, but with snow fencing, grooming, and even a little snowmaking, a nice long season seems possible even a warming climate. The base is at 2,500 feet and summit at 3,900 – much higher and colder than Alyeska, with less chance of wet Gulf storms raining on the situation. By making snow during the cold days of November, it would probably be the first ski area to open, possibly attracting early season college and club ski teams. But this also won’t come cheap, and it is unclear how the current club can pull it off. Maybe it’s time for the State to ask others to suggest a viable path.

- If the club gets this concession, especially three years before it's required, I hope the State makes the club specify its long term strategic and capital plans. Repeated annual operating plans are a recipe for lethargy. While I was heartened to hear a few club members in the public meeting suggest they have ideas for improved marketing and their competitive skiing program, we've seen such enthusiasm turn to rust in the past. More importantly, these ideas are not public yet, so who can evaluate them? I hope the State will make it a condition of the concession to follow-through.

My background

Everyone who cares about Arctic Valley has some history there, and I'm no exception. It was the second trailhead I visited after moving to Anchorage in 1987 -- I remember it less-than-fondly because my VW bus got a flat on the way down. But I've been many times since -- probably an average of 3 to 4 times each summer, with my favorite annual visit coinciding with ripe blueberries in the early fall. When my knees were in better shape, I used to ski there a couple of times each winter as well -- I have several fond memories of good days in the early 90s, when the place was hopping.

With a PhD and career in recreation management, I also have some professional interest in seeing Arctic Valley managed better. I've been conducting studies and plans for a variety of NGO, local, state, and federal organizations for over 30 years in iconic parks (e.g., Grand Canyon, Yosemite, about 40 to 50 rivers in AK and across the west), and I've worked with DNR, ADFG, and State Parks (e.g., Susitna Recreation rivers, the Kenai, Anchorage Wildlife Plan) and on multi-agency cooperative recreation or trail plans (e.g., in Juneau, Ketchikan, Kodiak, and Washington's San Juan Islands). I like to think I can spot an opportunity for better resource management when I see one, and this undeniably qualifies. It would be a shame if the State and its potential partners didn't consider a broader range of public interest and ideas before offering a long term concession.

Thanks for the opportunity to comment. Good luck with the rest of the process and decision.

Doug Whittaker
6324 Red Tree Circle
Anchorage, AK 99507
dougwhit@alaska.net
907 346 - 3769

The primary topic of the following comments is requests for more planning prior to issuing a contract.

sandra schubert

Hello,

2/11/2019

Arctic Valley

I'm writing to ask you not to issue a sole-source private concession at Arctic Valley. I support completion of a long-term management plan for the area and the public process that would accompany that plan. Approving a sole-source concession at this time could foreclose other winter recreation options at Arctic Valley.

My husband and I are both avid nordic skiers here in Anchorage for over 25 years. We both feel an important opportunity was missed at Hilltop Ski Area when the Stevens chalet and related improvements went in without consideration of how the nearby nordic trails and single-track trails could also contribute to and benefit from that development. I do not want a similar opportunity to be missed at Arctic Valley.

Also, Arctic Valley is one of the few higher-elevation access points into Chugach State Park. Appropriate development of additional wilderness trails and perhaps a hut-to-hut system would enhance the community's recreational and tourism opportunities.

Thank you for your consideration.

Sandra Schubert
1549 Hidden Lane
Anchorage, AK 99501

sandra schubert

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2/11/2019

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Also, Arctic Valley is one of the few higher-elevation access points into Chugach State Park. Appropriate development of additional wilderness trails and perhaps a hut-to-hut system would enhance the community's recreational and tourism opportunities.

Thank you for your consideration.

Sandra Schubert
1549 Hidden Lane
Anchorage, AK 99501

marcia bandy
2/12/2019

I am writing to ask the Department of Natural Resources to delay issuing the proposed 20 year sole source private concession at Arctic Valley.

Arctic Valley
proposed concession

State law requires DNR to have a plan that ensures the area is used for the best interest of the State and for the maximum use in the public interest. The State's last approved plan for Arctic Valley and Ship Creek drainage predates issues raised by the proposed concession.

I am in favor of DNR issuing a short term, 4 year concession. Together with the remaining term of the current lease, this will leave 7 years for DNR and the Anchorage Ski Club to create an updated Arctic Valley Area Management Plan. This will allow time for DNR to seek input from a broader array of users and meet the State's obligation to ensure the State's resources are managed for the maximum use in the public interest.

I am also concerned about a long term concession for another reason. The Anchorage Ski Club is managed by a volunteer board that has a narrow mission and is not exactly in a robust financial position. According to their 2017 tax return, they have less than 6 months reserves.

Awarding a sole source 20 year concession with two 20 year renewal options sets a bad precedent for Alaska State Parks. Please take the time to do this right.

Thank you,
Marcia Bandy

Ivan Hodes

2/12/2019

Comments on Arctic
Valley Proposed
Concession Contract

I write to comment upon the proposed granting of a sole-source concession at Arctic Valley in Chugach State Park to the Arctic Valley Ski Club upon the expiration of the club's lease in the same area. I am Deputy Director of Friends of Nike Site Summit (FONSS), a non-profit organization dedicated to preserving the Nike missile site on Mount Gordon Lyon on the JBER military reservation. Our organization considers itself a stakeholder in the Arctic Valley lease area because we use the leased parking lot and the Alpenglow lodge as staging areas for our tours of the site and conduct portions of our hiking tours in the lease area. However, I am writing as an individual citizen and not on behalf of the FONSS board; indeed, my interest in the Arctic Valley extends well beyond my capacity as a board member of FONSS.

I am a skier, unskilled but enthusiastic, who has spent many hours in both the lift-served and back-country areas of the ski lease. I am a berry aficionado who has spent many late-summer afternoons gathering not enough blueberries and too many crowberries. Perhaps most significantly, I am an educator who has been bringing students to Arctic Valley every summer for the last ten years to learn about the ecology of the tundra and the ecology of the Chugach Mountains. As one of the only entrances to Chugach State Park that offers immediate access to alpine terrain from the trailhead, Arctic Valley is a unique opportunity for students—along with adult residents and visitors to the Anchorage area—to experience and explore the wonders of the tundra.

Having seen firsthand the enriching effects of time spent learning human and natural history at Arctic Valley, I suggest that, as the state considers practices for best management of the lease area at Arctic Valley, lessor and lessee should both consider the Eagle River Nature Center as an aspirational model. Just as ERNC provides educational opportunities, guided hikes, and nature walks in the boreal forest, a nature center at Alpenglow could provide similar opportunities in the alpine environment. The lodge space could include exhibits about the natural and human history—including the history of the adjacent Nike site—of the area, and could be a point of departure for hikes and guided nature walks around the tundra. Exhibit space at the lodge about the military history of the area would allow for much larger numbers of residents and tourists to learn about Anchorage's Cold War heritage without going onto the adjacent Nike site, which is restricted by DOD policy to a few hundred visitors a year. All of this is entirely compatible with, and indeed supplementary to, the continued operation of the site as a ski-lodge and day-lodge, affording both recreational and educational opportunities to residents and visitors alike. ERNC describes itself as having transformed into a “destination for visitors from around the world”; I wish the same for Arctic Valley.

In closing, I am not asserting that my particular vision for the future of Arctic Valley is the only one worth considering, nor even that necessarily is the best idea. I simply wish to draw awareness to the fact that there are numerous possibilities for the development of the area that ought to be thoughtfully considered. The best vehicle for such consideration is the development of an area management plan, as has been done with other leases and DNR tracts throughout the state. Whether the Department grants the concession to the current lessor, grants it to another operation, or takes over direct operational control of the area, it is important that an area management plan be developed with formal input from all stakeholders, including the Department of Defense, FONSS, and the Municipality of Anchorage.

Bob French
2/12/2019

Thanks for the opportunity to comment on the proposed Sole-Source, 20 year Concession for Arctic Valley & the Alpenglow Ski Area, through the Anchorage Ski Club.

Arctic Valley
Proposed Concession
Contract

Anyone who uses Chugach State Park recognizes the lack of public access points means that the areas which do have access, are often overrun. We need more and better access, and improving Arctic Valley would help alleviate pressure on other trailheads. The evaluation of public access points a couple of years ago pointed out the problems, but also made clear the difficulties of creating or maintaining public access. The Arctic Valley area has the best chance of solving many problems, and has the opportunity to do so through a Public Private Partnership, in these times of dwindling State and Municipal finances.

Arctic Valley, with the Alpenglow Ski Area, has some great potential, but as a small, volunteer run “Mom & Pop” organization, saddled with lease restrictions and lack of funds, has been stagnating and declining for the 35 years that I’ve been going there. One bright spot in the Arctic Valley Region, has been the restorations and historical tours accomplished by the Friends Of Nike Site Summit (FONSS) in conjunction with JBER.

The Alaska Department of Natural Resources (DNR) proposes to issue a twenty-year, sole source, private concession at Arctic Valley, that includes two twenty-year renewal options for a total of sixty years. While that may sound good, I am concerned that issuing this concession will just lock in the current situation, and that Arctic Valley will continue to deteriorate. While I give the Anchorage Ski Club credit for maintaining and keeping the lights on for 52 years, over the past couple of decades, they have barely maintained an unsuccessful status quo, with greatly diminished hours, and only serving a few thousand skiers each year. I’m glad to hear that the ASC have plans for improved marketing, snow making, etc. but what they have not provided is a public business plan. Unfortunately, the current proposed concession plan does not include milestones for ASC to meet, nor does it require business plans or concrete strategies. DNR ought to know what the ASC plans to accomplish, and how they will do it, not just vague promises. The past couple of decades have shown that the good intentions of volunteers has not been enough to keep the chair lifts in safe operating condition, and further proof is in the dwindling usage of the area.

I believe that DNR should not enter into a sole source concession without some strategic planning first. I believe what is missing, is an overall Master Plan for the area. The situation in Arctic Valley is complex: with the Military controlling and maintaining the road, JBER mountain training interfering with access, Alpenglow Ski Area with both winter and summer operations, Nike Site Summit, with historical and tourism opportunities, and of course, the many hiking, skiing and berry picking places to go. The Master Plan could include something at the demolished “Military Side” of the ski area, cross country ski trails along Ship Creek, Fat Bike and Mountain Bike options for winter and summer, expanded tours to Nike Site Summit, and restoring or expanding the current 2,700 skier days/year to Alpenglow’s heyday in the 1990’s where they hosted 65,000 skier days/year.

There are tremendous opportunities for better resource management for the Arctic Valley Region. The opportunities at Arctic Valley is certainly NOT limited to just a Ski Area and part time Summer Lodge. It would be a shame if the DNR, and all of the stakeholders did not come together to consider a broader range of public interest and ideas. This sole source concession is simply being offered too early.

The ASC lease expires in 2022. I encourage the DNR to issue a short term, perhaps a 4 year extension, to give the DNR, MOA, JBER, ASC, FONSS, and other interested user groups until 2026 to create an Arctic Valley/Ship Creek Area Management Plan, including a comprehensive Master Plan for future uses. That would allow the ASC to continue current operations, until the

best option for managing the ski area can be worked out as part of the Master Plan.

I believe that having DNR issue a proposed long term concession without a Master Plan, means that the State of Alaska would be negligent in managing its resources in compliance with state law. I believe that a sole source, potentially 60-year contract to a volunteer organization, managing the ski area at their own changing whim, would NOT comply with DNR's mandate that the Arctic Valley/Ship Creek Area be managed and developed for the "maximum use in the public interest of scenic, historic, archaeological, scientific, biological, and recreational resources." AS 41.21.020(a)(1)..

Thanks for listening, and please take the time to conduct a broad based, public involvement in a Master Planning process, to determine where the public interests really lie, to make sure that our State Park Lands really do serve the owners of this land; the citizens of Alaska.

Bob French
685 Birch St.
Anchorage, AK 99501
(907) 240-1744

Edwin Blair
2/13/2019
arctic valley

Mr Beutel,

Thank you for considering my comments in the attached letter.

Edwin Blair - President
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anchorageskateclub@gmail.com



Mr. Dan Beutel
State of Alaska
Department of Natural Resources
550 W. 7th Ave, Suite 1380
Anchorage, AK 99501

February 10, 2019

VIA EMAIL: dan.beutel@alaska.gov

Dear Mr. Beutel,

My name is Edwin Blair and I am the President of Anchorage Skate Club, a 501(c)(3) non-profit in Anchorage dedicated to providing outdoor ice skating opportunities for children throughout our community. I am also a life long resident of our State and feel strongly about the asset of public lands, especially parks and facilities.

I am writing you to comment on the proposal to award long term contracts to the Anchorage Ski Club as concessionaire for the Arctic Valley Ski Area and Ship Creek Drainage. This area is a particularly valuable parcel given its proximity to a significant portion of the State's population. Setting forth legal and responsible direction to provide for higher and better usage in the future should be a huge priority for the State.

A significant concern here is that by awarding the proposed concession contract, the State will be creating a liability by not respecting its obligation to demonstrate responsible planning as it is directed by statute. Subsequent to the legal liability, I am worried that this type of precedent for awarding state permitting for administration and management of state lands could become more acceptable, reducing the standard for land use planning in the future.

I would like the State DNR hold off on awarding the proposed contract and to take more time to:

1. Develop a Comprehensive Management Plan/Master Plan for the area.
2. Allow for some analysis of public usage and stakeholder interests historically and in recent years
3. Consider opening a competitive bid opportunity to more than a single concessionaire

Very truly yours,

Edwin Blair – President
Anchorage Skate Club

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Blythe Marston	Mr. Beutel,
2/13/2019	Thank you for the opportunity to comment on DNR's Preliminary Decision to Issue a Concession at Arctic Valley. My comments along with a referenced document are attached below. As the process regarding a final decision unfolds, please keep me posted on the status of the proposed concession and managing Arctic Valley and the Ship Creek Drainage.
Comments on Preliminary Decision to Issue Arctic Valley Concession	Thank you, Blythe Marston -- Blythe Marston 3001 McCollie Avenue Anchorage, Alaska 99517 (907) 244-9163

Dan Beutel
State of Alaska, Department of Natural Resources
550 W 7th Avenue, Suite 1380
Anchorage, Alaska 99501

Dear Mr. Beutel,

The State of Alaska is proposing to issue a sole source twenty-year concession with two twenty-year renewals for a total of potentially sixty-year concession to manage the Arctic Valley/Ship Creek Drainage Area. Making such a decision without first establishing: a) what is in the State's best interest for the Area and b) how the State might manage the Area to maximum public use violates State of Alaska law and DNR policies. AS 41.21.010 mandates that the Alaska State Department of Natural Resources shall "develop a continuing plan for the conservation and maximum use in the public interest of the scenic, historic, archaeological, scientific, biological, and recreational resource of the state...."

Lease ADL 32018 (Lease) under which the Arctic Valley area has been managed was issued November 20, 1967 and will expire November 19, 2022. The State of Alaska issued the Lease prior to the 1970 creation of Chugach State Park. The Lease is thus an inholding and existed prior to the establishment of the Park. As a result, the State of Alaska has not yet specifically identified or planned for what is in the best interest for the State at Arctic Valley absent the Lease. Instead, the State has deferred to the pre-existing Lease for management of the Arctic Valley/Ship Creek Drainage. The State now proposes to effectively continue past management practice as a "concession" without adequately analyzing whether a sole source concession for such a long term is in the best interest of the State. To do so violates State law for several reasons.

First, the record for making the preliminary decision to issue the proposed concession is inadequate. The State has failed to meet its statutory obligation to develop a continuing plan for the conservation and maximum use of Arctic Valley and Ship Creek Drainage absent the pre-existing Lease. Having failed to identify State management goals for the area, the State necessarily also fails to apply standards for determining if the proposed concession meets the statutory obligations of AS 41.21.010 for this particular area. The State, public, and concessionaire are all denied the benefits that the long-term vision and plan that AS 41.21.010 contemplates. Importantly, without a plan, the State cannot determine whether a concessionaire's on-going management and development activities will in fact be consistent with what is in the State's best interest or whether the activities maximize public use.

Second, the record supporting the State's preliminary decision also fails to require from the concessionaire its own long-term plan for how it proposes to manage and develop the area. The State and the public thus remain unaware of the concessionaire's long-range management and development objectives for Arctic Valley and Ship Creek Drainage. If the State fails to require a plan from the concessionaire as part of the proposed contract, it is impossible to determine whether the twenty-year sole source concession is in the State's best interest or will maximize public use. The State instead is abdicating its responsibility to plan and manage to a nonprofit organization whose mission and objectives may or may not coincide with what is in the State's best interest or the State's obligation to maximize public use.

Third, the preliminary decision also fails to analyze the financial strength and resiliency of the particular concessionaire chosen. The State's reliance on a lessee's past hard work is not alone sufficient grounds

for awarding a sole source concession. The Anchorage Ski Clubs 2017 tax returns are attached and should be reviewed to determine whether sufficient reserves exist for the State to have confidence that the proposed concessionaire will have the financial wherewithal to manage Arctic Valley and Ship Creek Drainage consistent with what is in the best interest of the State. Apparently, the State has yet to perform this analysis in that the preliminary decision fails to reflect an analysis. A competitive RFP process would presumably have had as a prerequisite proof of financial ability; the State would measure whether the proposed concessionaire is financially capable of delivering the management and development goals proposed. Because the State has failed to issue a competitive RFP or to perform an independent financial analysis to determine whether the proposed concessionaire has the financial resilience to reliably manage the area for twenty years, the record does not support issuing the preliminary decision.

The failure to do a financial analysis or run a competitive RFP further suggests that the State in this case simply preferred to continue the status quo lease arrangement as a “concession” rather than take the steps required to meet the obligations of AS 41.21.121. The State is clearly forbidden to lease by both the Alaska State Constitution and the statute that created Chugach State Park. Alaska Const. Art. VIII, sec. 7; AS 41.21.121; *SOP v. State*, 310 P 3d 962 (Alaska 2013). The State of Alaska should not strive to avoid Constitutional or statutory requirements but instead, should embrace the opportunity to plan for the future use of its natural resources, including the uses of Arctic Valley and Ship Creek Drainage.

Importantly, if the State nonetheless issues the proposed concession, the State will have no objective standards against which to measure whether the proposed concessionaire’s performance meets the State’s obligation to manage this specific resource in its best interest or for the maximum public use. The lack of any standard is particularly worrisome when current ski use of the Arctic Valley Ski area has dropped significantly since the 1990s. From one point of view, declining ski usage suggests that the Lease has arguably not recently been managed for maximum State benefit and public use. It is no longer open during the week or for night skiing.

In conclusion, because the State has not conducted an Arctic Valley Area Management Plan, has further failed to require as a part of the concession that the concessionaire provide its own plan for how it will meet the State obligation to manage its resources in the best interest of the State, and finally has failed to do a financial viability analysis of the proposed sole source concessionaire, the record supporting the preliminary decision is insufficient and the preliminary decision should be reconsidered.

The pressure to hike, ski, train, berry pick, mountain bike, view Anchorage, experience the Nike Site, as well as add huts, snow making, cross country ski trails, trams, and hotels all increase pressure for the State to be clear and precise about how this Area of the Chugach Park should be managed. This is particularly important because the State has yet to consider the purpose and use of this Area absent the pre-existing Lease. The State has developed area management plans in other parts of the State and has demonstrated that it is capable of doing so. No reason exists that a similar plan should not be completed for Arctic Valley and the Ship Creek Drainage.

Given the expiration of the existing Lease in 2022, the proximity of the Area to Anchorage, and the increased pressure on an area that borders both a wilderness designation and the State’s largest metropolitan area, the State should conduct an Arctic Valley Area Management plan that includes all stakeholders (including DNR, Joint Base Elmendorf Richardson, the Municipality of Anchorage, the Anchorage Ski Club, Friends of Nike Site Summit, other recreation groups and ski teams, along with the general public). Such a plan should be at the top of the State’s “to do” list for area management plans.

Importantly, the State can meet its statutory obligation to plan without disrupting current summer or winter activities at Arctic Valley. An Arctic valley Area Management Plan can be completed during the three years remaining on the Lease or alternatively, the State can issue a shorter term concession when the Lease expires to extend the time needed to satisfy its statutory requirement to plan for conservation and maximum use of the public as required by AS 41.21.010. By taking this step, the State will ensure that a future concessionaire will work toward the best interest of the State and for the maximum use by the public. Further, the State will have a management standard against which to measure whether a particular concessionaire is meeting the obligations of the State to manage its resources as required by law.

Please with respect to the Arctic Valley and Ship Creek Drainage Area take the time to pause, plan, and then proceed with what is in the State's best interest. Also, please keep me apprised of all decisions in regard to the planning, management and the issuance of a concession in the Arctic Valley/Ship Creek Drainage. Thank you for the opportunity to comment.

Sincerely,
Blythe Marston

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Chris Nyman
2/13/2019

Dear Dan,
I have attached a word document with my comments.

Arctic Valley
Concession Contract

Also attached are 2 concept drawings for Arctic Valley that I prepared 10 years ago.

Regards
Chris Nyman

Chris Nyman

haikuguy2003@yahoo.com 907-240-4711

Mr. Dan Beutel dan.beutel@Alaska.gov

February 13, 2019

Chugach State Park

cc: CSPAB kurt.hensel@alaska.gov

Jim Renkert xcski@gci.net

RE: Comments regarding Arctic Valley Concession Contract

Dear Mr. Beutel,

I am not in favor of a sole-source concession contract at Arctic Valley to anyone including ASC.

Although I respect the tremendous work ASC has put forth over the years as a "club" to operate and maintain the facilities, it is time to consider a new paradigm where the operations are modernized by allowing private capital to invest in a reasonable manner.

it is not in the public interest to sole-source this public asset (the mountain) to an organization that is not sufficiently funded and managed. Capital investment is needed to upgrade these aging facilities, and this cannot occur under the current non-profit structure. This facility is too important to continue awarding to a "club" business model.

10 years ago, when I foresaw this crisis on the horizon, I began exploring the idea of leasing or trading for the land at the base of the old military ski facility (from JBER) and developing a new modern "mountain lodge" and visitor center. This would enable enough commercial activity to attract capital to improve the mountain experience for visitors and locals alike (including our valued military personnel).

I got a little nod of interest from JBER 10 years ago when I sent them a letter that was a positive tone of mutual respect and benefits and a

proposal to build such a facility. However, they did not formally respond to me. I suspect that the history of difficult relations with Arctic Valley and CSP was one reason they were cautious in their response.

I have attached my concept drawings from 10 years ago and hope they can assist you in realizing the untapped potential of the area.

I think a short term extension to ASC is a good plan. However, my better idea would be for the Mayor and Governor to write a letter to JBER to see if they would be willing to work with CSP and the MOA together in developing a modern facility that would benefit the people of Anchorage and Alaska (which includes JBER) and provides perks to honor our military.

