

Appendix D

Real Estate Plan

**Draft Interim Feasibility Report
DeLong Mountain Terminal, Alaska
Navigation Improvements**

REAL ESTATE PLAN

Delong Mountain Terminal Navigation Improvements, Alaska

Project Summary: The Delong Mountain Terminal, Alaska Navigation Improvement project is located approximately 90 miles north of Kotzebue and southeast of the Native Village of Kivalina along the western coast of Alaska on the Chukchi Sea. The preferred plan is to construct a 1,450-foot long loading trestle with dock and to dredge a deep-draft channel to a design depth of -53 feet by approximately 18,500± feet in length from the berth to deep water in the Chukchi Sea. The General Navigation Features (GNF) include the deep-draft channel, open water dredge disposal area, 2 range tower sites and the bypass dredge and fill areas. The Local Service Facilities include the berthing area, access area, fill area for project structures, tank site, and pipeline sites. The project is located within Sections 10 and 11, Township 25 North, Range 24 West, Kateel River Meridian, Alaska.

Real property interests required for the project: The Non-Federal sponsor, the Alaska Industrial Development and Export Authority (AIDEA), will be required to provide all Lands, Easements, and Rights-of-Way (LER) necessary for construction, operation and maintenance of the project. The Government's rights of Navigation Servitude will be exercised for lands below Mean High Water (MHW) to include the deep-draft channel and open water dredge disposal area. The non-Federal sponsor has a 99-year land lease from the NANA Regional Corporation, Inc., which covers the uplands required for the project. The sponsor also has a State of Alaska Tidelands Lease for a portion of the marine area and has applied for a larger area to meet their project needs. Project construction is scheduled to begin in 2009 and is anticipated to take three-years to complete. Any lands acquired for the project will be accomplished in compliance with Public Law 91-646, as amended.

Current Ownership: The tidelands and waters required for the project within the three-mile limit are owned by the State of Alaska. Waters between the three and twelve-mile limit are owned by the Federal Government and are managed by the Minerals Management Service. The project uplands are owned by the NANA Regional Corporation, Inc. and are under long-term lease to AIDEA. AIDEA and TeckCominco have a long-term lease agreement for operation of the current port facilities.

Improvements: There are no known improvements that will be impacted by the project.

Potential flooding, induced by construction, operation or maintenance of project: No potential flooding is anticipated due to construction of the project.

Relocation assistance benefits: No known persons or businesses will be displaced as a result of this project.

Real Estate Plan - Delong Mountain Terminal Navigation Improvements, Alaska

Summary of Required Real Estate Interests:

		Delong Mountain Terminal			
		Federal Portion GNF			
MAP Locator	Use	# Acres	Estate	Owner	Sponsor /Tenant
A	Channel/Turning Basin BMH***	523.06	Nav Serv	State/IW**	
B	Range Towers	0.1148	Standard Leasehold Estate	NANA	AIDA*
	Dredge Disposal	5,600	Nav Serv	IW**	
C	Bypass Dredge & Fill Area BMH	1.92	Nav Serv/Stnd Lease Estate	State/NANA	AIDA*
		Local Sponsor Portion			
	Use	# Acres	Estate	Owner	Sponsor/ Tenant
D	Berthing Area/Access, BMH***	21.08	Standard Leasehold Estate	State	AIDA*
E	Fill Area for Project Structures	2.95	Standard Leasehold Estate	NANA	AIDA*
F	Tank Location	0.78	Standard Leasehold Estate	NANA	AIDA*
G	Pipeline	0.85	Standard Leasehold Estate	NANA	AIDA*
	* Alaska Industrial Development Authority		*** Below Mean Highwater		
	** International Waters				

Maps: Map depicting real estate requirements of the project is shown as Attachment 1.

Mineral activity: There is mineral activity in the vicinity of the project, but no known mineral activity occurring within the lands required for the project.

Relocation of roads and utilities: There are no relocations of utilities or roads anticipated for this project.

Hazardous and Toxic Waste (HTW): There are no known hazardous and/or toxic waste on the land required for the project.

Schedule: The acquisition and certification of project lands is anticipated to take 30 days.

Non-Federal Sponsor's Real Estate Acquisition Capability Assessment: Assessment is shown as Attachment 2.

Known or Anticipated Support or Opposition to the Project: To be completed upon receipt of review of draft documents.

Real Estate Plan - Delong Mountain Terminal Navigation Improvements, Alaska

Baseline Cost Estimate: A gross appraisal was not performed for this report. If an appraisal were prepared, the values provided herein could substantially change. The only portion of the project being cost shared is the channel dredging; which is available under the Government's right of Navigation Servitude. There are no additional real estate interests required by the Local Sponsor for the GNF; therefore, no crediting is anticipated. The land values for the Local Service Facilities were provided by AIDEA the Local Sponsor.

Federal Project Features (GNF)

Item	Federal	Local	Subtotal	Total
Real Estate Land Costs	0	0	0	0
Administrative Costs	\$5,000	0	\$5,000	\$5,000

Non-Federal Sponsor/

Local Service Facilities (LSF)

Item	Federal	Local	Subtotal	Total
Real Estate Land Costs	0	\$2,700	\$2,700	\$2,700
Administrative Costs	0	\$2,500	\$2,500	\$2,500

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LEGEND

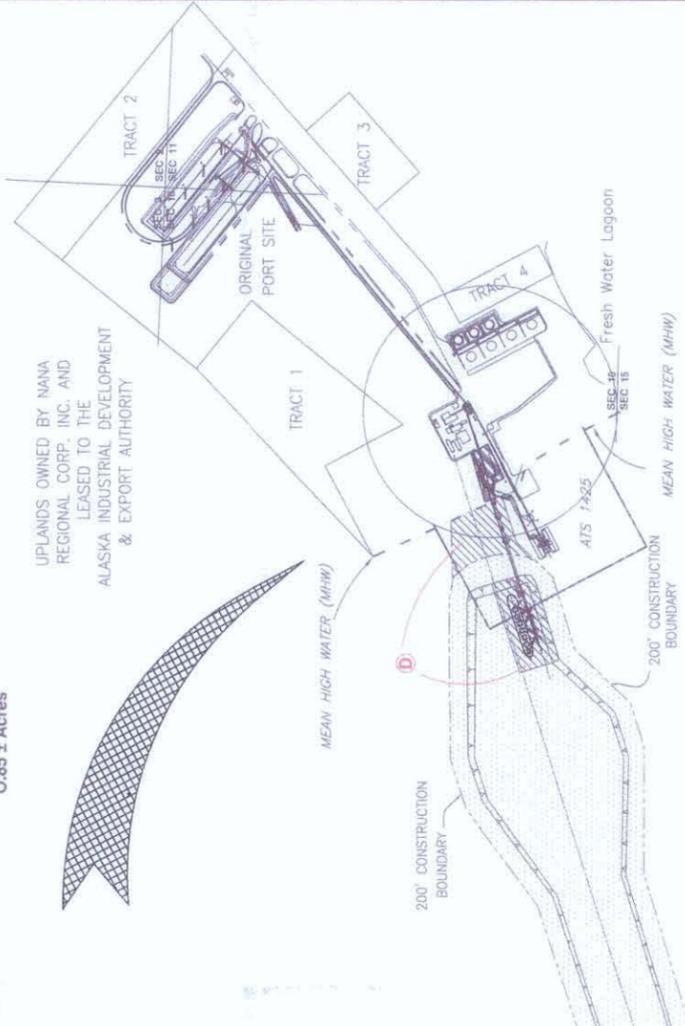
FEDERAL PORTION OF PROJECT

- (A) CHANNEL/TURNING BASIN BMH (Nav Serv)
523.06 ± Acres
- (B) RANGE TOWERS (Standard Leasehold Estate)
0.1148 ± Acres
- (C) DREDGE DISPOSAL (Nav Serv)
5,600 ± Acres
- (D) BYPASS DREDGE & FILL AREA BMH (Nav Serv/Standard Lease Estate)
1.92 ± Acres

LOCAL SPONSOR PORTION USE

- (D) Berthing Area & Access, BMH (standard Leasehold Estate)
21.08 ± Acres
- (E) FILL AREA FOR PROJECT STRUCTURES (Standard Leasehold Estate)
2.95 ± Acres
- (F) TANK LOCATION (Standard Leasehold Estate)
0.78 ± Acres
- (G) FUEL PIPELINE & CONNECTING FUEL LINE (Standard Leasehold Estate)
0.85 ± Acres

T. 25N., R. 24W., K.R.M.
SECTIONS 2, 3, 10 & 11



UPLANDS OWNED BY NANA REGIONAL CORP. INC. AND LEASED TO THE ALASKA INDUSTRIAL DEVELOPMENT & EXPORT AUTHORITY

CHUKCHI SEA



SCALE IN FEET

DREDGED CHANNEL

OPEN DISPOSAL SITE

DEPARTMENT OF THE ARMY
OFFICE OF THE ALASKA DISTRICT ENGINEER
PACIFIC OCEAN DIVISION

REAL ESTATE
**DELONG MOUNTAIN TERMINAL
NAVIGATION IMPROVEMENTS**
Alaska

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY
DELONG MOUNTAIN TERMINAL
NAVIGATION IMPROVEMENTS, ALASKA:**

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I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? YES
- b. Does the sponsor have the power of eminent domain for this project? NO
- c. Does the sponsor have a "quick-take" authority for this project? NO
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? NO
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? YES, the uplands are owned by NANA Regional Corporation, Incorporated. The sponsor has a long-term lease on the lands required for the project and a tidelands lease from the State.

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? NO
- b. If the answer to IIa is yes, has a reasonable plan been developed to provide such training? N/A.
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? YES
- d. Is the sponsor's projected in-house staffing level sufficient considering its other work load if any, and the project schedule? YES
- e. Can the sponsor obtain contractor support, if required, in a timely fashion? YES
- f. Will the sponsor likely request USACE assistance in acquiring real estate? NO

ATTACHMENT 2

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY
DELONG MOUNTAIN TERMINAL
NAVIGATION IMPROVEMENTS, ALASKA:**

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III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? YES
- b. Has the sponsor approved the project/real estate schedule/milestones? YES

IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? N/A
- b. With regard to this project, the sponsor is anticipated to be: **highly capable/**
fully capable/moderately capable/marginally capable/insufficiently capable.

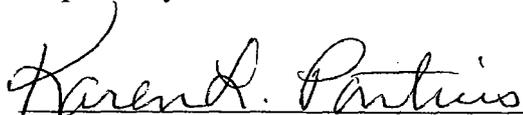
V. Coordination:

- a. Has this assessment been coordinated with the sponsor? YES
- b. Does the sponsor concur with this assessment? YES

SOURCE:

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