Very Truly Yours

Chris Nyman



PHASE II EXISTING CHAIR 2 LIFT

RELOCATE CHAIR 1

RELOCATE PUMA LIFT
DEVELOP NOVICE RUN

NEW LODGE
AND VISITOR
CENTER

PHASE II
BACKBOWL
RETURN LIFT

NORDIC DEVELOPMENT AREA

BACKBOWL COLLECTION TRAIL

MANAGED BACKCOUNTRY/
AND/OR GUIDED AREA

ARCTIC VALLEY
VISIONS

CHUGACH
STATE PARK

NORDIC BASE
AND ACCESS
TRAIL

FORT
RICHARDSON

Image Municipality of Anchorage
Image © 2009 DigitalGlobe

61°14'15.16" N 149°31'46.39" W

elev 2332 ft

Aug 8, 2005

Eye alt 7000 ft

©2008
Google



NEW

GROOMED
CATWALK

EXISTING
CHAIR 2

NEW
SURFACE
LIFT

CHUGACH
STATE PARK

NEW
GROOMED
CATWALK

RELOCATED
CHAIR 1

NOVICE

RUN

RELOCATED
POMA LIFT

FORT
RICHARDSON

BOUNDARY CSP
(APPROX) MIL.

NEW
LODGE
AND
VISITOR
CENTER

ARCTIC VALLEY VISIONS PHASE I CONCEPT PLAN

Image Municipality of Anchorage
Image © 2009 TerraMetrics
Image © 2009 DigitalGlobe
Image IBCAO

Google

The primary topic of the following comments is requests for more planning prior to issuing a contract.

M.G. Langdon
2/13/2019
Arctic Valley
proposal

Dan Beutel
Natural Resource Specialist III
Division of Parks & Outdoor Recreation
DNR
550 W. 7th Avenue, Suite 1380
Anchorage, AK 99501

Dear Mr. Beutel:

I am writing this note as I have recently become aware of the proposed considerations for the evolution of Arctic Valley Ski area once the current lease with Anchorage Ski Club expires in 2022. As a member of a family who moved to Anchorage in 1958, my family, friends and I have enjoyed the various outdoor options Arctic Valley offers. I am appreciative of the ASC's stewardship via their lease of the past 50+ years.

In reading through the Preliminary Decision and Proposed Concession Contract I see that the process of land transfer over the past decades is complicated, and options that were once available are no longer, and plans previously made for management of this area are likely outdated.

I have talked with several people who know more about the area, history and proposal than I do. I attended the 5 February meeting. I am not a member of the ski club. I have read the submissions by Ms. Lisa Holzapfel and Mr. Doug Whittaker, who both seem to have the background and expertise in such a complicated decision making process, and appear to have thought through the various angles of the proposal and broader view.

I support the positions taken by Ms. Holzapfel and Mr. Whittaker to slow the process down, expand input from all stakeholders before proceeding the preliminary decision and proposed concession contract.

I personally have no strong opinion about how the area should evolve, but would support broader winter use, including hut to hut hiking and skiing options, if feasible, as I have enjoyed those types of facilities elsewhere. I would not like to see the area expand to include building of more lodges.

Thank you for your consideration.

Best regards,

Mary G. Langdon, M.D.
cc: kurt.hensel@alaska.gov <mailto:kurt.hensel@alaska.gov>

Stephanie Kesler	Mr. Beutel,
2/13/2019	Thank you for the opportunity to comment regarding the Arctic Valley Concession.
Comments regarding Arctic Valley Concession	<p>I grew up in Anchorage and have been a devotee of Arctic Valley since the mid-sixties. It has deep meaning for me – it says, “Home.”</p> <p>I am also a fan of the Anchorage Ski Club. It is a group of dedicated volunteers. They have put their heart and soul into Arctic Valley.</p> <p>That being said, now is the time to conduct an Arctic Valley Area Management plan that includes all stakeholders (including DNR, Joint Base Elmendorf Richardson, the Municipality of Anchorage, the Anchorage Ski Club, Friends of Nike Site Summit, other recreations groups and ski teams, along with the general public). That plan should developed prior to the award of a sole source decades long concession.</p> <p>Arctic Valley is a gem and should be recognized as such. A vision and roadmap is needed to ensure the best way forward.</p> <p>Thank you very much,</p> <p>Stephanie Kesler 349 W Harvard Anchorage, AK 99501</p>
John Wood	Dear Mr. Beutel. Attached for your consideration are my comments on the proposed concession contract for the Arctic Valley Ski Area.
2/13/2019	John Wood
Comments on the Proposed Concession Contract for Arctic Valley Ski Area	Comments sent by email ONLY

Mr. Dan Beutel
Department of Natural Resources
550 W 7th Ave, Suite 1380
Anchorage, Ak 99501

February 13, 2019

Dear Mr. Beutel,

I am submitting the following comments on the Division of Parks & Outdoor Recreation's Preliminary Decision & Proposed Concession Contract for Arctic Valley Ski Area, Chugiak State Park. As stated, the proposed lease is 320 acres in size and is for 20 years duration, with renewal options. The current Anchorage Ski Club (ASC) lease expires on November 19, 2022. This proposed lease appears to be a "sole source contract" awarded to the existing leaseholder with no competitive process undertaken.

Today we have the opportunity to turn this area into much more than a small volunteer-run seasonal operation that appears to maintain the area's status quo "frozen in time". I believe the Arctic Valley area needs to undergo a planning process including stakeholders such as ADNRR, JBER, MOA, The Eklutna Native Association, the Anchorage Ski Club, Friends of Nike Site Summit and the general public.

Former planning efforts need to be reviewed and current/future potential uses need to be considered, such as:

1. Expand operations with snowmaking for alpine and Nordic skiing
2. Expand the operational footprint to include such facilities as a summer alpine visitors center, an overnight rustic lodge, a tram, ziplines, and other such facilities as identified in the new master plan.
3. Include hut to hut hiking and skiing options with improved wilderness trails to Indian and Eagle River.
4. Partner with Cruise line operators to satisfy their needs for such things as a "destination" dining facility with expansive viewshed of the sunset behind the Anchorage area and the surrounding Alaska range and Chugach mountains.
5. Partner with JBER to construct transient military housing and recreational facilities as needed.

I encourage DNR to issue a short term, perhaps 4-year extension, to give DNR, MOA, JBER, Eklutna, ASC, FONSS and other interested user groups until 2026 to create an Arctic Valley/Ship Creek Area Management Plan, including a comprehensive master Plan for future uses. That would allow the ASC to continue current operations, until the best option for managing the ski area can be worked out as part of the master plan.

After the master plan is complete, I suggest ADNRR contemplate a multi-phase solicitation process to pick a concessionaire for development and operation of the facilities. The first phase would be to advertise internationally for "letters of interest" from prospective design-build-operate teams with the intent of attracting world-class expertise in recreational facilities development. Three bidders would be chosen from the respondents and each be given an appropriate stipend (+/- \$50,000?) to prepare proposals for development which incorporate the spirit of the master plan. Proposals should include development

costs, timeline and financing details, including such innovative financing vehicles as public/private partnerships.

I then envision that ADNIR, MOA, JBER, Eklutna and the developer would enter into a contract for facilities development, with costs shared by the developer and users such as the Cruise industry and JBER.

The (expanded) Arctic Valley Ski Area would then become a desired destination for commercial travelers, it would contain necessary facilities for our expanded local military effort and be an easily accessible recreational area of high value for all Alaskans.

Thank you for considering my comments.

Sincerely

John Wood

Former member, Chugach State Park Citizens Advisory Council
Project Manager, Alaska Industrial Development and Export Authority, 1992 - 2007

Cc Kurt Hensel, Chugach State Park Citizens Advisory Council

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Ken Zafren

Dear Mr. Beutel,

2/13/2019

Proposed Concession
Contract for Arctic
Valley Ski Area

This is a comment on the Proposed Concession Contract for Arctic Valley Ski Area. Please include this comment in the hearing record.

Please do not issue a 20-year sole source concession to manage Arctic Valley.

As discussed in the Proposed Concession Contract, Arctic Valley and the Ship Creek drainage have many uses in addition to those provided by the Anchorage Ski Club. The State of Alaska should issue a 4-year concession, which will allow time to create a management plan for Arctic Valley and Ship Creek that will benefit all stakeholder.

The State of Alaska has an obligation to ensure that State resources are managed in the best interest of the State and for maximum use by the public. A management plan is necessary to evaluate any proposed concession. A 4-year concession will not disrupt current ski and tubing operations and will allow time to develop a long-term management plan.

Issuing a 20-year concession would be irresponsible and is not necessary.

Sincerely,

Christina Zafren

Ken Zafren

--

Chris and Ken Zafren

10181 Curvi St.

Anchorage, AK 99507 USA

czafren@gmail.com <<mailto:czafren@gmail.com>>

kenzafren@gmail.com <<mailto:kenzafren@gmail.com>>

Helen Nienhueser

Please find attached comments on the proposed Arctic Valley concession..

2/13/2019

proposed Arctic
Valley concession
agreement

February 13, 2019
Re proposed Arctic Valley concession

Dan Beutel
Department of natural Resources
550 W. 7th Avenue, Suite 1380
Anchorage, Alaska 99501

Dear Mr. Beutel:

I am writing to urge Chugach State Park to develop a management plan for Arctic Valley and the Ship Creek area before proceeding with what amounts to a 60 year commitment to the Anchorage Ski Club. Arctic Valley is one of only two areas in Chugach State Park with road access to timberline. As such it has the potential to be much more than a winter downhill ski area. (That of course is a use that should be part of any ultimate plan.)

Sixty years is a long time. How will the climate change in that time? Will this and the Flattop area be the only places in the Anchorage bowl with snow? What would that mean for winter use? Sledding? Cross country skiing??? Much more parking?? Do not tie the state's hands for 60 years by limiting what uses can take place.

The area is popular with summertime hikers and with a better road would get much more use. The trails are not in very good shape and increasing use will make them worse. Yet this is one of the finest hiking areas easily accessible from Anchorage (and much easier than Flattop). The trail goes through the ski area. It needs work. How will that mesh with the ski area?

Other areas that should be integrated into an overall management plan are Site Summit and the Ship Creek Valley.

There is time to do this before the Anchorage Ski Club's current lease expires. I hope DNR has the resources to do it. At the least build flexibility into the concession agreement and a review/plan for the whole area before an extension is granted.

Sincerely,
Helen D Nienhueser
Co-author *55 Ways to the Wilderness in Southcentral Alaska*

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Arctic Valley Ski Area First Name: Blythe

2/14/2019

Last Name: Marston

Email: blythe.marston@gmail.com

Anchorage Ski Club Phone: 9072449163

Concession

Agreement Comment: I agree wholeheartedly that the Anchorage Ski Club has provided a valuable service in keeping Arctic Valley open to the public for year-round recreation since the 1940s. The Anchorage Ski Club's solicitation for supportive comments for the preliminary decision, however, suggests that a small group is trying to hamstring its operations and that comment has prompted me to write the following.

My comments are in no way intended to hamstring the Anchorage Ski Club's current operations. The comments are only intended to ensure that the Department of Natural Resources meets its obligations to plan for the best interest of the State and the maximum public use at Arctic Valley and Ship Creek Drainage. It can do so without disrupting ASC's current operations.

After doing the necessary planning, the State's record may very well establish that the Anchorage Ski Club is the best, if not only, concessionaire appropriate for operating the area.

The State should also give the Anchorage Ski Club the opportunity to provide a long term plan for its proposed operations under the concession as well as demonstrate its ability to execute that plan so as to meet what will be in the State's best interest over the term of the concession. Otherwise, the preliminary decision is more akin to a continuation of the existing Lease which is not allowed under State law. Providing such planning information is necessarily different from what may have been required under the existing Lease.

For my more detailed comments, please see the comments that I have previously filed under separate cover.

Blythe Marston

Peter Murphy

2/14/2019

Comment On
Preliminary Decision
to Issue Arctic
Valley Concession

Dear Mr. Beutel.

My understanding is that a 60 year concession is to be granted to the Arctic Valley Ski Club. I have skied and hiked this area and find it to be a wonderful place to quickly access the alpine from Anchorage. I have enjoyed the facilities for skiing, but mostly skin up and ski down outside the ski areas. I do think that more planning needs to be done for this area before giving one organization a 60 year concession, or any concession time period without significant planning.

The Arctic Valley area has many potentials. A compression approach to what uses for the area such as hiking trails, possible bike trails, and ski trails that go beyond the tube park and ski lifts would benefit the Anchorage and Mat-Su communities. A State MOU which I don't believe exists to needs to be done to maintain the access across the Military lands required to get to Arctic Valley. This was an issue after 9/11.

Protections, in my opinion need to be put in writing to maintain a non motorized environment with the exception of maintenance for ski areas, etc.

The State Parks Pass should be honored, for at least some of the open parking at the end of the road.

As a former Anchorage Parks and Recreation Commissioner I have listened to public comments and organizations around Anchorage who wish to have comprehensive planning for areas that access Alaska State Parks. The importance of a quality comprehensive plan can not be overstated, the public has consistently wanted plans for access and use in the State Park this should also include Arctic Valley being the land is State Park land.

It should not be a given that the Ski Club gets the concession just because they have been there for many years. Many of the dedicated workers will not be active with the club years from now and outdoor activities constantly change, an example would be Fat Tire Bikes. An area plan for Arctic Valley would enhance the areas value to the community, allow for groups to plan how to use the area without destroying what draws people to Arctic Valley.

Thank you for your consideration in these matters, this is a wonderful opportunity to put a plan in place that will enhance all users enjoyment of the area and protect the alpine environment for generations.

Best Regards, February 14, 2019

Peter E. Murphy
200 W. 34th Ave. #421
Anchorage, AK. 99503
907-952-6953
pmurphy1585@gmail.com <mailto:pmurphy1585@gmail.com>

Arctic Valley Ski AreFirst Name: Ken

2/14/2019

Last Name: Zafren

Email: kenzafren@gmail.com

Anchorage Ski Club

Phone: 9073462333

Concession

Comment: The following is an addendum to our comments previously filed:

Agreement Comment

We commend the Anchorage Ski Club for providing a valuable service in keeping Arctic Valley open to the public for year-round recreation since the 1940s. We support giving Arctic Valley a 4-year concession while the State of Alaska develops a management plan that specifically addresses management of Arctic Valley and the Ship Creek drainage, including improvements in facilities and services that ASC would like to propose.

This course would not hamstring the current operations of ASC. The most likely outcome is that a new management plan, with public support, would strengthen the ability of ASC to become financially able to carry out future improvements.

Ken and Chris Zafren

Arctic Valley Ski AreFirst Name: Ken

2/14/2019

Last Name: Zafren

Email: kenzafren@gmail.com

Anchorage Ski Club

Phone: 9073462333

Concession

Comment: The following is a correct to our comment just filed. We wrote:

Agreement Comment

"We support giving Arctic Valley a 4-year concession..."

This should have said:

"We support giving ASC a 4-year concession... "

We are sorry for any confusion this error may have caused.

Ken and Chris Zafren

Teri Namtvedt

Hello,

2/14/2019

Please see my attached comments regarding the Proposed Concession Contract for Arctic Valley.

Arctic Valley

Concession Contract

Thank you,

Teri L Namtvedt

Comments on Sole Source Concession for Arctic Valley

Like most old time Alaskans, I grew up skiing Arctic Valley with my family as a kid, mid 60s through early 1980s, then again with my own family in the late 1980's through about 1998. I served on the Anchorage Ski Club Board for several years in the late 1980s to mid 1990s. (Too old to remember exact years!) I do remember a Board retreat in 1990 in Eagle River where the Board decided on a 20-year goal to have Arctic Valley ski area become an Olympic quality ski venue. 2020 is almost here and the area is no where near achieving this goal. Those of us on the Board at the time learned a lot about what it would take to pull off a vision like this. As we started working our way through the many challenges ahead of us a few critical elements were brought to light if we were to have any chance of success: a master plan for funders, contracts/agreements in place for access (military), endorsement of the project by the landlord (State of Alaska), a long term lease (at this time we had about 22 years remaining on the lease) and substantial support from the ski community. I am reviewing history because if the Anchorage Ski Club or any other vendor wants to move forward and bring this ski area back to its former glory it is going to take more than dedicated volunteers and deep pockets.

The Arctic Valley/Ship Creek Drainage area of the Chugach State Park is unique enough that it should have its own management plan. A plan developed to be the guiding document for the next several decades that would accommodate a growing number of recreational users (not just skiers), preserve, protect and interpret the history of the area and its natural resources. This plan should provide the needed blueprint for developing and maintaining a recreation area which could prove to be of financial benefit to the Anchorage and Eagle River areas. This plan should be a reflection of the best planning efforts of the State of Alaska, Division of Parks and Outdoor Recreation in years.

Any vendor or concession considering area development within a long-term lease agreement with the State of Alaska will need a plan to follow and present to potential funders. The State of Alaska by AS 41.21.020(a)(1) has the legal responsibility to the citizens of the State to develop a management plan through input from all stakeholders with an interest in this area: the citizens of the State of Alaska, the Municipality of Anchorage, the U.S. military, local native groups, the State of Alaska DNR, NIKE Site Historical group, Arctic Valley Ski Club members, etc. I have heard ideas for Arctic Valley range from rip everything out (as a watershed to Anchorage may not be a bad idea) and just have trails to having a tram that would by-pass the road to get to a mountainside resort (Talk about a BIG vision!) either way an opportunity for input from all stakeholders needs to happen.

At this point, I would like to recommend the Director sign a short four to five year lease with the Anchorage Ski Club allowing them to continue to manage their assets. I realize State funds are scarce but this time extension will also allow for budgeting of staff time and resources over the next couple years to address the workload of developing an Arctic Valley/Ship Creek Drainage Management plan.

Thank you for your consideration of my recommendation and I look forward to participating in the development of a plan to preserve, protect, develop and manage a beautiful and historic recreational site.

Teri L Namtvedt, CPA
5640 E Portage Drive
Wasilla, AK 99654

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Thomas E. Meacham The attached letter from Mr. Meacham was submitted in person.

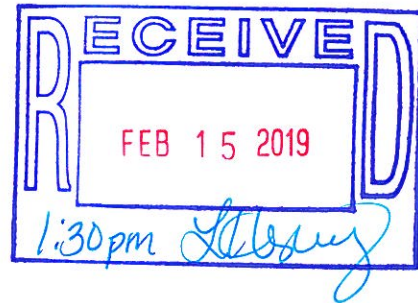
2/15/2019

Re: Proposed long-
term concession
contract for Arctic
Valley Ski Area

9500 Prospect Drive
Anchorage, Alaska 99507

February 15, 2019

Mr. Dan Buetel
Alaska Dept. of Natural Resources
Suite 1380
550 West 7th Avenue
Anchorage, Alaska 99501



Re: Proposed long-term concession contract for Arctic Valley Ski Area

Dear Mr. Buetel:

I am writing to comment on the Preliminary Decision by the Alaska Division of Parks to issue a long-term, sole-source concession contract to the Anchorage Ski Club, Inc. (Ski Club) to control and operate the existing Arctic Valley Ski Area (AV), beginning in 2022, and for a period up to 60 years in length.

I am adamantly opposed to this proposed concession, and I urge that it be abandoned. Instead, a master plan for the development and operation of AV as a newly-included part of Chugach State Park (CSP) should be prepared. If the interim operation of AV requires an authorization after the Ski Club's existing lease ADL-32018 expires in 2022, a short-term concession to the Ski Club should be considered, pending completion of the master plan and the State's consideration of proposed concessioners (including the Ski Club) that would manage AV in accordance with the adopted master plan.

By way of background, I have been an across-the-street neighbor of CSP since 1981. I have practiced natural resources law in Alaska and Anchorage since 1971, and was an Assistant Attorney General and the supervisor of the Natural Resources Law Section of the Alaska Attorney General's Office from 1976 to 1982. I served three terms as a member of the CSP Citizens Advisory Board (1984-87, 1994-96, 1997-99), and was chair of that Board in 1985, 1987, and 1995. My wife and I participated in the "timber sale protest hike" led by Sharon Cissna up Indian Creek Valley in the spring of 1969; this was the seminal event that launched the citizens' drive to create CSP, and the implementing legislation was enacted in 1970. I have had an abiding, 50-year interest in the management and protection of Chugach State Park.

There are a number of significant legal and factual problems raised by the State's proposal to issue a concession contract to the Ski Club. I will list and discuss some of them here.

1. The AV area will be a new and unique addition to CSP, and no existing park plan has yet specifically addressed it. The lack of any publicly-considered and formally adopted master plan for the AV area as an integrated, developed winter and summer

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Alaska Dept. of Natural Resources
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sports facility within CSP is the most glaring error that is apparent in the Division's present course of action.

The AV area is presently state public domain land under lease ADL-32018. When that lease expires in 2022, the AV land will need to be formally re-classified as a part of CSP, with all of the public notice, findings and decisions, and related steps (including public involvement) that the classification of state land requires. See AS 38.04.065; AS 38.04.070(1); AS 38.05.945. This reclassification process is not automatic. The Division's execution of a binding long-term concession contract with the Ski Club will be unlawfully premature if it occurs ahead of, or in the absence of, formal land reclassification.

The Commissioner of Natural Resources, through the Director of State Parks, has a clear legal obligation to propose and adopt management plans for state lands, including state parks. AS 38.04.065 -.070. No such comprehensive master plan exists regarding the AV area under state parks' jurisdiction. This situation is due entirely to the fact that the AV area has *never before* been a legal part of CSP, and will not become so until reclassified in 2022.

Yet the Division -- quite prematurely and with no adopted master plan or factual foundation in place -- proposes to commit this eventual new park area to a noncompetitive, sole-source, binding legal contract that will potentially continue for 60 years. Such an action may well be viewed as arbitrary, capricious, and an abuse of any discretion to take this action that the Division may claim. The AV area will be a new, developed physical facility that will make it a unique addition to CSP, one that has no counterpart elsewhere in this Park. AV has never before been within the jurisdiction or oversight of CSP staff. To enter into a premature, long-term concession contract (with a 20-year minimum term) under these circumstances, and even before the AV land is reclassified, appears foolhardy. Such an action will sell short the actual potential of the AV area as a supportive complement to the existing Park.

Alaska Statutes 41.21.027(1) requires that a concession contract for facilities or activities within a state park must "implement the purposes of the park unit, and is authorized by the management plan, if any that applies to the park unit;..." The Chugach State Park Master Plan (CSPMP) address the AV area in only a general way, recognizing that the area is presently not a part of the Park, and stating that upon expiration of the long-term ADL lease with the Ski Club, a new arrangement will be required because leases of state park lands are not permitted.

This asserted "authorization" of AV by the existing CSPMP is very cursory. It is really no more than the recognition that this non-park inholding exists within the legislated boundary of CSP. It lacks the depth and the comprehensive nature of a true "master plan," setting standards and goals for the future development and management of AV. This already-developed area will be unique in CSP, and it justifies the adoption of a

comprehensive plan, not merely the recognition of its present existence found in the current CSPMP.

Stated directly, both professional planners and the public need to be involved in the development and adoption of a vision, and required elements and attainable goals, for both the immediate and long-term future of AV. This requires much more than the simple and hasty and commitment of the AV area to the Ski Club entity that has managed it for the past five decades, and may now continue for a proposed term even longer, potentially, that under its state lease that will be expiring. This is simply not good state park management in the public interest.

2. It is legal error and an abuse of discretion for the Division to assume at the present time that the Ski Club is the only, or the most qualified, concession contract recipient. Since 1967, the Ski Club has had a long-term, 55-year state lease, ADL-32018, on the AV area. That is the maximum length of term allowed under law for a state land lease. AS 38.05.070(e). The Division has failed to document or explain how or why the Ski Club, with its long-term lease finally expiring in 2022, should be viewed as the sole entity to be considered for a long-term concession contract for this same area.

The Division's approach to this issue shows that the proposed concession contract is, for all intents and purposes, simply the extension of the Ski Club's existing land rights on a tract of state land for another 60 years. State law should not allow the extension of an expiring long-term state lease, under another guise, for a period that even exceeds the maximum length of term legally allowed for the original lease.

The Ski Club may argue, correctly, that it has an investment in valuable physical facilities at AV, and that its investment would be lost if it were not awarded a long-term concession contract when its lease expires. This loss may or may not occur, depending on future events.

However, under state law and applicable, uniform state lease provisions, a lessee of state land has no right to demand an extended or renewed lease or other legal arrangements when the original lease expires, simply because it has built physical facilities on state land during the lease term. The assumption inherent in all state land leases is that the lessee should have amortized the cost of its developed facilities during the fixed term of its lease. Whether or not it has done so, it has no legal claim to the special grant of an arrangement allowing it to continue to occupy the land by a further lease "extension" in the form of a long-term concession contract.

A provision in all state land leases requires a lessee to either remove its physical improvements at the end of the lease term, or relinquish them to the State. Customarily, if the land involved is under consideration for a new lease, and the existing, expiring lessee does not win a new lease for the land (in a competitive or preference-right situation), it may sell its improvements to the winning new lessee. (In comparable

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federal national park concession statutes, this is termed the “leasehold surrender interest.” See 50 USC Sec. 101915(b)). There is no provision in state law granting an automatic preference or “renewal right” to the lessee holding an expiring lease that (as here) cannot be extended, and where the state land status is required to change upon such expiration.

In the present instance, the Division has sought no “bids or proposals” contemplated by AS 41.21.027(c). It has not surveyed the field of potential operators to see what competitive interest there may be in operating AV as a concession under CSP jurisdiction. It has simply entered into contract negotiations with the existing lessee of AV, under the apparent assumption that AV is “entitled” to be the only concessioner under consideration, just because it is the existing lessee. I suggest that there is little or no factual support in the record for such a facile assumption, and that it will constitute arbitrary action on the Division’s part.

Regarding this point, I believe it would error to assume that, because the existing CSPMP states the Park’s intention to work with “the Anchorage Ski Club, Inc.” regarding operation of the AV ski area (and because the CSPMP recognizes that the lease will expire and new legal arrangement will need to be made), that the CSPMP has therefore designated the Ski Club as the long-term operator of AV, even after its existing lease expires.

The Ski Club has no lawful expectancy or assumption that it must, by claim of right continue as the AV operator under a new concession contract. To implement this assumption would be to reinforce the obvious criticism that the proposed concession contract is in actuality a 60-year extension of the Ski Club’s expiring 55-year lease. Is the Ski Club the only appropriate or qualified holder of this tract of state land for a total period of up to 115 years?

As far as I am aware, the public has been given no factual information regarding the Ski Club’s short-term (or long-term) financial stability or capacity to continue to operate AV as a public winter and summer recreation area for a period that may continue 60 more years. What examination of the Ski Club’s financial situation has been made by the Division, before proposing the long-term concession contract?

Certainly the Ski Club may demonstrate the financial capacity to maintain AV at its current level of operations, but is that is what is needed for the AV area into the long-term future? This is another factor demonstrating the need for a specific, comprehensive master plan for the AV ski area, so that it can reach its potential, considerably beyond the *status quo* that has existed over the past 50+ years.

3. A grossly excessive term is proposed for the concession and its renewals. The State’s proposal is to issue a 20-year concession contract to the Ski Club for AV, and giving it a contractual right to obtain two additional 20-year renewals. This proposal is, in effect, the “lock-up” of AV with a single, sole-source operator (coincidentally, the

existing operator) *for a new period of time spanning three generations*. I believe that issuing such a contract would constitute a gross, and unlawful, abuse of discretion under the circumstances found in this situation.

Under state law, the Division of Lands may not issue a lease of state land for a period of time exceeding 55 years, including any authorized renewals. AS 38.05.070(e). What the Division of Parks proposes here is a non-competitive, sole-source concession that would, with its renewals, exceed the statutory term limit for state land leases by five years. State law (AS 41.21.027) does not specify the permitted maximum length of a concession contract within a state park. However, to give a sense of appropriate scale, that statute forbids concession contracts in state parks from exceeding *four years* in length, unless certain enumerated facts exist. (Whether or not these required facts all exist in the present situation is open to honest argument). That four-year limitation should be taken as a proportional guide for the appropriate length of a state park concession that does meet the listed criteria.

However, the proposed concession contract here sets an initial term *five times* the length specified in that statute, and a total length *fifteen times* the length allowed for concessions in state parks that do not qualify under the prerequisites listed in the statute. As a point of comparison, concession contracts in national parks are limited by federal law to a term of ten years or less. 50 USC Sec. 10194. In limited circumstances, a concession of up to 20 years may be granted, if the concession contract requires the construction of capital improvements. *Id.* However, there is no guaranteed right of renewal at the end of any national park concession term.

What the proposed AV concession contract represents, in effect, is a further renewal of the Ski Club's long-term lease with the Division of Lands that dated from shortly after statehood. The existence of that lease, as a valid existing right, prevented the AV area from inclusion within CSP when the Park was established in 1970. The Division of Parks has acknowledged that there is no statutory authority to lease state park land. Yet the proposed concession contract, involving the same entity that holds the existing state lease, and for a total period exceeding the present lease, would in effect represent the extension of the existing lease for a period that even exceeds the maximum term permitted for a lease of state land.

4. **Conclusion.** I believe that the action proposed by the Division of Parks would be, if implemented, be arbitrary, capricious, and an abuse of discretion under the circumstances discussed above. Further, it would constitute the deliberate evasion of state statutory requirements and state land planning and management policies by artful subterfuge. Its effects would be legally binding upon, and would be necessarily endured by, as many as three future generations of Alaskans. These consequences cannot possibly be in the public interest.

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I urge that the proposed concession contact with the Anchorage Ski Club, Inc. at Arctic Valley be halted; that the AV area be formally reclassified as CSP land; that a comprehensive master plan for the development and management of the Arctic Valley ski area be prepared; and that all potential operators be given a full and fair public opportunity to bid on a concession contract of reasonable length, for the operation and development of Arctic Valley in accordance with its adopted master plan.

If the continued operation of the existing AV ski area will be affected by this process, then I request that the Ski Club be granted a short-term concession contract to continue to operate the area, not to exceed five years in length, until this process is completed. Then the Ski Club may compete, on a level playing field with other potential operators, for a concession contract for the operation of AV into the future as a vital recreational component of Chugach State Park.

Sincerely yours,

A handwritten signature in cursive script, reading "Thomas E. Meacham". The signature is written in dark ink and is positioned below the "Sincerely yours," text.

Thomas E. Meacham

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Mel Langdon

Hello Dan and Kurt,

2/15/2019

Here are some written comments.

Arctic Valley
concession

Dan, thanks for conducting the public meeting and providing the opportunity to comment.

Sincerely, Mel

February 15, 2019

Mr. Dan Beutel
Department of Natural Resources
550 W 7th Ave, Suite 1380
Anchorage, AK 99501

Re: Chugach State Park Arctic Valley Ski Area Proposed Concession Contract Comments

Dear Mr. Beutel,

I've reviewed the Preliminary Decision and Proposed Concession Contract and attended the 5 February public meeting regarding this proposal. I offer the following comments on the Preliminary Decision and the Proposed Contract.

Preliminary Decision

The sole source contracting procedure is not validated by the decision document.

The sole source contracting procedure may be warranted if the proposal were narrowly focused on the existing ski resort and its infrastructure and operation, but even that is a stretch. The decision document states that the contract "will facilitate high quality recreational experiences." While the Anchorage Ski Club has done an admirable job of keeping the facility operating, it does not appear, given its history of declining usage and now, under the proposed concession contract, its decreased budget, that the recreational experience can be expected to be "high quality." Adequate, yes.

This contracting process appears to address more than ski resort functions, which are likely to be beyond the capacity of the concessionaire to fulfill. . Since the contract will cover a major access point to Chugach State Park, the following issues should be considered.

- There are large areas of the park that can be accessed by the Arctic Valley Road. This would take pressure off of other access points, including Glen Alps. Providing a sole source concession is short sighted for the potential this area offers. A more comprehensive analysis of the potential impacts of the proposal as it applies to the Ship Creek Management Unit in its entirety should be conducted.
- In order to meet the mission of State Parks, there must be collaborative development of a comprehensive plan of the Ship Creek Management Area consistent with and more site specific than the Chugach State Park Management Plan. The planning should involve, at a minimum, JBER/U.S. Army, the Municipality and AWWU, the Arctic Valley Ski Club and the Chugach State Park Advisory Board, along with the Friends of Nike Summit, First Nations people, park users, outdoor educators, and the interested public. It should take into consideration current and future uses, not just the last 40 years of ski area activities.

Proposed Contract

If the proposed contract goes forward, the following should be considered.

1. The proposed contract references an RFP which is nowhere defined. The contract should indicate when the RFP was issued, to whom it was made available, and what it contained.

2. The proposed contract should be specific about facility improvement, such as addressing the deteriorating condition of some of the buildings and small dam.
3. The proposed contract should include a requirement for at least a 5-year, and maybe 10- or 20-year, strategic plan addressing development and operations. Annual operations plans are piecemeal and will likely devolve into activities that barely keep ahead of maintenance concerns, rather than working towards specific sustainable maintenance and improvement activities (such as developing alternative energy sources).
4. The proposed contract appears to have provisions based on those used for ski areas on public lands (2.5% of gross revenues, 20 year term). However, it makes reference to “other outdoor recreational activities.”
 - While the proposed contract appears to champion these recreation activities, it provides no incentives, other than to defer part of the 2.5% of gross revenue fee to “development of trails.”
 - How will the alignment of potential trails be determined and approved? The contract references the Chugach State Park Trails Plan, but that is a 32 year old document (dated 1986). New demands for trails, including for back country bicycling and snowboarding, have developed. Trail layout and standards need to keep up with these changes and also be sensitive to the environment, including wetlands and steep terrain, of the area.
 - If “other outdoor recreational activities” are to be described in the annual summer and ski area operation plans, by what criteria will they be judged? The contract references the Chugach State Park Management Plan, but this plan is not comprehensive. For instance, page 98 of the plan references an agreement between AWWU and State Parks for activities within the Ship Creek watershed, and page 59 outlines the provisions of the agreement. Reference to these should be explicit in the contract. While the contract does contain spill prevention and response requirements, it does not reference the requirement for consulting with AWWU staff prior to authorizing significant land use activities.

Summary

State Parks should take a step back during the three years the lease still has to run. State Parks should seek the necessary funding to hold a public planning process to determine and craft a bigger picture for the Ship Creek Management Area, within the scope of the Chugach State Park Management Plan and current and projected future trends in park usage. While obtaining funding will be challenging given current budget constraints, it really is needed in order to accommodate the termination of the lease and the disposition of the existing facilities at a minimum. State Parks should then complete an Arctic Valley/Ship Creek Management Plan, which will provide the potential concessionaire and Chugach State Park rangers and managers with guidance to manage this area of the park in a way that will meet the mandates of State Parks' mission.

Sincerely,
Mel Langdon
2621 Redwood Street 99508

cc: Kurt Hensel, Chugach State Park Citizen's Advisory Council

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Chris Beck

2/15/2019

Arctic Valley
proposed contract -
Comment period
extended to 2/15

Mr. Dan Beutel

Department of Natural Resources

550 W 7th Ave, Suite 1380

Anchorage, AK 99501

Submitted by email: dan.beutel@alaska.gov <mailto:dan.beutel@alaska.gov>

Dear Mr. Dan Beutel,

I am submitting the following brief comments on the Division of Parks & Outdoor Recreation's Preliminary Decision (PD) & Proposed Concession Contract for Arctic Valley Ski Area, Chugach State Park (CSP). The Anchorage Ski Club's lease area is 320 acres in size and lies within the 47,000 acre Ship Creek Planning unit.

The Arctic Valley area offers substantial, only partially tapped outdoor recreation opportunities. With the right planning and investments, this area's proximity, unique history, and access to alpine terrain, not to mention the existing ski lifts, could bring substantial more benefits to area residents. The area could also provide much expanded, four-season reasons for visitors to spend more time and money in our local economy. The particular opportunity offered by Arctic Valley is something very much needed in Alaska, that is, the chance to serve the large "missing middle" of the outdoor recreation spectrum – people who don't want rugged adventure but do want active, safe, accessible, affordable and memorable ways to experience outdoor Alaska.

The proposal to simply extend the existing lease forgoes the sorely needed chance to investigate these options. Please hold off on the lease until a thoughtful, inclusive, practical, market based planning process can be completed.

Moving ahead with the lease without such a plan misses the once in a life time chance that make the most of this remarkable, underutilized asset.

Thank you.

Chris Beck

250 4288

Ellyn Brown
2/15/2019
Arctic Valley
Comments

Dan Beutel
State of Alaska, Department of Natural Resources
550 W 7th Avenue, Suite 1380
Anchorage, Alaska 99501

Dear Mr. Beutel,

In regards to the preliminary decision to issue a concession at Arctic Valley, please keep the following in mind:

A long term plan is needed before issuing a long term concession. This concessionaires plan may not be what is in the best interest of all the varied public uses.

Where is the long term plan of this concessionaire?

How financially strong is this concessionaire?

Where is the competitive RFP welcoming other concessionaires?

Please form a Management Plan for the whole Arctic Valley Area, welcoming input from all interested groups.

So far this has not been a fair and open process.

Thank you for the opportunity to comment on DNR's Preliminary Decision to Issue a Concession at Arctic Valley.

Sincerely,

Ellyn Brown

Rodda, John H.

Mr. Beutel,

2/15/2019

Arctic Valley Ski
Area - Proposed
Concession Contract

I attended the public hearing on February 5, 2019, and appreciated the opportunity to testify on the Arctic Valley Ski Area – Proposed Concession Contract. I understand and also appreciate the efforts of the Anchorage Ski Club over many decades, and as a former National Ski Patrol member, recognize the volunteer contributions that have been made.

With the pending decision to award a new concession contract, I would respectfully ask that DNR pause that decision and consider engaging in a broader master plan process for Arctic Valley Ski Area and the Ship Creek Drainage Area. With as much interest as I have heard from the public and former and current Anchorage Ski Club board members, it is highly likely that a master plan process would bring forth a new vision for rejuvenation of the area. I am asking this, not to undermine the Anchorage Ski Club, but as I stated in my testimony, to seriously look at new opportunities to expand the user base and recreate the Arctic Valley energy and identity of its former days. The Anchorage Ski Club has four years left on their existing lease and a delay of one year or eighteen months would not jeopardize their operations.

I continue to visit Arctic Valley, as a hiker in the summer and a skier in the winter (when my old knees hold up), but I do believe there is more that can be done to bring many others to recreate at Arctic Valley and surrounding areas. I would hope a master planning process would engage DNR, JBER's Community Partnership Program, the Municipality, Anchorage Ski Club, UAA and ASD, Friends of Nike Site Summit, as well as the general public. I truly believe a new vision and rejuvenation can be achieved, and in turn, increase the revenues to the Anchorage Ski Club and help ensure its financial stability now and into the future. Again, I ask that DNR pause and not award the Arctic Valley Ski Area - Proposed Concession Contract. Consider what Arctic Valley's energy and identity truly could be in the future.

Thank you for the opportunity to comment and I respectfully ask for your consideration.

Sincerely,

John Rodda
19100 Nunivak Circle
Eagle River, AK 99577

Email: john.rodde@anchorageak.gov <<mailto:john.rodde@anchorageak.gov>>
Tel: (907) 694-7978 / Home
(907) 343-4562 / Office Direct

Nancy Pease

Hello, Mr. Beutel, attached are my comments on the Preliminary Decision.

2/15/2019

comments on
Preliminary Decision
for Arctic Valley Ski
Area

Nancy Pease
19300 Villages Scenic Parkway
Anchorage, Alaska 99516

February 15, 2019

Mr. Dan Beutel dan.beutel@alaska.gov
Alaska Department of Natural Resources
550 W 7th Avenue, Suite 1380
Anchorage, Alaska 99501

Dear Mr. Beutel,

Thank you for the opportunity to comment on the Division of Parks & Outdoor Recreation's Preliminary Decision (PD) & Proposed Concession Contract for Arctic Valley Ski Area, within Chugach State Park (CSP).

Arctic Valley offers enticing recreation potential, and the surrounding Ship Creek Unit of Chugach State Park is a wilderness treasure within a half-hour of downtown Anchorage. Unfortunately, the PD did not evaluate the resources, the potential uses, and the optimal way to protect and use these public parklands: and therefore, the proposed contract does not appear to meet constitutional, statutory, or Department of Natural Resource (DNR) requirements.

Before signing away management of this valuable portal to Chugach State, DNR needs to conduct a public visioning process and a Site Specific Management Plan to determine the best way to protect the public resources and deliver maximum public benefits. This planning process can, and should, be accomplished over the next several years without interruption of Anchorage Ski Club's current lease (set to expire in 2022). If additional planning time is needed, DNR can issue ASC a short-term concession contract of up to four years, per AS 41.21.027.

Why DNR must conduct a full planning process

1. Constitutional obligations

DNR has not adequately analyzed the resources and public use opportunities for Arctic Valley and Ship Creek Planning Unit. Without these analyses, DNR cannot assure maximum benefits and preservation of parklands, as required under the Alaska Constitution, Article VIII (below). The PD's list of current winter use activities at Arctic Valley is not an adequate recreation assessment. There are a myriad current and potential uses, including cultural visits to the Nike Summit Site (which is listed on the National Historic Register), urban subsistence uses such as berry and mushroom picking, hunting access into Ship Creek Valley, potential for snow-making and nordic skiing, the need for construction of sustainable loop trails, possible connector trails into adjoining valleys, all-season mountain biking, etc. Without a resource inventory and public visioning, DNR renders itself unable to deliver maximum benefits or to ensure that it can preserve the Park's resources.

Alaska Constitution Article VIII

Section 2 - Natural Resources. The legislature shall provide for the utilization, development, and conservation of all natural resources belonging to the State, including land and waters, for the maximum benefit of its people.

Section 7. Special Purpose Sites. The legislature may provide for the acquisition of sites, objects, and areas of natural beauty or of historic, cultural, recreational, or scientific value. It may reserve them from the public domain and provide for their administration and preservation for the use, enjoyment, and welfare of the people.

2. Statutory obligations

Issuance of a concession under Alaska Statute 41.21.027 (b) and (c) requires detailed inventory and analysis. DNR has not adequately analyzed the resources and public use opportunities for Arctic Valley and Ship Creek Planning Unit as required by the following statutes.

(b)(2) will enhance public use and enjoyment of the park unit while maintaining a high quality environment and the opportunity for high quality recreational experiences;

(3) will provide services or facilities that are not feasible or affordable for the state to provide directly;

(4) will not create unacceptable adverse environmental effects;

(5) is based on a need and desire of the public;

(6) recognizes and accommodates, at no cost, ordinary uses in a park unit;

(A) an assessment of existing visitor uses that may be affected by the activities of the contractor;

(B) an assessment of the potential conflicts or significant effects on park wildlife, water, scenic values, or other resources;

(C) an identification of the types of services or goods that the contractor is to provide;

DNR should, in particular, assess the limited resources of the Anchorage Ski Club, and the dependence on the military road for access to the site, both of which could hinder full public use and enjoyment of this park unit. Arctic Valley is one of only two major vehicle access points to Chugach State Park at alpine elevation (the other is Glen Alps). Arctic Valley is underdeveloped and underutilized for all-season use. Development of Arctic Valley as a summer destination would relieve over-capacity use at Glen Alps. In addition, Arctic Valley offers convenience for recreationists from north and east Anchorage, whose direct access to CSP is constrained by military lands along the foothills east of town. However, the maintenance of the six-mile road is a major administrative and fiscal responsibility. Any long-term management plan--with or without a concession for Arctic Valley--must ensure continued public use of the road.

In terms of impacts and conflicts, the PD implies that the Anchorage Ski Club will continue to operate as a "status quo" small-scale ski area. This is an illogical assumption. There is no status quo: ski operations have dropped from 47,000 skier-days per year at peak operations to a few thousand skier-days currently. Winter

conditions are changing rapidly and inexorably, owing to climate change. Demographics in Anchorage are changing. New activities and tourism patterns will continue to appear. The Ship Creek Wilderness unit will experience changes, both through climate stresses and through direct and indirect human impacts (trail use, invasive plants, free-roaming dogs, etc).

Before issuing a long-term concession for ski area operations, DNR must assess and address future opportunities, costs, and impact mitigation for a wide range of high-quality recreation experiences in the Arctic Valley and Ship Creek planning unit.

3. The requirements of the CSP Management Plan were not followed

The ASC's focus on alpine skiing with some references to other activities does not meet DNR's requirements to provide evolving, diverse, and wide-ranging opportunities for Alaskans and visitors as stated in the CSP Management Plan.

The CSP Management Plan *specifically states the likely need for a site specific plan at the end of the ASC lease* (as cited below). Also, the CSP Management Plan specifically calls for access and interpretation to the Nike Summit historical site:

Chapter 2, Park Goals and Objectives, page 9

Recreation Goal: Provide recreational opportunities and complimentary facilities to keep pace with the needs and diversity of Alaskans and visitors. Objectives:

- Provide a wide variety of recreation facilities and multi-use recreation opportunities equitably distributed for all capabilities.
- Foster community health by promoting outdoor exercise through the wise development and maintenance of trails and facilities that link the community with the park.
- Design and construct sustainable park facilities that are appropriate to the park setting and enrich the park experience.

Chapter 6, Ship Creek Planning Unit, pages 98 - 100

Anchorage Ski Club Lease Site

Once the area has been converted to a concessions contract, upgrade the area to enhance recreational opportunities. A separate site planning process may likely be needed to evaluate the potential uses of the site.

This property is currently under lease until the year 2022 ...Once the lease expires, a planning process will be needed to address how the area can best be used.

Nike Site

Secure access to the site and work with non- profit group to expand recreation and visitor use to at a minimum provide parking and area interpretation.

The historic site is located on military property surrounded on three sides by Chugach State Park. The site would provide a great overlook and alpine access. A local non-profit group is working with the military to preserve the site and open the area for public tours.

Page 98, Access

Improve vehicular parking along Arctic Valley Road and pedestrian access to and through the area with appropriate signing and interpretation, to the extent that watershed protection and wilderness classification allow.

What DNR's planning process should entail

Community visioning

Given the importance of Arctic Valley and Ship Creek, DNR should initiate planning for this area with a community visioning process that includes all-season recreation, tourism potential, and wilderness and watershed protection. The framework should include the region-wide demands for access to Chugach State Park.

No land management plan has ever been done for Arctic Valley. DNR has prepared area plans, management plans, and sub-unit plans for almost all high-value state lands. The Nike Summit site Task Force report, issued in 2001, recommended conducting an interagency land management plan for Arctic Valley.

Site Specific Plan

A Site Specific Plan is essential to meet the Chugach State Park Management goals of sustainability, resource protection, and "a wide variety of recreation facilities and multi-use recreation opportunities equitably distributed for all capabilities".

Points of a Site Specific Plan should include:

- Road access management
 - parking for all-season use at Arctic Valley, including tourism use
 - parking for access into Ship Creek valley.
 - potential changes to the military status of the road and its management
- Use and protection of water resources
- Climate change resilience and sustainability strategies, including snowmaking
- Possible collaboration with the National Park Service to create an Arctic Valley NPS Heritage Area
- Non-fee ordinary use of parkland, as specified in AS 41.21.027
- Elements of successful community non-profit ski areas, including Mt Spokane in Washington, which is built on state parkland

Master Development Plan

DNR should consider requiring a master development plan as part of a concession contract. A concessionaire should have a detailed, realistic, financially-sound plan to provide recreation services. Several studies were required as part of the 1995 Hatcher Pass request-for-proposals (RFP) put together by the DNR Southcentral Region of DMLW:

- economic study
- technical feasibility study
- marketing study - to see if the summer and winter operations can pay for themselves or service the debt incurred from loans
- feasibility study for new infrastructure such as snowmaking, new lifts, lights and base area expansion, and
- financial plan.

The snowmaking system at Kincaid Park is a local cautionary tale. The Kincaid system was built without a prior technical study. While the system is now operational and a great benefit to the community, capital costs ballooned because of technical difficulties during construction and initial operations.

DNR should evaluate the Master Development Plan in comparison with the business models of other successful non-profit community ski areas, such as:

- Bridger Bowl in Bozeman, Montana
- Bogus Basin in Boise, Idaho
- Cannon Mountain in New Hampshire
- Eaglecrest in Juneau
- Mt. Spokane in Spokane, Washington.

Mt. Spokane may have particular relevance. It was an underperforming ski area on State of Washington parkland. After some new and innovative approaches, it is now thriving.

Type of Authorization

DNR has experience in authorizing ski operations on public land. DNR's Hatcher Pass RFP, along with the Alyeska Lease, are instructive documents. They exhibit the level of studies and development plans that the state considered necessary to authorize a contemporary ski area on state land. This level of detail protects DNR and public interests in accordance with the state constitution.

DNR must carefully evaluate the type of authorization it issues to Anchorage Ski Club or any other site operator. In order to fund capital improvements, such as snowmaking, the authorized entity must have enough control of the land to secure and amortize any investments. However, under Alaska Statutes, the authorization cannot be a disposal of interest.

Conclusion

DNR's Preliminary Decision for the proposed concession falls short of constitutional, statutory, and DNR planning requirements.

To manage and protect this part of Chugach State Park for maximum public benefit, DNR needs to conduct a thorough public planning process for Arctic Valley and the Ship Creek planning unit. Planning should include a community visioning process, a survey or assessment of park uses, wildlife and watershed analyses, and a Site Specific Plan. In addition, a Master Development Plan is probably needed as part of a concession contract, given the technical and capital-intensive nature of ski area development. Without these detailed plans, DNR cannot serve the public's interests.

This planning process should be considered an opportunity, not an obstacle. Arctic Valley could become a stronghold of winter activity as well as an accessible year-round recreational and cultural attraction. The ACS lease runs for another 3 years. DNR should use that time, and the public's creativity, to draft a bold and sustainable plan for Arctic Valley and Ship Creek, one that offers diverse recreation and protects the wilderness of Ship Creek. Arctic Valley is worthy of an inspirational vision.

Sincerely,
Nancy Pease

Cc: Chugach State Park Citizen's Advisory Council, and Kurt Hensel, CSP
Superintendent

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Sen. Tom Begich See attached and please feel free to be in touch with any questions.

2/15/2019

All my best,

Public Comment on
Arctic Valley

Tom

Tom Begich
State Senator
District J
(907) 465-3704

ALASKA STATE LEGISLATURE

WHILE IN SESSION
STATE CAPITOL
JUNEAU, AK 99801
(907) 465-3704

•
WHILE IN ANCHORAGE
1500 W BENSON BLVD
ANCHORAGE, AK 99503
(907) 269-0169

HEALTH & SOCIAL SERVICES
COMMITTEE

EDUCATION COMMITTEE



SENATOR Tom Begich
SENATE DISTRICT J

Dan Beutel
Division of Parks & Outdoor Recreation
550 W 7th Avenue, Suite 1380
Anchorage, AK 99501

February 15th, 2019

Dear Mr. Beutel,

I write today to request a delay in the Department of Natural Resources issuing the proposed twenty-year sole source private concession at Arctic Valley.

The Department of Natural Resources should have a plan, as stipulated by state law, that ensures the area is used for the best interest of the State and for the "...maximum use in the public interest of scenic, historic, archaeological, scientific, biological, and recreational resources" as stipulated in AS 41.21.020(a)(1). As has been pointed out previously by my colleague, Representative Claman, the plan approved for the Arctic Valley and Ship Creek Drainage predates the issues raised by the State's proposed concession.

Arctic Valley presents a wealth of opportunities. To fully evaluate these opportunities requires a site-specific Arctic Valley Area Management Plan. I am a supporter of the Anchorage Ski Club and want to ensure all stakeholders are heard. As such, I encourage the State to issue a short-term, four-year concession while looking into the maximum use for the public. We need to set a standard for measuring any proposed concession and ensure that we meet the State's obligations.

A short-term concession will not disrupt the current operations but allow the State to look into other possibilities. I recommend that the DNR hold their plans with the sole-source, private concession and ensure that the plan is consistent with State statutes and encourages the maximum use of our parks.

Let me know if you have any questions, and I look forward to working with your offices on this,

All my best,

A handwritten signature in black ink, appearing to be "TB", with a long horizontal line extending to the right.

Tom Begich
State Senator, District J

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Timothy Potter

Dan,

2/15/2019

Had intended to deliver a printed copy to you today, but work got in the way so I will deliver that on Tuesday, to follow this email.

FW: Scan

Thanks,

Tim

Timothy C. Potter

Senior Planner

DOWL

907.562.2000 | office

907.865.1127 | direct

February 15, 2019

Mr. Dan Beutel
Permits and Special Projects
Alaska State Parks and Outdoor Recreation
550 West 7th Avenue, Suite 1380
Anchorage, Alaska 99501

**Subject: Comments Concerning proposed 20-60 year sole source concession for
 Arctic Valley Ski Area**

Dear Mr. Beutel:

I appreciate the extension to the comment period you granted, to accommodate additional input from interested and concerned community members, such as myself, who were surprised by the proposed action, with a very limited 30-day comment period which corresponded with the always distracted time period between Thanksgiving and Christmas. Having been involved in the "Public Process" for my entire professional planning career of 40 years, 38 in Alaska, this specific Holiday timeframe should always be avoided, if the intent is to truly garner appropriate and full public comment or involvement.

The fact that a significant, sole source concession, for a potential 60-year period, to an entity that despite its best volunteer efforts has been in decline for at least two decades and has not been required to prove up on a financial plan to maintain their existing assets, grow and improve the operation to the benefit of the broader Alaskan public, which is a basic metric begs the question of why this specific 30-day comment period was selected by State Parks and Department of Natural Resources?

Within the current lease there is a requirement that if the operator effectively stops operation or abandons its lease, they are responsible to remove the improvements and reclaim the area to its natural condition. This is an appropriate and common requirement, however, a for profit party would likely be required to post a security bond, or show through their financials, that should this occur, there is adequate funding or guarantees in place to ensure appropriate reclamation.

Who am I and why am I interested? My name is Tim Potter and I am a land use planner and development consultant by education and experience. My undergraduate degree comes from Western Washington University's (WWU) Huxley College of Environmental Studies. My Environmental Studies degree concentration was Ecological Systems Analysis. My graduate

school focus was Environmental and Regional Planning on a contract basis between Huxley College and WWU's Geography Department.

I served as the Planning Director for Gig Harbor, Washington in 1980-1981 responsible for all land use planning and entitlements, as well as, Comprehensive Planning, Coastal Zone Management, State Environmental Policy Act (SEPA) compliance and reviews.

In 1981 I accepted a planning and land use development position with DOWL Engineers and moved to Anchorage. Still at DOWL 38 years later, I have enjoyed a career of planning and development across the State of Alaska.

Likely most relevant to my comments associated with the topic at hand would be:

1. Alyeska Resort Master Plan

My involvement with Alyeska began within two weeks of my arrival in Alaska in 1981. My first task was to get familiar with the Girdwood Valley and identify the location for a new hotel facility and lands necessary to support the endeavor. The rest, so to speak is history, as few are interested in the complex efforts necessary to secure the land, receive all necessary entitlements, design and construct a 5-star hotel, aerial tram, ski lifts, utility infrastructure, snow making, roads, trails, and a Master Plan that would support another 50-100 years of development.

Now consulting for the third owner since my arrival, I think I can say that I have appropriate knowledge and experience to comment on Arctic Valley.

2. The 1989 Denali State Park Master Plan

As the prime consultant and principal author of this plan for a 325,000-acre complex, jewel of public land, directly abutting Denali National Park and Preserve, with a broad spectrum of stakeholder interest, I have exposure to Master Planning State controlled public land assets.

3. Study for Anchorage Economic Development Corporation, 1994

The purpose of this study was to identify, potential to expand Winter and Summer venues for local and non-local visitors, close in and proximate to and/or within the Municipality of Anchorage.

Several areas were identified, with concept plans prepared to show potential from a larger perspective of creating a synergistic benefit to existing facilities that when linked or enhanced through interrelationships creates a more complete “critical mass” and “place”.

One of the identified and studied locations was Arctic Valley. I have attached two graphic “concept plans”, associated with this study, that attempted to look out into the future and consider the possibilities. In the intervening years since 1994, an 18-hole golf course (the Creeks) was constructed by the military. Our plan suggested adding an additional 18 holes to the Moose Run Course and developing a new Club House/Hotel/Inn looking out from a promontory over an existing pond. The Alaska Native Heritage Center was considered before it located near Bartlett High School. The other significant change is that the Site Summit (Nike Site) has become a preserved historic site, which we believed possible back then.

The intent was to be a joint venture between the Military, Arctic Valley Ski Club, and additional tourism related investors to have an area of enhanced skiing, hiking, wilderness education recreational activities, and training activities for the Military. At that time, funding was down for the military and on-base rest and recreation activity budgets had all but evaporated. A percentage of the revenue would have gone to support their quality of life and activity programs component of this planning was an evaluation of what was holding the area back. For Arctic Valley, the military controlled access road, steep, curvy, bumpy, often poorly maintained and intimidating road was a big inhibitor. Likewise, the steep, exposed to the wind and elements ski area really didn't offer a wide variety of terrain or any slopes that were not exposed.

To address these two key issues we proposed a parking lot facility at the based of the area, with a Tram (high speed detachable gondola technology is available today) for the primary vertical transport method for visitors, winter and summer. With a vertical lift from base to Site Summit, ski terrain could go from top to bottom with new terrain opened up below tree line, enhancing conditions for all levels of skiers and accommodating approximately a 5-mile long ski run.

New lodging, day lodge, cabins, an RV Park and other activity areas were also identified. The resulting plan changed this area to a “Place” and a true “Gateway to the Wilderness”, whether you choose to just get closer and look or choose to go take a closer look by hiking, skiing, or snowshoeing in.

The more detailed plan shows access via the Glenn Highway, trails, and a potential rail extension from the existing rail line used to deliver coal to the Base Steam Plant. This would provide a safe, alternative transport method from downtown, and another part of the experience.

The second plan graphic expands the view a little more, so the proximity to downtown Anchorage and the outfall of Ship Creek into the ocean can be seen. Hopefully, this depicts the reality of how close Arctic Valley is to half of the States population, and all the tourists that visit Anchorage. Having participated in the “Ski to Sea” race event from the Mount Baker ski area to Bellingham Bay, in Bellingham, Washington, a similar spring/early summer event here seemed like a natural, to celebrate our place.

In closing, I want to make it very clear that my comments are not targeted to “hamstring” the Ski Club, but to ensure that appropriate consideration be given to the possibilities. The original lease occurred 50 plus years ago. Clearly a lot has changed over those 50 plus years. Anchorage has a population of over 300,000 people. Anchorage’s global location has gained importance for air travel, air cargo, and military responsiveness. The military has changed to an all-volunteer, professional service. More families (spouses and children) make up the force, and one of the fastest growth areas in our local population is retired military.

We as a State have too much at stake to not take a deeper look when evaluating this important public resource and asset.

To move forward at this time with a sole source, long-term concession, without first considering what we, as the public, are potentially gaining or losing is not only reckless, but in my view a breach of your fiduciary responsibility and “Public Trust”.

The need to rush this decision through is faulty logic. There is still at least 2 and a half years left on the existing lease. The sooner we set this sole source concession aside and move forward

Mr. Dan Beutel
Permits and Special Projects
Alaska State Parks and Outdoor Recreation
February 15, 2019
Page 5 of 5

with a critical and thoughtful planning effort, the better. If, as a result of the more detailed planning this concession is vetted, then it could move forward.

Again, I appreciate the opportunity to provide these comments for your consideration. If you have any questions or would like me to review this material in more detail, I would be happy to.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim C. Potter", with a stylized, cursive script.

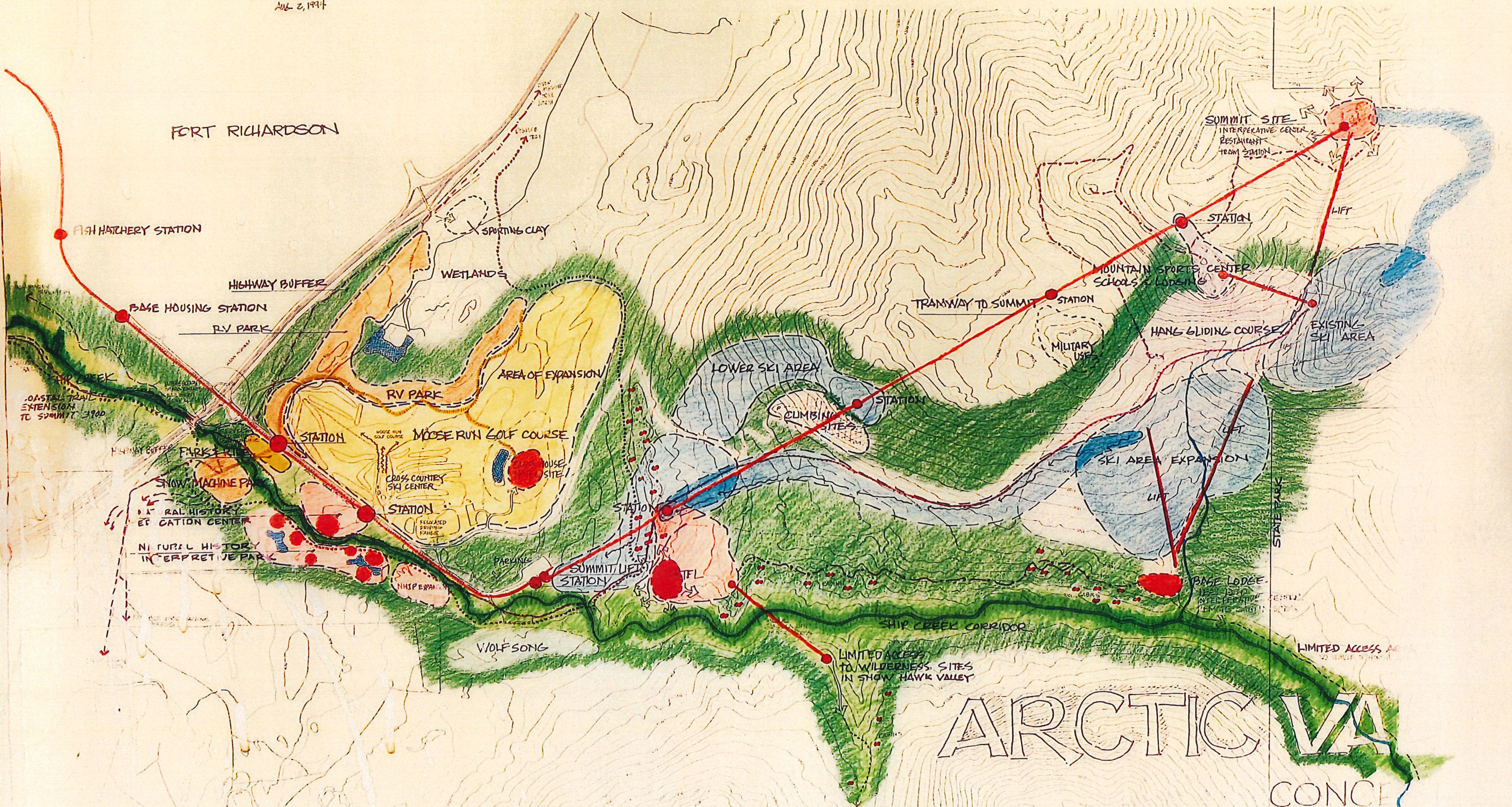
Tim C. Potter

- EDUCATIONAL:
- NATURAL HISTORY INTERPRETIVE PARK
 - NATURAL HISTORY EDUCATION CENTER
 - COLD WAR INTERPRETIVE CENTER
 - MOUNTAIN SPORTS SCHOOLS

- LODGING:
- HOTELS
 - CABIN SITES
 - PORMATORIES
 - RV PARK

- RECREATIONAL USES:
- NATURAL HISTORY INTERPRETIVE PARK
 - SNOW MACHINE PARK
 - SKIING
 - GOLF
 - HIKING
 - CLIMBING
 - MOUNTAIN BIKING
 - HANG GLIDING
 - SPORTING CLAY

- TRANSPORTATION SYSTEMS:
- HIGHWAY
 - RAIL (TROLLEY SERVICE - PORT OF AVENUE TO ARCTIC)
 - STATIONS
 - PARK & RIDE SITE
 - TRAMWAY
 - SKI LIFTS
 - SNOW MACHINE TRAILS
 - DOGSLED TRAILS
 - BIKE TRAILS
 - CROSS COUNTRY SKI
 - HIKING TRAILS
 - COASTAL TRAIL



ARCTIC VALLEY
CONCEPT

BY DOWL ENGINEERS 4040 "B" ST. N.
BY DEANE LAWRENCE LAND PLANNER / LANDSCAPE ARCHITECT

KNIK ARM

ELMENDORF
AIR FORCE BASE

FORT RICHARDSON

GLENN HIGHWAY

NORTH
SCALE
1: 50,000
AM 6/1 1994

AIRPORT

EXISTING FILL

BASE HOUSING

RV PARK

GOLF COURSE

FORT RICHARDSON

SUMMIT 3900 FT.

EXISTING SKI AREA

EXTENDED SKI AREA

BASE LODGE

ARCTIC VALLEY

STATE PARK BOUNDARY

CORRIDOR CONCEPT PLAN

PORT DEVELOPMENT

SHIP CREEK CORRIDOR

GLENN HIGHWAY

NATURAL HISTORY
INTERPRETIVE PARK

WOLF SONG

FORT RICHARDSON

CITY OF ANCHORAGE

ARCTIC
VALLEY

BY DOWL ENGINEERS ANCHORAGE AK
DEANE S. LAWRENCE, LAND PLANNER & LANDSCAPE ARCHITECT BELFAST, ME.

The primary topic of the following comments is requests for more planning prior to issuing a contract.

Jim Renkert 2/23/2019	My comments and an attachment were hand delivered on Friday, February 15th. Here are electronic versions.
AV Comments Electronic Version	Jim Renkert

**Jim Renkert
P.O. Box 90621
Anchorage, AK 99509
xcski@gci.net**

Dan Beutel
Department of natural Resources
550 W. 7th Avenue, Suite 1380
Anchorage, Alaska 99501

February 14, 2019

Dear Mr. Beutel:

Please accept these comments regarding the Division of Parks & Outdoor Recreation's Preliminary Decision & Proposed Concession Contract for the Anchorage Ski Club, Arctic Valley Ski Area, Chugach State Park.

Under State law, leases and right-of-ways are considered disposals of interests and give the lessee or right-of-way holder substantive property rights. Upon expiration of the current ASC lease, State Parks is proposing to issue a "long-term concession" for up to 60 years which, for all practical purposes, appears to be a de facto disposal of interest and effectively a lease, specifically not allowed under State law within a state park unit.

When the mixed uses and demands on the Arctic Valley area have grown in number and complexity over the past 50 years, issuing a long term concession is also not consistent with DNR requirements to plan and manage resources in the best interest of the State and for maximum public use. DNR has not initiated a plan for this area given its increased use and complexity, and clearly has not planned for a future absent the leasehold interest. Therefore, the State should pause and plan before proceeding with decision making regarding operations at Arctic Valley.

By way of example, DNR recently sought public input on the draft revision of the Kachemak Bay State Park Management Plan. The press release stated that "Since the last management plan was adopted in 1995, park uses have increased and changed as the result of changes to the economy, area infrastructure, and tourism trends. The goals of the plan "include how to address management challenges and long-term facility development."

Arctic Valley has served three generations of Alaskans. Its tourism industry potential is a sleeping giant. Close to 1 million visitors a year visit Anchorage. Yet the Arctic Valley and Ship Creek Drainage have never had any kind of site-specific management plan or economic development plan. Upon lease expiration in three years, the Arctic Valley lease area will cease being an inholding in the Park and will officially become part of Chugach State Park. If there were ever an area of State park land that needs a

management plan because of “changes to the economy, area infrastructure and tourism trends” it is Arctic Valley. As stated in the KBSP press release management goals should “include how to address management challenges and long-term facility development.” The ski area is the second largest developed recreational facility on State land and has 300,000 Alaskans at its doorstep.

While State Parks is fulfilling its obligations to conduct a plan for KPSP, by proposing to issue a concession it has apparently decided not to do so at Arctic Valley.

Please also be mindful of the requirements placed on other ski areas operating on State land. DNR ski area authorizations for the use of State land should be as consistent as possible, whether by concession, lease or permit. An operational, policy and legal tenet of resource management is that an agency cannot treat any individual or group significantly different than another. Alyeska Resort operates on State land under the terms of commercial recreation lease from DNR. Although Alyeska is private company and the Anchorage Ski Club is a non-profit both operate ski areas, both face similar inherent risks, and both have similar responsibilities as stewards of public lands.

The language, terms, conditions and requirements of the DNR lease agreement at Alyeska are rigorous and reflect the seriousness that both the Lessee and Lessor view their stewardship of public resources and the activities conducted thereon. Any new ski area authorization at Arctic Valley should contain language, terms, conditions and **performance requirements** commensurate with the Alyeska Resort lease. In fact, since the land hosting ski operations at Arctic Valley will officially become part of the Park, land use authorization requirements for the ski area may require more rigorous management and oversight by the authorizing agency per Article VIII, Section 7 of the Alaska Constitution.

Arctic Valley is a unique area, in fact it was the original public access to the Chugach Mountains and to what we now know as Chugach State Park. When issuing the proposed concession, it is clear that the activities for which the concessionaire is responsible will be far more than just those of a ski resort. Arctic Valley and the Ship Creek Drainage require a separate and focused future vision before a concession is awarded. The State can pause, plan for what is in the State’s best interest, as well as require the ASC to provide its long-term development and financing plans. It should do so in order to create a record that may then justify a land use authorization designed to be in best interest of the State. A plan should be mindful of treating all ski area operators equally.

For your consideration on moving forward, included is a copy of the Nike Site Summit Task Force Management Recommendations, December 2001. Friends of Nike Site Summit (FONSS) used this document to organize and execute the successful preservation of this extraordinary part of Cold War history at Arctic Valley. A similar planning tool could be used to assess the current situation at Arctic Valley and make recommendations for next steps. Please note that Recommendation #7 is “Develop a

land use management plan for Nike Site Summit and Arctic Valley in partnership with Alaska State Parks and the Municipality of Anchorage.”

These comments are my own and do not represent my employment with DNR or any of the civic and citizen organizations (Anchorage Skates, Friends of Nike Site Summit, Anchorage Chamber of Commerce, Anchorage Ski Club, Third Avenue Radicals, Nordic Skiing Association of Anchorage) of which I am currently a member, currently volunteering, or have actively been involved in in the past.

Thank you for this opportunity to comment.

Best Regards,

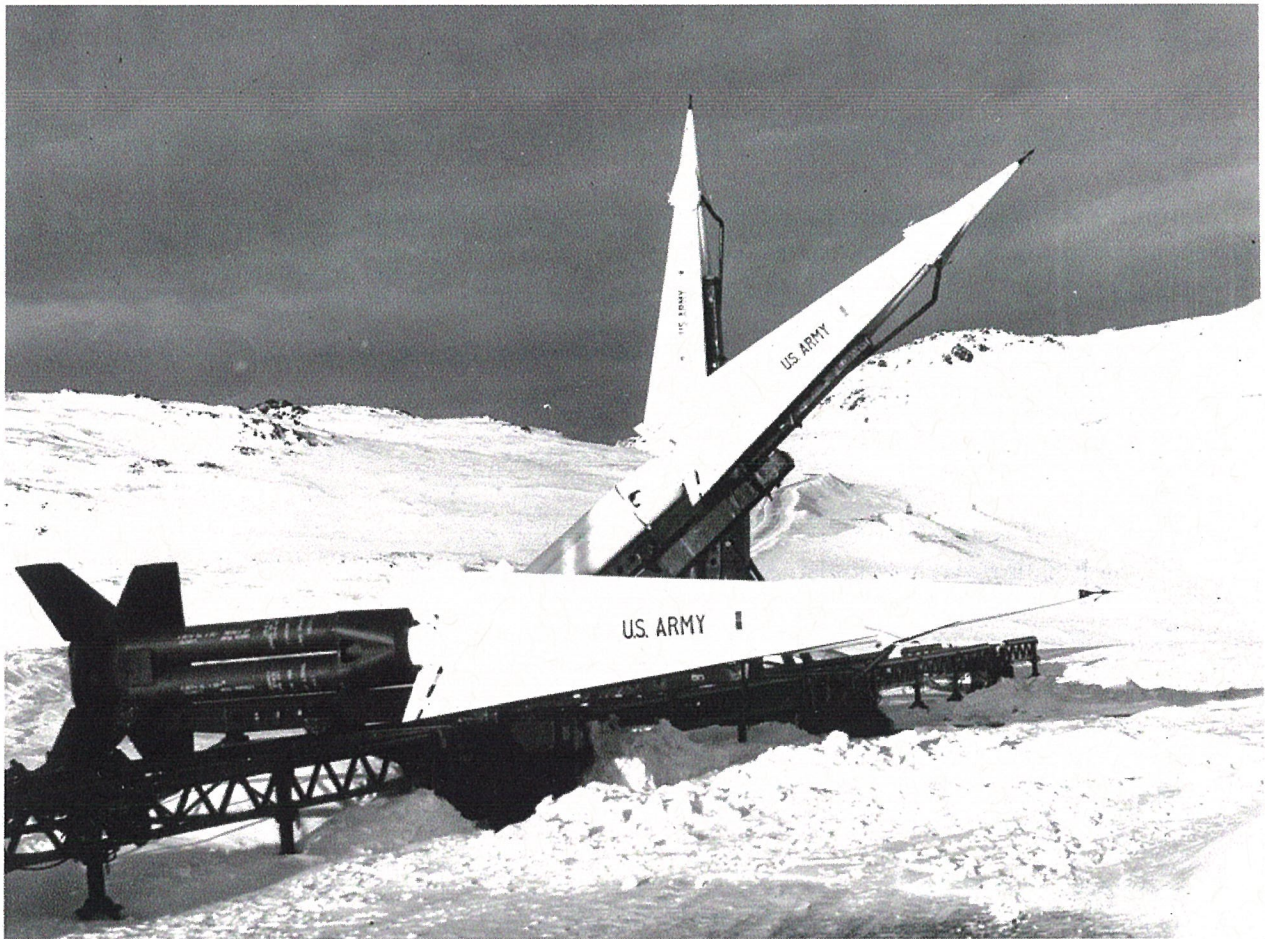
Jim Renkert

Attachment: Nike Site Summit Management Recommendations 2001

NIKE SITE SUMMIT

Task Force

MANAGEMENT RECOMMENDATIONS



Nike Missiles at Site Summit – ca. 1962

December 2001

NIKE SITE SUMMIT TASK FORCE

Co-Chairs:

U.S. Army Alaska, Directorate of Public Works
Colonel Mark C. Nelson, Director, Public Works (1999-2000)
Douglas Johnson, Chief, Environmental Resources Department (2000-2001)
Alaska Department of Natural Resources
Judith Bittner, State Historic Preservation Officer

Members:

Alaska Association of Historic Preservation
Julie Johnson, President
Alaska Railroad Corporation
Jim Kubitz, Vice President, Real Estate Development and Project Planning
Alaska Department of Natural Resources
Pete Panarese, Chief of Field Operations, Parks and Outdoor Recreation
Anchorage Economic Development Corporation
Tim Borgstrom, Vice President, Special Projects Coordinator
Anchorage Municipal Assembly
Anna Fairclough, Assembly Member
Anchorage Historic Properties, Inc.
Mark Ivy, Board Member
Bureau of Land Management
Donna Redding, Archaeologist, Anchorage Field Office
Chugach State Park
Ken Robertson, Chair, Advisory Board
Department of Community and Economic Development
Greg Wolf, Director, Alaska Division of Trade and Development
Eagle River Chamber of Commerce
Susan Gorski, Executive Director
Friends of Chugach State Park
Mark Miner
U.S. Air Force, 611 ASG/CC
Colonel Pat Coullahan, Director (1999-2000)
Colonel John Medeiros, Director (2001)
U.S. Army Alaska, Directorate of Public Works
Bill Quirk, Environmental Specialist, Environmental Resource Department

Advisors:

Alaska Department of Natural Resources
James J. Malanaphy AIA, Architectural Historian, Office of History and Archaeology
Colorado State University, CEMML
Russell Sackett, Cultural Resource Specialist

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- II. Nike Site Summit Task Force**
- III. Findings**
- IV. Recommendations**
- V. Reports on File**



Site Summit Missile Launch - 1962

Nike Site Summit

In the 1960s and 1970s, nine Alaskan Nike missile sites provided part of the front line defense in the North Pacific against attacks from the Soviet Union over the North Pole. The sites enhanced an Alaskan Cold War defense system that detected, monitored and reported on Soviet Union activities. Missiles fired from Nike sites could intercept Soviet bombers. Site Summit is the only Alaskan Nike site that still retains physical integrity. Its intact battery control and launch facilities would be an excellent backdrop against which to interpret the U.S. military infrastructure of the Cold War.

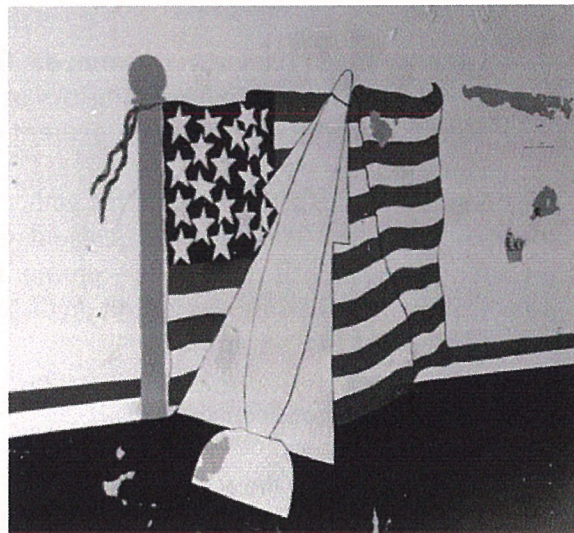
The Cold War was a new type of war. It involved threats of destruction using nuclear weapons and called for constant military preparedness. It was a technological war with new devastating weapons. At times, saber-rattling rhetoric was so heated direct military confrontation between the U.S. and Soviet Union seemed imminent. Nike Site Summit represents 1950s Cold War cutting-edge technology - quickly made obsolete by long-range ballistic missiles in the 1970s.

Nike Site Summit – and the road that provides access to it - is owned and managed by the Department of the Army. It is located in the Chugach Mountains four thousand feet above sea level - within thirty minutes of downtown Anchorage, and within fifteen minutes of Elmendorf Air Force Base and Fort Richardson. In addition to the qualities that attracted military planners, the site also possesses scenic, recreational and heritage attributes. Located in Arctic Valley, it is adjacent to Chugach State Park, a popular recreation destination. The site offers a commanding 360 degree view of Cook Inlet, the Alaska Range, Chugach Mountains, Talkeetna Mountains, Kenai Mountains, and the Matanuska-Susitna Valley.

Nike Site Summit Task Force

In August 1999, Honorable Mahlon "Sandy" Apghar - Assistant Secretary of the Army - visited Site Summit. His visit stimulated local Army interest in the preservation of Nike Site Summit and creation of the Nike Site Summit Task Force.

Assistant Secretary Apghar noted that the Army's increased utilization of historic buildings has improved Army's economic viability. He encouraged U.S. Army Alaska to build on successful lessons of the national historic preservation movement – forging new policy tools, engaging private sector partnerships and innovating new financing and operating methods.



Nike Site Summit Logo – 1999

In September 1999, Colonel Nelson, U.S. Army Alaska, issued a letter creating the Nike Site Summit Task Force to determine viable options for management and stewardship of Nike Site Summit that recognize the site as a National Register of Historic Places Cold War historic property. The Army invited highly qualified community leaders to be members of the task force, representing the Army, the Air Force, state and federal agencies, local governments, non-profit historic preservation, economic development and tourism organizations, and citizen park advisory groups.

The task force helped Fort Richardson stabilize Nike Site Summit and halt further deterioration. The task force provided technical assistance to develop a site stabilization plan and the concept design for a new roof for the Battery Building. The task force organized a roundtable discussion among Alaskan tourism industry representatives to explore Nike Site Summit's potential as a Cold War visitor attraction. This discussion led the Army to commission a market feasibility study for Nike Site Summit. Dr. Gary Selk and University of Alaska Anchorage, College of Business and Public Policy graduate students completed the marketing feasibility study of Nike Site Summit during spring semester 2001.



Site Summit Radar Operators – ca. 1961

The Army created the Nike Site Summit Task Force to:

- **Identify management requirements for Nike Site Summit**
- **Identify partnership opportunities at Nike Site Summit**
- **Recommend preferred management option to the Army**

Four committees helped the task force gather information in specific topic areas. The committees also developed and managed special programs for the task force – promoting broader public participation and focusing discussion on the critical issues threatening Nike Site Summit.

Committee discussion focused on:

- **Understanding the Resource**
- **Heritage Tourism, Ecotourism and Recreation**
- **Operations and Management**
- **Finance and Budget**

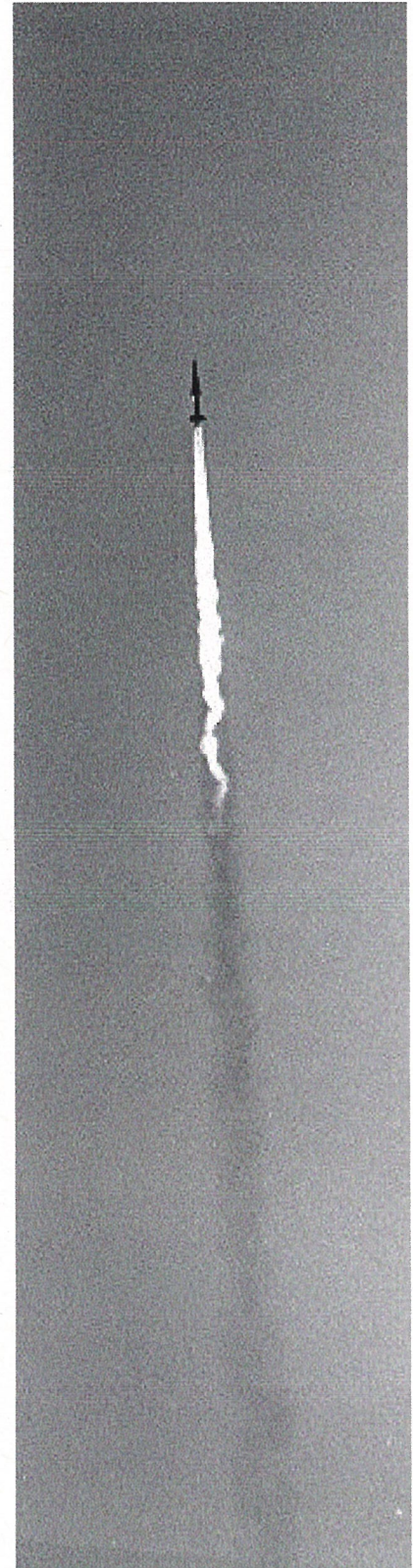
Task force meetings encouraged public participation. Individuals, agencies and organizations with an interest in Nike Site Summit or possessing special expertise relating to critical issues threatening Nike Site Summit were invited to attend task force meetings to provide information.

Participants at task force meetings included:

- **National Park Service**
- **BLM Land Specialists**
- **U.S. Army Training Facility Managers**
- **Fort Richardson Public Works Staff**
- **Private Sector Contractors**
- **Military Veteran Organizations**
- **University of Alaska**

Special task force activities and programs addressed critical issues affecting the preservation of Nike Site Summit.

- **Site stabilization plan and concept design for temporary roofing of the Battery Building – Spring and Summer 2000**
- **Anchorage Visitor and Convention Bureau Tourism Focus Group Roundtable - September 2000**
- **Nike Site Summit Marketing Feasibility Study; University of Alaska Anchorage College of Business and Public Policy - May 2001**



Missile Firing at Site Summit – ca. 1962



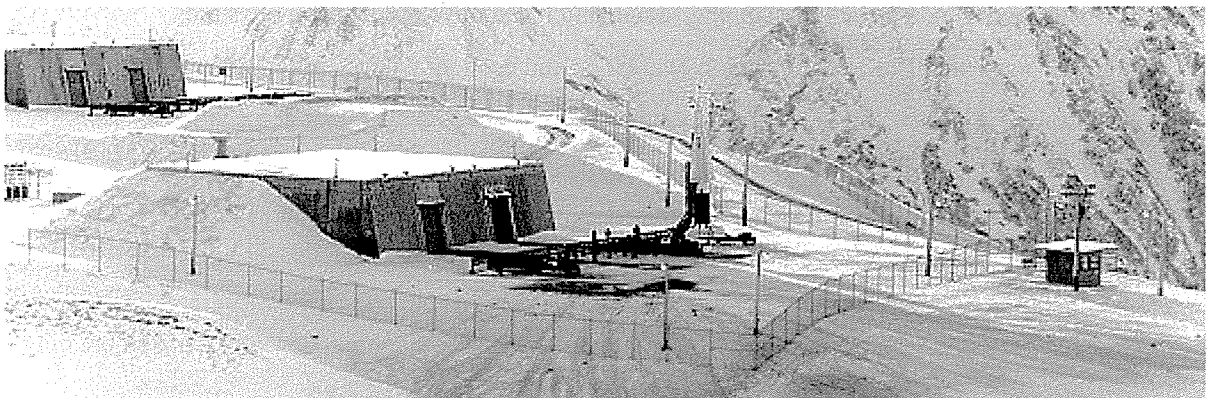
Nike Site Summit – 1981

Findings

1. Nike Site Summit is historically significant - listed in the National Register of Historic Places (1995) - and worthy of preservation.
2. Nike Site Summit's historic, natural and recreational resources contribute to the quality of life for military and civilian personnel, their dependents, area residents and visitors to Alaska.
3. Public access and interpretation of Nike Site Summit cultural, natural and recreational resources will support the regional tourism economy. Business community members want Nike Site Summit to be made accessible as a Cold War visitor attraction and outdoor recreation destination.
4. Opening Nike Site Summit will provide huge public relations benefits to the Army and result in broad base community support for the Fort Richardson training mission. The public uses the site now even though it is officially closed.
5. Nike Site Summit can be open to the public and still maintain the Army training mission. Management activities that support public access to the site also support Army cultural and environmental resource management objectives and promote its continued use as a communications and training site. Coordinating Army and tour operator activities will not adversely effect the Army training mission.
6. Public health and safety hazards exist at Nike Site Summit. By stabilizing Nike Site Summit, removing environmental hazards and managing control of public access the Army can limit its exposure to liability.
7. Many components of the infrastructure required to make Nike Site Summit accessible to the public have already been constructed.
8. Local, state and federal agencies are willing to enter into partnership with the Army to promote the preservation and interpretation of Nike Site Summit cultural, natural and recreational resources.
9. The 1997 study, *Management of a Nike Site; United States Department of Defense and the Alaska State Historic Preservation Office; December 1997*, estimated probable site rehabilitation costs to be \$2.6 million. Possible sources of funding for site planning, stabilization and development activities are:
 - Congressional appropriations
 - Federal and state historic preservation, recreation and economic development grants
 - Volunteer efforts and fund raising by non-profit support organizations
 - Fees and royalties collected by private contractors and vendors operating at the site
 - Fees for communication use at the site
10. In the last decade, the National Park Service established several affiliated parks including Aleutian WWII National Historic Area Unalaska. Affiliated park status can allow Nike Site Summit to:
 - Retain Army ownership and control over public access
 - Receive Congressional appropriations to fund planning and development activities
 - Receive technical support from the National Park Service for planning, development and ongoing operation and management

Recommendations

1. Maintain Army ownership and control over access to Nike Site Summit.
2. Preserve and promote Nike Site Summit and Arctic Valley cultural, natural and recreational resources.
3. Make Nike Site Summit safe and secure for public use. Complete the assessment and remediation of environmental, health and safety hazards at Nike Site Summit.
4. Open Nike Site Summit to the public as a historic and recreational site.
5. Designate Nike Site Summit as an Affiliated Park under the National Park Service program. Utilize National Park Service planning, development and management expertise to stabilize, develop and manage Nike Site Summit for public use.
6. Formalize the partnership between the Army, Alaska State Parks and the Municipality of Anchorage. Enter into a memorandum of understanding to acknowledge shared cultural, natural and recreational resource management objectives in Arctic Valley.
7. Develop a land use management plan for Nike Site Summit and Arctic Valley in partnership with Alaska State Parks and the Municipality of Anchorage.
8. Establish a Nike Site Summit oversight committee to oversee development and implementation of an integrated interagency cultural, natural and recreational resource management plan for Arctic Valley. Oversight committee members should include representatives of:
 - Anchorage Chamber of Commerce
 - Anchorage School District
 - Anchorage Ski Club
 - Alaska Division of Parks and Outdoor Recreation
 - Alaska Office of History and Archaeology
 - Bureau of Land Management
 - Chugach State Park Advisory Board
 - Fort Richardson
 - Eagle River Chamber of Commerce
 - Elmendorf AFB
 - Military Veteran Organizations
 - Municipality of Anchorage
 - University of Alaska
9. Phase implementation of programs selected to open Nike Site Summit to the public. Expand site operations as public awareness, funding and staffing levels allow.
10. Secure additional funding to continue management of Nike Site Summit in the future through the Department of the Interior, Department of Defense Legacy Program, Save America's Treasures, historic preservation fund grants, state and municipal match funds, and volunteer fundraising.
11. Leverage public assets. Encourage private investment in preservation, maintenance and reuse of Nike Site Summit by using private sector vendors and contractors.



Missile Launch Facility – ca. 1962

The primary topic of the following comments is a request for competitive bidding.

George Vakalis Comments regarding a sole source concession for Artic Valley

2/14/2019

Dear Mr. Beutel,

Artic Valley

concession contract

I was extremely disappointed to see that the Division of Parks & Outdoor Recreation plans to sole source the concession contract for the Artic Valley Ski Area, Chugach State Park without allowing for competitive solicitation. This is especially true when you consider the extremely long-term length of the proposed arrangement. It is especially disconcerting when one considers that the requirements of the contract are unimaginative, does not require expanded growth of the area, nor does it establish requirements, goals, multiple use venues, enhancement requirements, facility and infrastructure improvements, etc.

What is extremely disappointing is that other entities which may have better long-term vision for future venues and/or the financial where-with-all to make much needed improvements and expansions were not given the opportunity to propose on the concession contract.

This potentially great asset which belongs to all Alaskan's, managed by the State of Alaska should be developed so that more Alaskans would be able to use the facility in new and improved year-round venues. The area is not currently living up to current or future expectations and potential.

I strongly recommend that a competitive solicitation be developed, and opened for interested parties to propose on. It should include development goals, infrastructure improvements and expansion goals, as well as proposals for increasing year-round venues of interests in order to allow more Alaskans to use this beautiful area.

Regards,

George Vakalis

The primary topic of the following comments is concern that this is a prohibited disposal.

James Sowerwine Dan, and whom else it may concern at DPOR,

1/12/2019

Re: Public comment
regarding "Arctic
Valley Ski Area -
Proposed Concession
Contract"

Please see below for a comment concerning the proposed Arctic Valley Ski Area concession contract submitted from myself, acting as a member of the public. This comment is intended to specifically and solely address parking fees, the proposal for exclusive use, and the requirement for trail maintenance activities. However, please note that consistent with *Swindel v. Kelly*, 499 P.2d 291 (Alaska 1972), a public agencies' actions will not be upheld during litigation if the intent of the action was to authorize an interest in land that was not allowable irrespective of the title of the document that granted the interest in question. Furthermore, deference will not be given to an agencies analysis of statutes if the question is one of basic statutory interpretation (*Moore v. State*, 553 P.2d 8, 15 (Alaska 1976), etc.) and an opinion of the attorney generals office will provide only limited shelter (see *Cissna v. Stout*, 931 P.2d 363, 368 (Alaska 1996)) upon judicial review. Note overall these comments are not meant to question the intent of the overall action considered herein, but rather to offer that you may wish to look closely at whether any authority exists within DNR to authorize a concession contract if that contract will function like a lease, which the PD specifically notes that DNR lacks the authority to grant. Note in particular that in a similiar situation that the interest granted by an agency was vacated during judicial review (*Laverty v. Alaska R.R. Corp.*, 13, P.3d 725, 731 (Alaska 2000)), and that DNR narrowly avoided the same result in a similar situation (*Northern Alaska Environmental Center v. State, Department of Natural Resources*, 2 P.3d 629 (Alaska 2000)), which had a fact pattern that was notably similar to that of your current case. Speaking only to intent, I personally support your office's effort to re-authorize activities that pre-date the park, and to obtain additional benefit for the park while doing so. The comments below are intended to help DPOR consider ways in which your division may be able to modify the proposed concession contract so that there will be little question as to whether it will resemble a lease or an actual concession contract.

Regarding parking fees: while DPOR may hold the authority to provide the ski club authorization to charge parking fees though its authority to restrict overall park use through its law enforcement authorities (though see notes above, and consider that a private ski club is not a law enforcement agency), you may wish to consider providing for the sole or concurrent application of DPOR annual parking passes within the lots in question. Several arguments may be made as to why the ski club may be granted sole authority to collect revenue from the parking area, but all fail upon examination of DPOR's existing practises and precedent:

*The parking area was not constructed by DPOR. Consider that Alaska state parks in general, and Chugach State Park in particular include a number of parking areas within the park that were not constructed by DPOR. The parking area that was originally built at the base of Blueberry Hill below Flattop was constructed by Chugach Electric Association and/or the USACE in support of the adjacent utility projects. The parking area at Indian has a similar history, with further expansion work by USACE as part of a fuel spill remediation effort. The parking area at Eklutna has roots in the construction of a federal power project. The parking area in Bird Valley was initially built under a logging contract that predated the park. The parking area in Rabbit Valley was constructed by a private party, and subsequently recognized as a public easement under 43 USC 932. Numerous other parking areas sit in platted dedications directly outside of the park. All of the example included herein are either free of charge, or are subject to DPOR parking pass rules.

*The initial construction of the parking area predates the park. Most of the examples listed above also predate the park in some form of fashion.

*The expansion of the parking area occurred after inclusion of the ski area within the park with private funds. Under this logic, the road maintained by CEA and Enstar that runs over Powerline Pass would be private use, as would the staging areas in Indian - both have been maintained by

private parties after designation of the park in 1970. In fact, the opposite is true - DPOR specifically directed what facilities should be built during the remediation of soils around USACEs (now Enstar's) Indian pump station, and DPOR took over ownership of these improvements, including one or more buildings following the completion of USACE's work. As the PD acknowledges that DPOR cannot issue a lease, and the existing lease will expire shortly, it seems like this case is similar to the Indian maintenance building. Note also that similar interpretations are applied elsewhere within DNR, specifically by the Division of Mining, Land and Water and Division of Oil and Gas, to improvements that exist on state owned lands after expiration or termination of a land use authorization.

*Privatization of the parking area is necessary for the ski area's operations. There is no basis for this argument, in particular in the face of DPOR's acknowledged lack of authority to make disposals within the park or DPOR's eventual ownership of the improvements in question. Also, and perhaps most significantly, the ski area can operate without also controlling the parking area. The concessionaire may need to raise the ski area fees to do so, but this does not prohibit the operation itself - rather, it properly ascribes the cost of the operation to its direct beneficiaries. See the Eklutna Lake area for an analog - the concession business that rents watercraft does not also control the parking area. An increase in the cost of skiing fees will also increase fees received by DPOR; see further discussion below.

*The Eagle River Nature Center charges for parking. While the explanation carried by the remainder of this email should provide an answer to this hypothetical justification, consider also which use is more consistent with a park - a nature center, or a ski area. Put another way, would DPOR leadership approve the construction of a second nature center under similar terms again - perhaps. Would DPOR leadership authorize the construction of a brand new ski area within the park - perhaps not, though that would be a question for DPOR's leadership, subject to public process. Note again the Alaska Supreme Court cases listed in the first paragraph of this comment. Further note that under the proposed precedent that any registered nonprofit that claims to support outdoor recreation may propose the construction of a facility and associated private parking area within the park, which that organization could then charge a use fee for in order to fund their operations. This may not be a desirable precedent.

*The fees are desired by the ski club to subsidize the ski area's operation. Several ski club members have provided me with this justification over the years during conversations about this topic. While that's hearsay without written documentation, I note it here because it gets to the heart of the issue - that the club has subsidized its operations for decades by charging non-ski club members/park users to access the park, and the club feels that it is necessary to continue to do so. Consider whether this constitutes the privatization of a public benefit for private good - i.e., a disposal. The club has also consistently charged for summer use of the parking area, when public use is high, but ski club use is non-existent. Ski club volunteers regularly threaten to boot and tow vehicles parked in the parking lot during the summer when no ski operations are occurring and no use of the clubhouse/chalet facility is evident. While this was arguably not allowable under the MLW-issued lease the club operated under for the last several decades, it was a grey issue and never came to a proper test. Lack of test to date aside, it seems illogical to continue to allow the application of summer parking fees as a practice after the MLW lease expires and DPOR will be reauthorizing the facility as a DPOR owned concession. Assuming the ski area continues to operate through a concession contract, park passes would/should apply. In particular during the summer when the concessionaire isn't even operating.

In short, I am concerned that DPOR is considering an action that it lacks authority to implement due to the proposed functional disposal of state park lands, and that will benefit a small group of non-park users. On point there - the PD does not clarify whether concession users will need to be ski club members, or simply members of the public who choose to pay for day use of a park facility. Additionally, the PD proposes to fully restrict a portion of the park to all but a small subset of park users who may need to purchase membership in a separate, private organization - this has little or no analog elsewhere, and seems like a tremendously dangerous precedent to set -

consider the outcome of the MOA's recent case that addressed the temporary privatization of Girdwood area park lands by a private organization (Forest Fair), and the free-speech based court challenge that received. Subject lands are also LWCF encumbered. DPOR may wish to verify with Interior that the restriction of use of LWCF encumbered lands (i.e. both the parking area, and ski area) by a private organization for functional private benefit is consistent with LWCF guidelines. Consider also that DPOR will be creating a scenario where volunteers within a private organization will be empowered to act in a law enforcement capacity to control a restriction in use of DPOR managed lands - is this DPOR's intent? That all said, I do support the overall intent of DPOR's proposed action, though I do also wish to highlight two significant changes that may address these potential problems. For an added silver lining, these proposed changes, in particular in relation to the parking fees, will generate additional revenue for DPOR. Specifically:

*Specify that DPOR parking regulations will apply to the parking area. This will increase reliance, use and sales of DPOR's annual parking pass, will increase single use parking fees collected by DPOR, thereby also increasing DPOR revenue, and will ensure a consistent and equitable system of access to all state park lands. Alternatively, at a minimum, limit the applicability of ski area only parking fees to days which the ski area is actually operating during the winter. You may still be creating a Lavery and/or Swindel style problem in this scenario, but it would be minimal compared to a year round restriction, and would occur during periods of low general park use of the area. If a wedding party in the summer needs to buy DPOR-day use passes - so be it. A concession contract is for park related uses, which a facility rental for private use is not - otherwise, again, you face a Lavery and/or Swindel-type challenge to the authorization. Plus, again, DPOR collects more revenue this way, and the underlying uses of the park are maintained.

*Remove the exclusivity of the concession contract to surrounding park lands. If someone wishes to park in a CSP lot, hike to the top of a mountain under their own power, and then ski down, they should be able to do so - that's the primary purpose of a park. Use of the lifts would still be by concessionaire ticket. Alternatively, limit the exclusive use closure to only the skiing-specific infrastructure itself, i.e. the improved tubing area and the land under the buildings - as the lifts, chalet, support buildings and tubing area are improved areas under the definition provided by AS 09.65.200, but the remainder of the proposed concession contract is likely not.

*Consider including specific benchmarks for non financial deliverables including trail construction if the concessionaire will be required to construct trails around the ski area to encourage non-skiing park users to avoid the downhill skiing area. This isn't critical, but DPOR will likely realize a greater return for the public in general by being specific, up front, with what is expected of the concessionaire, and will see a decrease in the amount of administrative time and cost necessary to administer the concession contract if the requirements are unambiguous. Consider including a condition in the applicability/implementation of the final finding that the concessionaire sign some form of document that will commit them to construct or rehabilitate a specific and pre-determined distance of trail each year per DPOR trail construction standards.

*Likewise, consider removing the allowance for the concessionaire to provide DPOR payment in labor, rather than revenue, or, as described in the bullet item above, include this in some form of binding agreement that is created as a condition of the final finding. You may be able to wrap several of these items together - DPOR's parking regulations apply to the parking area, so the concessionaire will need to raise their fees, in turn DPOR will allow half of the expected \$10,000 in annual revenue to be paid in trail work as already contemplated, but in exchange for that the concessionaire will be required to build or rehabilitate a half mile of trail each year to CSP standards, generally within the vicinity of ski area's operations, but if all trails in the vicinity are subsequently stabilized in a desired permanent location, an option could exist for out of area trail work that would still decrease the direct return of operational revenues to DPOR.

Please include me on the distribution list of any additional public announcements, public notices

or decision documents that may be released in referenced with the proposed action. My preferred email address is james.sowerwine@gmail.com. Please also provide me an email receipt of this comment if allowable - it took awhile to write, so I'd like to know that you received it!

Thank you for the opportunity to comment,
James Sowerwine

The primary topic of the following comments is a request that the Arctic Valley area be managed as part of Chugach State Park.

Diane Sallee

Message:

1/4/2019

DNR Web Site

Comment:

Suggestion

I am commenting on the proposed concession contract with Anchorage Ski Club. I would like to see Arctic Valley managed as part of Chugach State Park. Our Alaska State Parks Day Use Parking Pass would then include Arctic Valley.

Thank you.

The primary topic of the following comments is requests for more time for public comments.

Blythe Marston

12/27/2018

Arctic Valley
Comment Request
for Extension

Dear Mr. Beutel:

Please extend the deadline for comments regarding the Proposed Concession Contract for the Anchorage Ski Club at Arctic Valley.

I did not hear about the proposed Arctic Valley Concession Contract until mid-December 2018. Although I have given to the Arctic Valley Endowment and Friends of the Chugach as well as been involved in the Marston Trail and the donation of historical sign placings at Arctic Valley, I did not receive notice of a proposed concession. Due to the Earthquake and Holidays I, along with others I have met this past week, not only were unaware of the concession proposal but once made aware by word of mouth also have not had sufficient time to review it.

Please extend the comment period for at least 60 days and provide a broader notice, including notice to all of those who have donated to the Anchorage Ski Club, the Arctic Valley Endowment, the Chugach Park Fund, and Friends of the Chugach as well as those who pay for parking at the Arctic Valley parking lot. I suspect members and donors of these organizations care about Arctic Valley and would like the opportunity to review the concession proposal and submit comments that can help ensure that the Concession is in the best interest of the State.

Our family has many happy memories of Arctic Valley. My grandfather, Marvin "Muktuk" Marston, selected Arctic Valley as a ski area for the US Army in 1941. In 2005, we were pleased to dedicate the Marston Trail with the late Senator Ted Stevens, our family, the Ski Club and Alaska State Parks. We look forward to the day that the trail is extended as proposed in Chugach State Park Trail Plan to the South Fork of Eagle River.

I believe that Arctic Valley and Nike Site summit are hidden gems and provide incredible opportunity for Anchorage and Alaska due to their natural beauty, history, and proximity to Anchorage. The State of Alaska should take the time to ensure that its hands are not tied by a concession if opportunities should arise to develop, protect, and support the area. Any concession should allow for such flexibility.

Please extend the comment period for at least another 60 days to provide an adequate time for those who have not previously received notice to be heard.

Thank You,

Blythe Marston

--

Blythe Marston
3001 McCollie Avenue
Anchorage, Alaska 99517
(907) 244-9163

Teri Namtvedt

12/28/2018

Arctic Valley
Concession Public
Comment

Mr. Beutel,

I'd like to request a deadline extension to the public comment period for the Arctic Valley Concession contract. I would like to comment on the proposed contract submitted by the Anchorage Ski Club at Arctic Valley, but just recently learned about the proposal and the December 28 deadline shortly before Christmas. I realize that proper notice and time allowed for comments was provided for per regulation. Having the comment period end during the holidays makes for difficult timing to respond. I have spoken with several other people who would like to comment as well. I am a Certified Public Accountant, former board member of the Anchorage Ski Club and currently serve on the board of directors for the Mat-Su Health Foundation and believe I could provide some valuable input. I believe an extension of time will produce thoughtful, insightful and perhaps critical items to consider in the best interest and long-term use of this public resource by myself, as well as others that were caught short of time to prepare exceptional feedback.

Thank you for your consideration of my deadline extension to respond to the Arctic Valley Concession Contract proposal.

Regards,

Teri
Teri L Namtvedt
Certified Public Account
Namtvedt & Company CPAs, Inc.
PO Box 871625 Wasilla, AK 99687
907-376-3576 Fax 907-376-4070

The following comments were received after the comment period.

Andrew Hoyer

3/28/2019

Arctic Valley

Dear Mr. Beutel,

I am an Anchorage resident and I recently learned that the Arctic Ski Club is negotiating a Concession so that the Club can continue to operate the ski area at Arctic Valley. I realize that the public comment period closed last month, but I still would like to register my support for the Club and the proposed agreement. I have enjoyed skiing at Arctic Valley and I hope I will be able to do so for years to come.

Thank you.

Sincerely,

Andrew W. Hoyer
3061 E 42nd Ave, #705
Anchorage, AK 99508

Mark Miner

Attached letter delivered on paper after comment period

Proposed Concession
contract...

[draft 2/11/19]

Mr. Dan Buetel
Dept. of Natural Resources, State of Alaska
Suite 1380
550 West 7th Avenue
Anchorage, Alaska 99501

Re: Proposed concession contract with Arctic Valley Ski Club within
Chugach State Park

Dear Mr. Buetel:

Our group, Friends of Chugach State Park ("Friends"), is writing to comment on the proposal by the Alaska Division of Parks to immediately issue a sole-source, 20-year concession contract, with two potential 20-year renewals, to the Arctic Valley Ski Club ("AV Club"). This concession contract would take effect when the AV Club's 55-year lease with the Alaska Division of Lands for the Arctic Valley area expires in 2022, but apparently the execution of the proposed concession contract is intended to occur in the near future.

Friends of Chugach State Park has been informed and involved throughout the years regarding the State's proposals for the management and development of Chugach State Park. Friends has raised concerns from time to time when the State's proposals and actions did not appear to coincide with the statutory framework for the development, management and preservation of this unique public resource. This is one of those times.

Our concerns may be outlined briefly, and they arise from this single fact: The Arctic Valley area has never before been planned for or managed as a part of Chugach State Park. This was because this tract was subject to a 55-year lease with the Alaska Division of Lands that pre-dated creation of the Park, and that will finally expire in three years. Yet the Division of Parks is moving ahead (very hastily, in our view) to commit the Arctic Valley tract to a potential 60-year binding legal contract with a single entity, the AV Club, without even the pretext of a management plan to integrate this Arctic Valley tract into the Park as a whole, under the Park's statutory mission and goals.

The Division of Parks' proposed action raises many concerns about the future planning and management vacuum that will exist if a concession contract is signed now, a contract that in large part merely perpetuates the existing *status quo* for the Arctic Valley area. This area has much more potential, as a contributor to Chugach State Park, than is presently being realized.

We urge that the current process be halted. We urge that a master plan be promptly developed, with goals and objectives to be accomplished by the State, by a concessioner (whoever it may ultimately be), and in conjunction with the Arctic Valley area's numerous neighbors and friends. These include Joint Base Elmendorf-Richardson, the Municipality of Anchorage, and the many clubs, organizations and groups that have benefitted from the ski area's existence in the past, and who can provide valuable input into goals and plans for even more public and community benefits to be derived from this area in the future.

This can only occur if the Division of Parks does not "lock in" its legal relationship and land jurisdiction with the AV Club prematurely as is now proposed, before any of these neighbors and user groups have had any opportunity to weigh in on a comprehensive master plan for management of this area, consistent with the overall management of Chugach State Park for the next (potentially) 60 years.

Friends has no objection if the AV Club is determined by the Division of Parks, at the conclusion of a public process, to be the best-qualified operator of the Arctic Valley area as a public recreation site within the Park. Our objection to the present hasty process is not aimed at the AV Club, which as a non-profit organization has operated the ski area and facilities for the past 55 years. It is instead aimed at the lack of any public input or the development of any options regarding the "big picture:" How can this area be managed and developed long into the future, as an integral and supportive part of Chugach State Park? What are the possible options to insure that this area furthers the statutory objectives and requirements of the Park's enabling legislation?

Once a sole-source concession contract has been signed with the AV Club (as is now proposed), the Park management's hands will be tied regarding any future enforceable development or management plans that could realize the full potential of this area. Friends of Chugach State Park urges that the current, unnecessary momentum toward a potential 60-year contractual commitment of Arctic Valley be halted, and that a master plan for this area be developed before it is contractually committed for a period potentially lasting several generations.

If the AV Club needs certainty to continue its present management of the ski area facilities after expiration of its lease in 2022, and while a master plan is being developed and adopted, Friends would have no objection to State Parks entering into a five-year concession with the AV Club through 2027, to enable the ski area to continue its operations while the necessary master plan is completed.

Thank you for the opportunity to comment on the Arctic Valley concession contract proposal.

Sincerely yours,

Mark Myer, President
Friends of Chugach State Park



MASTER AGREEMENT

Department of Natural Resources

NUMBER

AWARD DATE

VENDOR

Tel: Fax:

EFFECTIVE:

EXPIRES:

PAYMENT TERMS

DOCUMENT DESCRIPTION

Arctic Valley area

MINIMUM ORDER

MAXIMUM ORDER

NOT TO EXCEED

AGREEMENT TOTAL

Extended Description:

The State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation is seeking a concession contractor to operate the Arctic Valley area of Chugach State Park, including the ski area and other outdoor recreation facilities.

AUTHORIZED DEPARTMENTS

This agreement is authorized for the following departments:

Department	Limit?	Spending Limit
Department of Natural Resources	No	\$0.00

RENEWAL PERIODS

This agreement may be renewed optionally by the State bases on the following schedule:

Period	Effective Dates

Line No.	Description	Quantity	Unit	Unit Cost	Extended Line Total
1		0.00		\$0.00	\$0.00
Discount %	Discount Effective	Discount Expires	F.O.B. Point		
0.0000			F.O.B. final destination		
BILL TO:			SHIP TO:		

CERTIFICATION:

I certify that the facts herein and on supporting documents are correct, that this voucher constitutes a legal charge against funds and appropriations cited, that sufficient funds are encumbered to pay this obligation, or that there is a sufficient balance in the appropriation cited to cover this obligation. I am aware that to knowingly make or allow false entries or alternations on a public record, or knowingly destroy, mutilate, suppress, conceal, remove or otherwise impair the verity, legibility or availability of a public record constitutes tampering with public records punishable under AS 11.56.815-.820. Other disciplinary action may be taken up to and including dismissal.

PROCUREMENT OFFICER:

Name: _____

Initials: _____

Contact: _____

Date: _____

Email: _____

Signatures:

Name: _____

Title: _____

Signature: _____

Date: _____

Name: _____

Title: _____

Signature: _____

Date: _____

Appendices A through E are attached and incorporated into this contract.

**Alaska Department of Natural Resources
Division of Parks and Outdoor Recreation
Concession Contract ASP #
Arctic Valley Area**

Contract Appendices

- A. General Conditions
- B. Indemnity and Insurance
- C. Contract Stipulations – Scope of Work/Services
- D. Arctic Valley Facilities List
- E. Contract Map

Appendix A: General Conditions

1. Suitable Materials, etc.: Unless otherwise specified, all materials, supplies, or equipment offered by the contractor shall be new, unused, and of the latest edition, version, model or crop and of recent manufacture.
2. Disputes: Any dispute arising out of this agreement shall be resolved under the laws of Alaska. Any appeal of an administrative order or any original action to enforce any provision of this agreement or to obtain any relief from or remedy in connection with this agreement may be brought only in the superior court for the State of Alaska.
3. Default: In case of default by the contractor, for any reason whatsoever, the State of Alaska may procure the goods or services from another source and hold the contractor responsible for any resulting excess cost and may seek other remedies under law or equity.
4. Compliance: In the performance of this contract, the contractor must comply with all applicable federal, state, and borough regulations, codes, and laws; and be liable for all required insurance, licenses, permits and bonds.
5. Contract Prices: Contract prices for commodities must be in U.S. funds and include applicable federal duty, brokerage fees, packaging, and transportation cost to the FOB point so that upon transfer of title the commodity can be utilized without further cost. Prices for services must be in U.S. funds and include applicable federal duty, brokerage fee, packaging, and transportation cost so that the services can be provided without further cost.
6. Contract Funding: Contractors are advised that funds are available for the initial purchase and/or the first term of the contract. Payment and performance obligations for succeeding purchases and/or additional terms of the contract are subject to the availability and appropriation of funds.
7. Force Majeure: (Impossibility to perform) The contractor is not liable for the consequences of any failure to perform, or default in performing, any of its obligations under this Agreement, if that failure or default is caused by any unforeseeable Force Majeure, beyond the control of, and

without the fault or negligence of, the contractor. For the purposes of this Agreement, Force Majeure will mean war (whether declared or not); revolution; invasion; insurrection; riot; civil commotion; sabotage; military or usurped power; lightning; explosion; fire; storm; drought; flood; earthquake; epidemic; quarantine; strikes; acts or restraints of governmental authorities affecting the project or directly or indirectly prohibiting or restricting the furnishing or use of materials or labor required; inability to secure materials, machinery, equipment or labor because of priority, allocation or other regulations of any governmental authorities.

8. Contract Extension: Unless otherwise provided, the State and the contractor agree: (1) that any holding over of the contract excluding any exercised renewal options, will be considered as a month-to-month extension, and all other terms and conditions shall remain in full force and effect, and (2) to provide written notice to the other party of the intent to cancel such month-to-month extension at least thirty (30) days before the desired date of cancellation.
9. Severability: If any provision of the contract is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected; and, the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular provision held to be invalid.
10. Continuing Obligation of Contractor: Notwithstanding the expiration date of this contract, the contractor is obligated to fulfill its responsibilities until warranty, guarantee, maintenance and parts availability requirements have completely expired.

Appendix B: Indemnity and Insurance

1. Indemnification. The Contractor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Contractor under this agreement. The Contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Contractor" and "Contracting agency", as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the Contracting agency's selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor's work.
2. Insurance. Without limiting Contractor's indemnification, it is agreed that Contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the Contracting Officer prior to beginning work and must provide for a 30-day prior notice of cancellation, nonrenewal or material change of conditions. Failure to furnish satisfactory evidence. of insurance or lapse of the policy is a material breach of this contract and shall. be grounds for termination of the Contractor's services. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under AS 21.
 - a. Workers' Compensation Insurance for all employees engaged in work under this contract, coverage as required by AS 23.30.045 and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements. The policy must waive subrogation against the State.
 - b. Commercial General Liability Insurance covering all business premises and operations used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per occurrence.
 - c. Commercial Automobile Liability Insurance covering all vehicles used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per occurrence.

Appendix C: Contract Stipulations – Scope of Work and Services

1. **Contract Area.** The area affected by this contract includes the Arctic Valley Ski Area, located within Chugach State Park in the Tokle Creek drainage in Sections 5 and 6, Township 13 North, Range 1 West, Seward Meridian, and Sections 31 and 32, Township 14 North, Range 1 West, Seward Meridian, as described below and depicted in Appendix E: Map. This Contract does not convey any property interest to the Contractor. The lands remain part of Chugach State Park and are owned and managed under AS 41.21.120-125 as part of Chugach State Park by the State of Alaska. The Contractor is authorized by this contract to engage in certain activities as defined herein. Appendix D: Facilities List includes a list of facilities which remain the property of the Anchorage Ski Club and will be managed by ASC under the terms of this agreement.
 - a. Permanent infrastructure shall be restricted to the Core Infrastructure Area, which consists of the Tokle Creek drainage within the SW1/4NW14 of Section 5 and within the S1/2N1/2, N1/2SW1/4, NW1/4SE1/4 of Section 6, Township 13 North, Range 1 West, as depicted on the map.
 - b. The Winter Operations areas may be used for temporary signs, avalanche control work, snow grooming, and other temporary uses during the ski season.
 - c. **Contractor Use of Premises.** The Contractor shall use the premises for the purposes of skiing and snowboarding and other outdoor recreation consistent with the park's purposes and this contract. The lands described herein are available for use by the Contractor for these authorized operations.
2. **Products and Services to be Provided.** The Contractor shall provide the following services, consistent with this contract and with the park's purposes.
 - a. skiing and snowboarding,
 - b. tubing,
 - c. other outdoor recreational activities, subject to approval by the Project Director,
 - d. parking, including maintenance of the parking area and parking enforcement,
 - e. overnight accommodations, subject to approval by the Project Director,
 - f. maintenance of the portion of the Arctic Valley Road located on park lands,
 - g. coordination with the U.S. Army for the maintenance and opening of the portion of Arctic Valley Road located on Joint Base Elmendorf-Richardson lands,
 - h. maintenance and construction of trails, consistent with the Chugach State Park Trail Plan,
 - i. interpretive displays, signs, and maps at or near the trailhead,
 - j. educational, informational, and interpretive programs,
 - k. tours of Site Summit or coordination with other groups providing tours, subject to the limitations on access to Site Summit imposed by the U.S. Department of Defense,
 - l. communications services,
 - m. weather instruments, stations, and cameras,
 - n. maintenance of the picnic area,
 - o. maintenance of the toilets,

- p. festivals, concerts, and similar events, subject to approval by the Project Director, and
- q. facility rentals for public or private events.

Programs of a political or religious nature shall be subject to review and approval by the State within federal and state constitutional guidelines.

The Contractor shall develop new interpretive displays and make improvements to existing displays as funding is available. New displays may be simple, informative displays that help maintain a fresh look for repeat visitors.

Operational funding of the Facility may be obtained by soliciting donations and club memberships, by charging fees, and by the sale of merchandise. See item 44 for details.

Only those activities specifically authorized herein are permitted under this contract. Contractor is responsible for securing written authorization from the Project Director for all other services and activities not specifically authorized herein. The Project Director must respond in writing within fourteen (14) days of the request. Justifications for the denial of a request will be provided to the Contractor in writing.

As required by AS 41.21.027(b)(6), the Contractor, its employees, volunteers, agents, or clients may not interfere with free public use of State park lands, waters, or facilities in the area of Contract operations. This includes the use of the grounds and trails outside the Facility for hiking, berry picking, or the use of the vaulted latrines.

The Contractor may restrict access to the ski area during ski season. The area to which access may be restricted is depicted on Appendix E: Map. The Contractor shall submit the proposed restrictions in the Ski Area Operations Plan (see item 19) for approval by the Project Director.

When access to the ski area is restricted during ski season, the Contractor shall provide marked routes which allow backcountry skiers, snowshoers, and hikers to access Mount Gordon Lyon and Rendezvous Ridge east of the ski area and shall seek to develop a route to the Ship Creek valley from the parking area. These routes shall be open to the public unless brief closures are necessary during avalanche control work. The Contractor may not charge fees for use of these routes.

3. Assignment. No part of this contract may be assigned or transferred without the written permission of the State.
4. Contract Term. The initial term of this concession contract is twenty (20) years in length, and begins on approximately _____, or the date it is signed by both parties, whichever is later, and expires on _____.

5. Contract Renewal. Prior to the expiration of the primary term of this contract, and provided the Contractor has, in the judgment of the State, satisfactorily provided the services contemplated in this agreement, Contractor may apply to have the contract renewed for up to two additional twenty (20) year terms. A renewal application shall be in writing and submitted at least 90 days before the expiration of this contract. A contract renewal may be granted up to five years before the current term of the contract expires. Before renewal is granted the State will provide for public review and comment as required by AS 41.21.027(d).
6. Contract Fees. The annual contract fee shall be a share of gross revenue from the operations under this contract as follows:
 - 2.5% of all gross revenue below \$500,000;
 - 3% of gross revenue between \$500,000 and \$1,500,000;
 - 4% of gross revenue above \$1,500,000.

The annual fee shall be payable in two installments; the first installment shall be due on December 31 each year and the second installment shall be due on June 30 each year. The Contractor shall provide the State with reasonable access to its records and books, including Contractor's tax returns and other IRS filings, to verify the revenue amounts.

The Contractor may receive credit for up to one half of the annual contract fee for the maintenance of the parking area, maintenance of Arctic Valley road, capital improvements approved by the Project Director for credit, and for the maintenance and development of trails. If the Contractor intends to receive credit for work, they shall submit proposed projects to the Project Director as attachments to the Winter or Summer Operations plans (see items 19 and 20), including the estimated value of the work. The Project Director and the Contractor shall agree, in writing, to the plan and estimated value for any projects prior to construction. The Contractor may value volunteer time contributed to approved maintenance and trail projects at the hourly rate published by Independent Sector for the most recent year available. The rate was \$24.69 per hour in 2017.

The Contractor shall submit reports to the Project Director by May 30 and November 30 each year describing the work completed and documenting the value of the work. The Project Director shall review the work and the value of the work to confirm that it was completed in a satisfactory manner prior to approving the credit. Credit for work performed expires on June 30 each year if it is not applied to the contract fees due in the preceding year.

7. Park Rules and Regulations. The Contractor should be generally familiar with Alaska State Park regulations. The State will provide the Contractor with an orientation on these and provide the Contractor with updates on changes to the regulations. The Contractor is also responsible for informing park visitors of the following site-specific rules and regulations:
 - a. The use and discharge of a firearm is not permitted within one-half mile of a developed facility, including the Arctic Valley Ski Area facilities.

- b. All vehicles must stay on roadways or parking areas provided. Use of motorized vehicles off-road by the public is not permitted in the Arctic Valley Ski Area unless authorized by the Director of DPOR under 11 AAC 18. Use of motorized vehicles off established roads by the Contractor may be authorized as part of the annual winter operations plan or as part of an authorized construction or maintenance project.
 - c. The use of bicycles is prohibited off the established road, unless a trail is opened to bike use by the Project Director. Snow or Fat bike use may be approved by the Project Director as part of the ski area operations plan (see item 19) or under a special use permit.
 - d. Fires must be contained in DPOR approved fire rings. Open fires are not allowed except by the Contractor with the approval of the Project Director and in compliance with state and local requirements and any necessary permits.
 - e. Discharge of fireworks is prohibited. Use of fireworks by the Contractor may be authorized, if the use is consistent with relevant federal, state, and local requirements and permits.
8. Disturbance of any natural objects including vegetation, minerals, and water is prohibited. A person may gather berries, fruits, mushrooms and similar edibles for personal consumption, but not for sale or distribution.
9. Protection of Lands, Facilities, Resources. The Contractor shall exercise due diligence in protecting the facilities, lands, waters, and other resources of the park from damage due to natural or human causes.
10. Archaeological Paleontological Discoveries. The Contractor shall immediately notify the Project Director of any antiquities or other objects of historic or scientific interest, including but not limited to historic or prehistoric ruins, fossils, or artifacts discovered as the result of operations under this contract. The Contractor shall leave such discoveries intact until authorized to proceed by the State Historic Preservation Officer. Protective and mitigative measures specified by the State Historic Preservation Officer shall be the responsibility of the Contractor.
11. Water. The Contractor shall maintain water rights or temporary water use authorizations from DNR which provide for all water use by the Contractor. The Contractor shall comply with the terms and conditions of the water rights or water use authorizations. The Contractor may install and use snowmaking equipment as long as the amount of water used is not more than the amount approved by the water rights and temporary water use authorizations. Wastewater treatment and disposal shall be consistent with all relevant laws and regulations.
12. Alcoholic Beverages. Alcoholic beverages may be sold by the Contractor as long as the Contractor complies with all relevant federal, state, and local laws. Sale, consumption, and possession of alcoholic beverages shall be consistent with the relevant laws and the conditions of the licenses and permits. If the Contractor has a liquor license or obtains a new or modified liquor license, a copy of the license including all terms and conditions shall be provided to the Project Director.
13. Marijuana. The Contractor may not sell marijuana or permit the possession or consumption of marijuana within the Facility.

14. **Staffing.** The Contractor shall provide adequate staffing, including volunteers and employees, and shall ensure that all training and supervision of the personnel is provided while performing under the provisions of this contract. The Contractor must also meet the requirements of state and federal laws governing employment, wages, and worker safety, including, but not limited to, laws governing equal opportunity, civil rights, fair labor standards, minimum wage, worker's compensation, OSHA regulations, ADA, and immigration laws regarding employment of non-citizens. In compliance with these laws, signs shall be posted in a visible public area referencing the Civil Rights Act, the Americans with Disabilities Act, etc.
As required by AS 41.21.027(b)(7), the Contractor shall hire residents of the state, to the extent available and qualified, when hiring persons to work in the park under the contract.
15. **Contractor duties.** Contractor shall designate in writing a person and backup persons who have overall responsibility for all of the Contractor's operations under this contract. Contractor shall report to the Project Director in a timely manner any significant problems its employees or agents observe in the Arctic Valley facilities or vicinity.
16. **Employee Conduct.** The Contractor is responsible for the conduct of his or her employees and volunteers. This contract does not shield the Contractor or its employees or agents from prosecution if they violate any laws, either while performing their duties or while on their own time. The Contractor's employees or agents shall not engage in activities that would lead a member of the public to believe they are State employees. The Contractor shall not allow its employees, agents, or guests to create a disturbance that could be disruptive to the public's use and enjoyment of the area. The Contractor shall cooperate with other groups or organizations permitted to use the area or premises. The Contractor shall ensure that employees do not use or work under the influence of illicit or mind-altering drugs or intoxicating beverages while on duty or representing the Contractor.
17. **Uniforms and Vehicles.** Contractor and employees shall wear an insignia or uniform, identifying themselves clearly as private Contractors. The purpose of this rule is to distinguish Contract staff from State employees or volunteers. The insignia or clothing may not resemble uniform items worn by State employees or volunteers and must be maintained in a clean and presentable manner while performing duties. Any vehicles used in the performance of this contract shall be clean, quiet, and well maintained.
18. **Ski Lift Inspections.** The Contractor shall have the ski and tubing lifts inspected as required by AS 05.20. The Contractor shall provide the Project Director with the opportunity to attend these inspections, with copies of the inspection reports, and any notices of dangerous or defective equipment.
19. **Ski Area Operations Plan.** The Contractor shall prepare a plan of operations prior to each ski season pursuant to AS 05.45.040. This plan shall be submitted to Project Director as well as to DNR's Division of Mining, Land, and Water (DMLW) for approval by September 30 each year. The Project Director shall review the plan and consult with DMLW and respond with any requests for additional information or required changes by October 31 each year. In addition to the requirements of AS 05.45.040, the Contractor shall attach to the plan the proposed operating

hours, prices, off-road vehicle use, areas to be closed to non-skier use, backcountry gates, and winter maintenance plans for review and approval by the Project Director. Plan due dates may be adjusted by mutual agreement of the Contractor and the Project Director.

20. Summer Operations Plan. The Contractor shall prepare a summer operations plan, including proposed construction and maintenance, hours during which the lodge or other facilities would be open to the public, prices, and off-road vehicle use by the Contractor. The summer operations plan shall be submitted to the Project Director for review by April 30 each year. The Project Director shall review the plan and respond with any requests for additional information or required changes by May 31 each year. Construction projects may be tentatively identified in the summer plan with the details to be finalized and approved by the Project Director prior to construction. Plan due dates may be adjusted by mutual agreement of the Contractor and the Project Director.
21. Strategic Plan. The contractor will maintain and update a strategic plan. This plan will include infrastructure upgrades, plans to grow use of the area, and proposed new activities. The contractor will share a draft of the plan with the Project Director, the Chugach State Park Advisory Board, and the public prior to adoption of the plan. The plan shall include anticipated investments. Final plan adoption requires approval of the Project Director. The plan will be updated at least every three years.
22. Performance Reviews. The Contractor and the Project Director shall jointly review the performance of the Contractor and the Arctic Valley area every three years. These reviews shall include the financial results, operational performance, and other issues of mutual interest. The Contractor and Project Director shall share a written summary of these reviews with the Chugach State Park Advisory Board and the public. The Contractor shall be available to meetings of the Chugach State Park Advisory Board on an as-requested basis. The performance reviews will include an assessment of the Contractor's success in implementing the strategic plan agreed to under item 21 and the investments specified under item 23. Repeated poor reviews may result in a notice of failure to comply (item 51) or contract revocation (item 52).
23. Investments and Investment Planning. The Contractor shall invest at least 5% of gross revenues in facility maintenance, improvements, and additional facilities each year. The Contractor shall include the intended investments as part of the strategic plans (item 21). The Contractor and the Project Director shall review the Contractor's success in investing in and improving the facilities.
24. Ownership of Improvements. The ski lifts, tubing lifts, ski lodge, and related buildings are owned by the Anchorage Ski Club (ASC). Appendix D lists the improvements which are owned by the ASC. The Project Director may designate additional infrastructure as owned by the Contractor for the duration of the contract. Improvements which are constructed in the future by the Contractor with the approval of the Project Director shall be owned by the Contractor except that new or improved roads, parking areas, trails, picnic facilities, outhouses, signs, and interpretive displays shall be owned by the State.
25. New Facilities. The Project Director retains control of the design and appearance of any facility to be constructed as required by AS 41.21.027(b)(9). The Contractor shall submit plans for new

facilities to the Project Director at least 60 days prior to the proposed start of construction. New facilities should not increase the amount of infrastructure visible from the north or east of the Rendezvous Peak – Mount Gordon Lyon ridge or from the Ship Creek Valley.

26. Removal of Facilities. If this contract expires without being renewed, or the contract is terminated or revoked (see items 49 and 50 below), the Contractor shall have 270 days from the date the contract expires or from the date that the Contractor is informed that the contract has been terminated or revoked to remove all improvements which it owns from State land.

Appendix D lists improvements which are owned by the Contractor.

If the State hires or intends to hire another contractor to operate the ski area, the ASC shall either remove its property within as described above or to sell its property to the new contractor.

Any property which remains on State land after the time period specified above shall be owned by the State.

27. Storage. The Contractor shall not store materials and equipment in the open except during construction or active use of the materials or equipment. The Contractor shall construct fenced enclosures which secure any items which are not stored inside of buildings. The design, appearance, and location of the fenced storage area(s) is subject to review and approval by the Project Director. Fenced enclosures shall be completed within 2 years of the effective date of the contract.
28. Fuel. Fuel storage container(s) with a total combined capacity larger than 55 gallons shall not be placed within 100 feet of the ordinary high-water mark of any water body. When fuel storage container(s) exceed a total combined capacity of 110 gallons, the containers must be stored within a Department of Environmental Conservation-approved double-walled tank, or an impermeable diked area, or a portable impermeable containment structure capable of containing 110% of the capacity of the largest independent container. All containers must be clearly marked with the contents. Drip pans and materials, such as sorbent pads, must be on hand to contain and clean up all spills.
29. Hazardous Substances (other than fuel). The use of hazardous substances/materials must be done in accordance with existing federal, state, and local laws. After use, all hazardous substances/materials, including contaminated debris, must be removed from the site and disposed of or managed in accordance with state, federal, and local laws.
- a. Use of herbicides and pesticides by the Contractor is prohibited without prior written approval from the Project Director.
 - b. No storage of hazardous material/substances is authorized within the leasehold without prior written approval from the Project Director.
30. Spill Response. The Contractor is responsible for preventing fuel, hydraulic fluid, and oil spills that could result in contamination of contiguous land and water. Petroleum product spills shall be cleaned up immediately and any contaminated earth or vegetative materials shall be disposed of as required by the Alaska Department of Environmental Conservation regulations. To facilitate rapid spill response, adequate sorbent materials (i.e., material that collects or absorbs petroleum products while at the same time repels water) will be kept on site to be used in the event of a

spill. Should any unlawful discharge, leakage, spillage, emission, or pollution of any type occur due to Contractor activities, the Contractor shall, at its expense, be obligated to clean the area to the reasonable satisfaction of the State of Alaska.

31. Spill Notification. The Contractor is responsible for notifying the State of Alaska of any pollutants they have caused to be discharged, released, or spilled in or around the project area by contacting the Project Director and the Department of Environmental Conservation Southcentral Area Response Team Office at (907) 269-3063 during business hours (after hours call the Department of Environmental Conservation Spill Hotline at (800) 478-9300) for the following situations:

a. Oil/Petroleum Releases:

i. To Water: Any release of oil to water must be reported as soon as the Contractor has knowledge of the discharge.

ii. To Land:

1. Release(s) of oil in excess of 55 gallons must be reported as soon as the Contractor has knowledge of the discharge.

2. Release(s) of oil between 10 and 55 gallons must be reported within 48 hours after the Contractor has knowledge of the discharge.

3. The Contractor is responsible for providing, on a monthly basis, a written record of any discharge of oil between 1 to 10 gallons.

iii. Within Impermeable Secondary Containment Area: Any release of oil in excess of 55 gallons must be reported within 48 hours after the Contractor has knowledge of the discharge.

b. Hazardous Substance Releases. Release(s) of all hazardous substances (other than oil) in any amount must be reported as soon as the Contractor has knowledge of the discharge.

The Contractor is responsible for following all timelines and submitting all required information as outlined in 18 AAC 75.300 and other applicable spill regulations under Article 3.

32. Abandoned or Non-Functioning Facilities and Equipment. Any equipment or facilities which are abandoned or not functional shall be secured promptly and removed or repaired in a timely manner. The Contractor shall submit a schedule for the removal or repair of abandoned or non-functional equipment and facilities to the Project Director whenever items are identified as abandoned or not functioning.

33. State Equipment Loaned to Contractor. The Contractor shall provide all equipment necessary to meet the requirements of this contract. The State may provide State-owned equipment for Contractor use only after amendment of this contract to provide for the contractor's use of State-owned equipment.

34. Alternative Energy. The Contractor may develop an alternative energy system for the Facility. The State and the Contractor shall mutually agree on the development of such system. Public education about alternative energy systems is encouraged.

35. Operation of the Facility. The parking lot and trails at Arctic Valley shall be open to the public unless a closure is approved by the Project Manager. The ski area and tubing area, including the lifts, lodge, and other facilities, may be open, subject to road, weather, and snow conditions. Tentative operating dates and hours shall be included in the operations plans (items 19 and 20) submitted to the Project Director for approval.
36. Visitor Service. The mission of the Alaska Division of Parks and Outdoor Recreation is to “provide outdoor recreation opportunities and conserve and interpret natural, cultural and historic resources for the use, enjoyment and welfare” of Alaska residents and visitors. Contractors who operate within Alaska State Park units are expected to assist in achieving this mission. Customer or visitor service is central to the authorized operation. As such, the Contractor is expected to develop and implement methods for responding to visitor needs in a helpful, professional and courteous manner, giving timely and friendly information and assistance, and doing those things necessary to ensure that visitors have a safe and enjoyable stay in the park. The Contractor shall also observe such requirements respecting quality and standards of service as dictated by laws or regulations or as is necessary to protect the public health, safety, and welfare.
37. Access for Persons with Disabilities. As practical, the Contractor shall improve the accessibility of the facilities and local trails for visitors with disabilities, using guidelines under the Americans with Disabilities Act.
38. Facility and Janitorial Maintenance Standards. The Contractor is responsible for all janitorial and facility maintenance of the Arctic Valley Ski Area, as depicted on Appendix E: Map, unless otherwise agreed to herein. The services will be conducted on a regularly scheduled basis to maintain the cleanliness, safety, and serviceability of the facilities.

The Contractor agrees to meet all requirements of quality and standards of service prescribed by law or regulation, or which are necessary to protect the public health, safety, and welfare. All repairs and improvements will be done in a professional manner using generally accepted techniques and practices. Anything that appears to be a threat to public safety (holes or tripping hazards on developed pathways or other public areas, hazardous limbs or trees, structural defect, etc.) must be immediately secured to avoid safety risks to the public or visitors, and be repaired as soon as possible.

Toilets. The vault toilet located in the parking lot must be pumped by a certified sewage handler whenever the sewage level reaches twelve (12) inches below the floor level, and at the end of the season if more than one-half full (1/2). All solids and liquids shall be removed from the Park and taken to an approved facility.

Water Systems. The Contractor is responsible for maintaining the public water supply and meeting Alaska Department of Environmental Conservation (DEC) standards. These standards require regular bacteriological testing, and annual testing for Nitrate/Nitrite by a certified laboratory. In the event of an "unsafe" sample, the Contractor is required to notify the Project

Director and complete all required retesting. (Specific questions may be directed to the Department of Environmental Conservation.) Contractor shall maintain records of all maintenance and testing done on wells.

Litter and Trash. Contractor shall keep the Facility clean of litter and garbage. Contractor shall provide adequate trash receptacles and empty them regularly, including receptacles in the vault toilets. The Contractor shall provide and regularly service animal-resistant garbage cans or dumpsters suitable to contain all the trash generated within the Facility. All garbage must be disposed of at a DEC-approved facility. Garbage may not be burned or disposed of on State Park lands or waters. The Contractor is encouraged to place and regularly service recycling containers.

Signs, posts and other barriers. Ensure that all signs are maintained, replacing faded or vandalized signs as often as necessary. All signposts and vertical auto barriers shall be straightened or replaced as necessary. Auto bumpers shall be maintained free of obscuring brush and grass, and in a level position. Signs shall be approved by the Project Director prior to purchase to ensure consistency with DPOR standards.

Tables. All picnic tables must be sanitized and cleaned at beginning of each season. Tables must be cleaned and sanitized as required. Tables must be kept in good repair. Tables will be painted on an "as needed" basis.

Bulletin Boards. Bulletin boards must be maintained in good repair with accurate, uncluttered, current information regarding the facility, regulations, Park information, natural resources information and local services information.

Trail Maintenance. The Contractor shall conduct routine nature trail maintenance, such as water diversion, chip or gravel surface repairs, removal of debris, branches or encroaching vegetation, bridge maintenance and repairs, and other maintenance as necessary to enable safe and enjoyable use of trails. All trail improvements will be consistent with standards established in the Chugach State Park Trail Plan and the Chugach State Park Master Plan, and any adopted amendments.

Trail building. All new trail, bridge, and viewing platform construction, significant realignment of present trails and significant tread alterations must be approved by Project Director. Before building commences a project plan must be produced denoting material sources, trail classification, costs and funding sources. Trail building must be supervised by the Project Director or designee.

Snow Removal. The Contractor is responsible for all snow removal for the parking area and pathways around the facility. This may include hauling snow to a designated snow dump site.

During periods of freezing and thawing when icy pathways or parking areas may be a public safety problem, Contractor is responsible for sanding, scraping or otherwise ensuring safe use of outdoor facilities.

Vegetation Control. Brush and annual vegetation shall be cut back from parking bumpers, signs, bulletin boards, roadside, etc. seasonally or more frequently as needed. Any felling or removal of trees must be approved in advance by the Project Director.

Facility Improvements or Alterations. Any permanent facility improvement or alterations by the Contractor must first be approved by the State.

Minor Repairs. Graffiti on walls, rocks or other places shall be painted over or otherwise removed upon discovery; it may be necessary to sand the area prior to painting to ensure graffiti does not show through.

39. Emergency Response. The Contractor must be prepared to respond to any emergencies (medical, law enforcement, facility breakdown, fire, flood, etc.) that might occur in and around the facilities covered under this contract. Contractor should describe how they will be prepared to respond to such emergency situations in their annual operations plans.
40. Accident Notification. The Contractor shall notify the Project Director within twenty-four (24) hours of any accident involving personal injury that results in hospitalization, visitor or staff fatality, or calling an ambulance to provide emergency medical assistance, or threatening incidents involving wildlife, or of incidents involving the loss of equipment that could create the impression that persons may be lost or in danger.
41. Site Security and Law Enforcement. The Contractor is responsible for providing supervision of the ski area to ensure public use, enjoyment, and safety. In responding to violations of state and local laws, regulations and ordinances, the Contractor has the same authority as a private citizen. The Contractor may not enforce state or local laws, but should be knowledgeable of applicable park regulations, fish and game regulations, or other applicable state regulations or laws, and should report violations of regulations to the appropriate law enforcement authorities. (i.e. DPOR Park Rangers or Anchorage Police Department).

The Contractor will be expected to inform visitors of the rules and regulations applicable to use the facility or park. If the Contractor needs assistance in dealing with unruly, criminal, and other behavior that creates public safety concerns, the Contractor should gather as much information as possible on the violator without jeopardizing his or her own safety and contact the nearest appropriate law enforcement authority.

The Contractor shall take reasonable measures to prevent and discourage vandalism, theft and disorderly conduct within the contract area. The Contractor shall be responsible for reporting acts of vandalism or destruction of state or personal property to the Project Director, after

notifying the appropriate law enforcement authority. The Project Director shall be notified within 24 hours when such acts are discovered.

42. Cooperation: Inspections and Other Access. The Contractor shall work closely with the State to further the park and its programs. The Contractor will provide the State with reasonable access to the facilities and park premises for the purpose of conducting inspections for compliance with the terms of this contract and as otherwise necessary to ensure that public safety, services, resource protection, and other park purposes are maintained. The Contractor agrees to provide the Project Director with keys to all gates and other traffic control devices on the premises. The Project Director should address all inquiries regarding Facility operations to the Contractor's designated agent. The Contractor shall not be liable or responsible for any damage or personal injury incurred by a State employee while on the premises, unless the Contractor is negligent.
43. State Use of Premises. The State reserves the right to utilize facilities owned by the State for its purposes, and to replace or construct additional facilities it deems necessary for park operations. Facilities will be constructed in a manner that will not unduly interfere with Contractor's operations. Insofar as possible, all facilities constructed will be jointly planned for by the State and the Contractor.
44. Use of Premises by other Commercial Operators. The State reserves the right to issue permits to other commercial operators to provide services that are outside the scope of services contained in this contract. Examples of services that the State may permit include guided hiking, or bus and van tours, etc. The Contractor may not authorize others to provide commercial services, except for commercial services incidental to activities and events held at Arctic Valley consistent with the terms of this contract. Examples of services which the contractor may authorize include food and beverage vendors at events or services provided at a wedding or other event. Unless notified otherwise by the Project Director, the Contractor may charge applicable fees to these operators for activities that normally incur a fee such as day use parking but may not charge fees above the level charged to the general public. The Contractor shall assist the State in ensuring that any commercial operators using the park unit are appropriately permitted as evidenced by an annual commercial operator decal on their vehicles. If the Contractor encounters a commercial operator who is not permitted to operate with the park unit, the Contractor shall notify the Project Director with all known applicable information on the operator.

When applicable, the state will pass on "per client fees" that are paid by commercial operators for the use of Arctic Valley to help offset Contractor costs. An equitable distribution of per client fees will be agreed upon by the Project Director and the Contractor.

45. Other Permitted Uses. The State reserves the right to issue permits for other special activities within the park units under the authority of 11 AAC 18. Examples may include Special Use Permits for organized events, promotional events, etc. Any requests received by the State for the use of the facilities owned by the Contractor (see Appendix D) will be referred to the Contractor. The Contractor may authorize organized groups or promotional, entertainment, or athletic events within the contract area as defined in Item 1 above and depicted in Appendix E. The Contractor

may also authorize use, maintenance, and construction related to the facilities consistent with the terms of this contract. The contractor may not authorize other uses which require a permit under 11 AAC 12, 11 AAC 18, or 11 AAC 20.

46. Sales and Prices. The Contractor may charge fees only to the extent that the State can charge fees under existing law and regulations. Fees charged to the public should be competitive with similar private facilities. As attachments to the seasonal plans of operations, items 19 and 20, the Contractor will submit the proposed prices. The Contractor will be allowed minor price changes with approval by the Project Manager during the operating season if the actual costs of goods or services are demonstrated to have increased.

The Contractor may charge a parking fee if there is a developed restroom. The parking fee may not be greater than the parking fee charged at similar parking areas in Chugach State Park such as Glen Alps or South Fork Eagle River. Alaska State Parks annual parking passes are not valid at Arctic Valley.

The Contractor may offer discounts or promotions as long as prices do not exceed the prices specified in the seasonal plan of operations. The Contractor may offer discounts to members of the Anchorage Ski Club (ASC) if ASC membership is open to the public without discrimination.

The Contractor may not charge for the following uses, whether used singly or in any combination:

- Drinking water
- Self-guided viewing of outdoor interpretive displays
- Self-guided use of nature trails
- Toilets

The Contractor is authorized to sell food, beverages, ski and snowboard equipment or accessories, books, maps or other educational material, "logo" wear (i.e. clothing or hats with the logo of the Contractor or State Parks), and other recreational-related supplies and materials as agreed upon and approved by the project manager. The Contractor is also authorized to rent equipment. The State reserves the right to prohibit the sale of items that it deems inappropriate for sale in a park setting.

47. Advertising and Signage. All promotional material and signage shall be appropriate. Upon request from the Project Director, the Contractor will remove or revise any material or sign which is inaccurate or inappropriate for a park setting. Signs, literature, and advertising shall identify the area as publicly owned, and operated for public outdoor recreation by a concessioner.
48. Reports. The Contractor shall present the following reports to the Project Director by the dates indicated:

- An End-of-Ski-Season Report is due on or before May 30 of each year of the Contract period, addressing the previous ski season.
- An End-of-Summer-Season Report is due on or before November 30 of each year, addressing the previous summer season.
- The End-of-Season Reports shall include the number of tickets and parking permits sold, revenue collections, parking fees, number of active club members, food and gift sales, program fees, donations, grants, or other appropriate categories.
- The due dates for End-of-Season reports may be adjusted by mutual agreement between the Project Director and Contractor.

The end of season reports should also include law enforcement, accidents, facility damage, vandalism, searches, resource damages, personal injuries or fatalities, wildfires, floods, and similar topics. A short narrative report describing the season, management problems, suggestions for improvements, and other matters of interest should be included.

Visitor numbers and revenue shall be provided in a spreadsheet or database which is readily used and analyzed by the Project Director. Narrative portions of the report Contractor may use provided report forms provided or develop their own comparable report form.

49. **Performance & Facility Safety.** To ensure that the facilities at Arctic Valley Ski Area are safe and adequately maintained, the Project Director may require the Contractor to hire qualified inspectors, such as engineers, building inspectors, or construction professionals to examine or identify concerns or possible issues with the facilities. These inspectors will be hired at the Contractor's expense. The Project Director shall have an opportunity to review the choice of inspector, may accompany the inspector during the inspection, and shall receive the inspector's report(s). The results of these inspections shall be included in the performance reviews (see item 21) and may be shared with the CSP Advisory Board. If safety, maintenance, or other concerns are identified, the Contractor will ensure that appropriate repairs are completed in a timely manner and that the public is restricted from accessing the unsafe facility or portion of a facility until it is repaired.
50. **Performance Bond or Other Surety.** The State may require that Contractor secure a performance bond in an amount the State determines reasonable to protect against potential damage to State resources or address the risk of non-performance or breach of this Contract. The State may require such bonding if the Contractor engages in construction or maintenance-related activities of estimated value in excess of \$100,000 or in the event that upon review of Contractor's annual report or other information that there is a material risk Contractor will not meet its obligations under the terms and conditions of this Contract. Bonds may take the form of corporate surety, U.S. Treasury bills, notes, bonds or other negotiable securities, cash deposits, irrevocable letters of credit, assignment of savings accounts, or assignment of certificates of deposit. Any such bond shall be held by the State for the remaining duration of the contract term, unless the Project Director determines that the need for the bond requirement no longer exists after one or more operating seasons. Upon completion of that review, the Project Director may reduce the amount of the bond or eliminate the need for the bond.

The performance bond may also be used by the State, at its sole discretion, to protect the interests of the State in the event the Contractor fails to comply with contract terms or stipulations, fails to make necessary and appropriate repairs to facilities, damages park resources, or fails to correct a condition which may cause damage to an adjoining landowner. A forfeiture bond is not required; the bond will only be used to cover actual costs associated with repairs and maintenance.

51. Failure to Comply. The State will notify the Contractor of unacceptable performance as soon as possible after the failure is reported. The Contractor must, without additional cost to the State, remedy and correct any deficiency in work or in articles provided in connection therewith. Upon determination of non-compliance with this contract, the Project Director will deliver to the Contractor a "Notice of Non-Compliance." Such notice shall be delivered as soon as possible after the failure is reported. The notice will include a description of the failure and a written statement of necessary remedial action to be taken by the Contractor. If the failure is not corrected within the time limits specified in the first notice, the Project Director may:
- Correct the failure utilizing State employees or a private Contractor, and billing the Contractor at cost for time and materials;
 - Issue a second notice of non-compliance; or
 - Institute Contract revocation proceedings as outlined below in item 52.
 - Initiate criminal prosecution, if applicable.
52. Contract Revocation. If the Contractor remains in non-compliance with the terms of this contract after being served with a second "Notice of Non-Compliance" under item 51, or the failure jeopardizes public safety or park resources or otherwise constitutes a significant breach, the Project Director may immediately revoke the contract. The Contractor is not entitled to reimbursement for damages suffered in the event that the contract is revoked under this section.
53. Contract Termination when Contractor has not Breached Contract. The Commissioner of the Department of Natural Resources, after 30 days written notice, may terminate this contract when it is in the best interest of the State. In the event the contract is terminated under this article the Contractor must within 90 days make a claim with the Department of Administration under AS 36.36.20 for reimbursement for damages suffered upon termination or thereafter be barred from doing so.
54. Warranty. The State makes no warranty, express or implied, with respect to the consumer demand for, or acceptance of this service. The State assumes no risk of financial loss by the Contractor and cannot guarantee financial gain or any opportunity to profit under this Contract.
55. Arctic Valley Road Closures. If the Arctic Valley Road is closed or travel is restricted by the U.S. Army, the Contractor and the Project Director may amend this contract, or the seasonal operations plans as appropriate.
56. Additional Land. If the U.S. military relinquishes lands which are adjacent to the Arctic Valley area, the State and the Contractor may consider a contract amendment or another agreement to allow new land to be incorporated into the Arctic Valley area.

57. Definitions. Unless the context clearly indicates otherwise, the following definitions apply in this contract and any attachment:

"Division" or "DPOR" means the Division of Parks and Outdoor Recreation in the Alaska Department of Natural Resources.

"Project Director" or "Project Manager" means the Chugach State Park Superintendent, or his/her designee.

"Gross revenues" means all money, fees, property, services, or any other things of value that the Contractor receives, directly or indirectly, through operations within the contract area as defined in item 1 under this contract. Gross revenues do not include grants or donations received by the Contractor.

"Park", "Park Unit", "State park", "State park land", or "State park water" means any land, water, facility, or improvement managed by the Division.

"Facility" means the Arctic Valley Ski Area which is described in the contract area portion of section 1 and depicted on Appendix E: Map.

"Contractor" means the applicant, company, business, employee, operator, or representative of the person and business named on the contract face authorized to conduct activities under the contract.

"State" means the State of Alaska.

Appendix D: Arctic Valley Facilities List

The following facilities in the Arctic Valley area are owned by the Anchorage Ski Club:

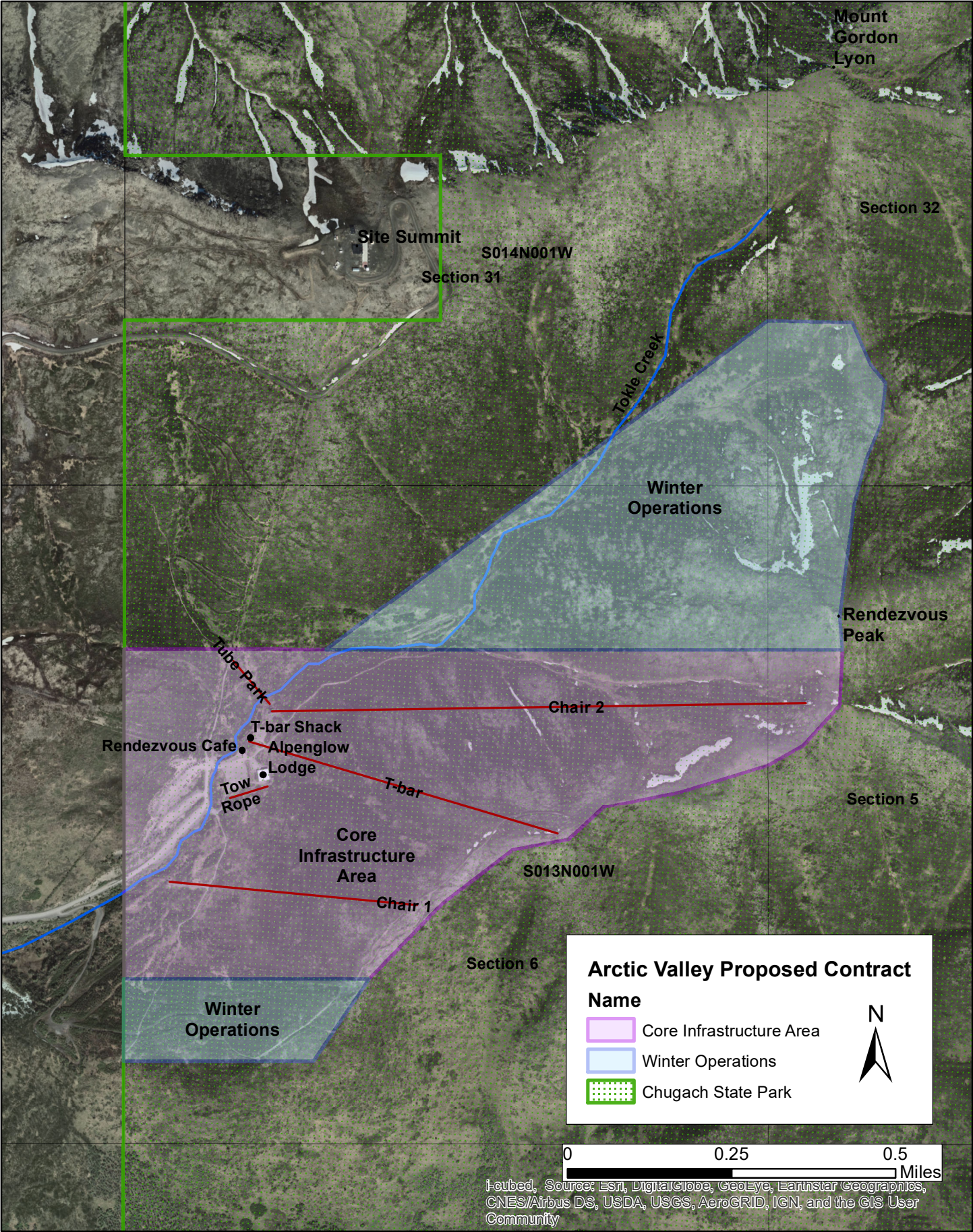
- Alpenglow Lodge building
 - Septic system
 - Well
- Rendezvous Café
- T-Bar Control and Maintenance Building
- Lifts with associated buildings:
 - Rope tow south of Alpenglow Lodge
 - Chair 1
 - Chair 2
 - T-Bar
 - Tube Park lift
- Dam and pond
- Trailhead toilets
- Picnic shelters and tables

This list may be amended if new facilities are constructed or old facilities are removed under the terms of this contract.

The following facilities in the Arctic Valley area are owned by the State of Alaska:

- Parking lots
- The portion of the Arctic Valley Road located on land owned by the State of Alaska
- Trails
- Signs

Arctic Valley Ski Area
Contract Appendix E: Contract Map





January 15, 2017

Anchorage Ski Club Strategic Planning Overview

- ❖ **Mission Statement:** to provide recreational and educational opportunities at Arctic Valley.
- ❖ **Purpose Statement:** to provide facilities and infrastructure for, and access to, recreational and educational opportunities within the alpine environment of Chugach State Park, to promote interest, education and participation in outdoor recreation in the State of Alaska with special emphasis on the sports of hiking, skiing, and snowboarding, to benefit the mental and physical condition of the general public and of its members as a result of such interest and participation, to promote and cooperate with other organizations in furthering community interest in outdoor recreation by offering a platform of education towards the goals of alpine enthusiasts and to engage in all other associated activities which will aid in accomplishing these purposes without any profits to the Club or its members.
- ❖ **Core Elements of ASC's Mission and Purpose:**
 - Volunteerism
 - Education
 - Recreation
 - Community
 - Preservation
 - Membership
 - Sustainability
 - Accessibility
- ❖ **Five-Year Goals:**
 - Address lease renewal - secure long-term site control prior to expiration of current lease in 2022. This will enable the pursuit of long-term grants and private loans for capital improvements and maintenance upgrades.
 - Growth of existing income streams
 - Operations Revenue – grow existing summer and winter operations revenue to address increasing operations and capital improvement costs.

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- Grant Funding – largely contingent on securing long-term site control. Pursue further grant funding through Rasmuson, UAA, and other public and private foundations.
 - Donor Funding – broaden scope of individual and business donations to help offset annual operations costs.
 - Development of new programs: explore opportunities for Nordic and alpine racing; increased tubing sessions; race team training; increased food and beverage sales; and diversified summer events.
 - Increase club membership
 - 10% per year/50% over 5 years to increase community involvement.
 - Explore new membership structures to promote increased membership.
 - Financial
 - Invest \$70k average per year in capital upgrades. This will modernize and create a greater return on the Club's fixed assets.
 - Operations
 - Increase user numbers by 10% per year - to increase operations revenue to provide funding for capital upgrades and maintenance.
 - Analyze profitability and carrying capacity of each revenue stream.
 - Improve and upgrade existing equipment as outlined in the capital improvement schedule.
 - Fundraising
 - Improve and diversify revenue stream to decrease reliance on variable operations revenue.
 - Increase volunteerism
 - Improve outreach to ensure growth of volunteer labor to help offset costs of hiring employees and promote community involvement.
- ❖ **Winter Operations Improvement Focus:**
- Night tubing – explore opportunities for increased tubing capacity to meet demand.
 - Food service – improve quality and variety of food options.
 - Customer experience – improve overall customer experience.
 - Equipment storage – construct storage unit for groomers and other mobile equipment.
 - Snowmaking – expand snowmaking to allow early season operations.
 - Youth racing – continue to develop partnerships with youth racing organizations for training and race opportunities.

❖ **Summer Operations Improvement Focus:**

- Signage – improve existing signage for parking, food and beverage, and trails. Partner with private and public organizations to develop interpretive displays highlighting natural and historic features of Arctic Valley.
- Espresso shack – improve existing facilities to service high summer traffic.
- Curb appeal – improve overall appearance of summer facilities to attract visitors for day visits and special events.
- Trails – continue trail improvements to minimize erosion, damage to tundra, and improve overall user experience.

❖ **Current Capital Equipment Improvement Needs and Justifications:**

- Lift infrastructure
 - T-Bar noise mitigation - improves skier/rider experience
 - T-bar haul rope - likely needs replacement in next 10 years
 - Chair 1 haul rope - likely needs replacement in next 10 years
 - Repaint lift towers - protects lift structures from corrosion and improve skier/rider experience
 - Rebuild gearboxes on ski lifts - critical component maintenance
- Other skiing infrastructure
 - Mobile equipment storage - protect investments in groomers, snow machines, and vehicles
 - Snowmaking capacity - provide consistent opening dates and on-hill product
 - Snow machine purchase - reliable on-mountain transportation for maintenance and safety staff
- Lodge upgrades
 - Kitchen remodel and fire suppression/equipment upgrades - provide better food quality and additional menu items
 - Replace lodge doors - investment in visual aesthetics of lodge and improve energy efficiency
 - Replace lodge windows - increase visual aesthetics of lodge and improve energy efficiency
 - Lodge office/storage space remodel - increase storage efficiency
 - Upgrade lodge lighting - increase visual aesthetics of lodge and improve energy efficiency
 - Replace lodge carpeting - improve lodge appearance
 - Upgrade lodge heating system - improved energy efficiency and user comfort
- Summer capacity upgrades

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- Music and event pavilion - venue for concerts and new revenue streams
- Relocate espresso shack to trailhead - facilitate enforcement of parking fees, allow for better user outreach, and increase summer food/beverage sales
- Yurts - provide overnight facilities for both winter and summer users and provide additional revenue for operations while offering additional CSP overnight options.