

# GALENA CITY SCHOOL DISTRICT

## OPEN COMMUNITY SOLICITATION

### Potential Housing Acquisitions

Galena, Alaska

**Issued By:** Galena City School District (GCSD)

**Initial Proposal Review Date:** October 31, 2026

**Submission Period:** Open and Ongoing

**District Contact:** Jason Johnson

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### 1. Purpose and Overview

The Galena City School District (GCSD) is inviting local property owners and community members to submit proposals for the potential sale of residential properties within the Galena community.

Recognizing the critical importance of adequate housing in recruiting and retaining high-quality educators and essential school personnel, the District is exploring opportunities to expand its housing inventory through the potential acquisition of existing residential properties.

**This solicitation is exploratory in nature. The District is seeking to identify available properties and evaluate potential opportunities. Issuance of this solicitation does not constitute a commitment or obligation to purchase any property.**

### 2. Types of Properties Sought

The District is particularly interested in receiving proposals for the following categories of residential properties:

**Category A: One- and Two-Bedroom Homes Requiring Substantial Renovation (Please note: The District will seek grant funding for this work and that the purchase price will determine if the District can consider the property).**

- Residential properties containing one or two bedrooms.
- Homes that require repairs, renovations, modernization, or other improvements prior to occupancy.
- Properties that are currently unoccupied, underutilized, or otherwise available for potential sale.

- Homes with structural or mechanical deficiencies may be considered, provided their condition and potential rehabilitation costs can be reasonably evaluated.

The District is interested in exploring whether acquiring and rehabilitating existing smaller homes could provide a cost-effective opportunity to increase available staff housing and better support the community at large.

### **Category B: Move-In Ready Three-Bedroom Homes**

- Residential properties containing three or more bedrooms.
- Homes that are currently habitable and suitable for occupancy without substantial renovations, preferably requiring no renovations.
- Properties with functioning utilities, heating, plumbing, and electrical systems.
- Homes suitable for accommodating families or multiple housing needs.

### **Category C: Move-In Ready Multi-Unit Residential Properties**

- Duplexes, triplexes, apartments, or other residential properties containing multiple independent living units.
- Properties suitable for immediate occupancy, preferably without renovations or significant improvements.
- Buildings that offer opportunities to accommodate multiple District employees or families.

## **3. Proposal Submission Requirements**

Interested property owners are encouraged to submit a brief written proposal (**less than one page**) containing the following information:

1. **Property Owner Information:** Name, telephone number, and preferred contact information.
2. **Property Location:** Physical address or description sufficient to identify the property.
3. **Property Description:** Approximate square footage, number of bedrooms and bathrooms, and general layout.
4. **Current Property Condition:** Description of the home's overall condition, including known repair needs, deficiencies, or recent renovations.
5. **Utilities and Infrastructure:** General description of heating, water, sewer, and electrical systems.
6. **Asking Price:** Proposed sale price for the property.
7. **Availability:** Anticipated date the property could be made available for purchase.
8. **Additional Information:** Photographs, property assessments, or other relevant information, if available. The District is also willing to arrange a property visit to make the process easier for interested owners.

Property owners are not required to obtain professional inspections or appraisals to submit a proposal.

## **4. District Review and Evaluation**

GCSD will review submitted proposals based on several considerations, which may include:

- Overall property condition and suitability for District housing needs.
- Proposed purchase price and overall financial feasibility.
- Estimated renovation or improvement costs, where applicable.
- Property size, layout, and potential occupancy.
- Availability and anticipated timeline for acquisition.
- Long-term maintenance, utility, and operational considerations.
- Potential eligibility for grant funding to acquire and/or renovate the property. Each property may be evaluated differently under available grant opportunities, and some properties may not qualify for grant funding.

The District reserves the right to request additional information, conduct property inspections, obtain independent assessments or appraisals, and engage in discussions with property owners regarding potential acquisition.

## **5. Important Conditions and District Discretion**

**This solicitation is intended solely to identify and evaluate potential housing acquisition opportunities within the Galena community.**

Submission of a proposal does not guarantee selection, negotiation, or purchase.

The Galena City School District expressly reserves the right to:

- Accept or reject any or all proposals.
- Consider properties that may not meet every criterion outlined in this request.
- Negotiate potential purchase terms with individual property owners.
- Conduct additional due diligence before making any acquisition decisions.
- Cancel, modify, or discontinue this solicitation at any time.
- Decline to purchase any property, regardless of the number or quality of proposals received.

Any potential acquisition would be contingent upon the availability of funding, satisfactory property evaluation, any required District approvals and permits, and the successful negotiation of a mutually acceptable purchase agreement.

**The District makes no representation or commitment that any property will be purchased as a result of this solicitation.**

## **6. Open Submission Period and Instructions**

**Proposal Submission Period: Open Community Solicitation**

The Galena City School District will begin its initial review of submitted housing proposals on **October 31, 2026**. However, this solicitation will remain open, and property owners are encouraged to submit proposals after that date.

Proposals will be reviewed as they are received, subject to District needs, available funding, and potential grant opportunities. The District reserves the right to close or modify the solicitation at any time.

**October 31, 2026, is an initial review date, not a final submission deadline.**

Interested community members and property owners should submit proposals to:

**Galena City School District**

**Attention:** Jason Johnson

**Email:** [jason.johnson@gcsdk12.org](mailto:jason.johnson@gcsdk12.org)

**Phone:** 907-318-6608

**Initial Review Date:** October 31, 2026

**Submission Period:** Open and Ongoing

Proposals may be submitted electronically or delivered directly to the District Office in a sealed envelope addressed to the attention of Jason Johnson.

## **7. Commitment to the Community**

Galena City School District recognizes that access to suitable housing is among the most significant challenges affecting the recruitment and retention of qualified educators and essential school personnel in rural Alaska.

Through this exploratory initiative, the District hopes to identify opportunities that may strengthen employee housing availability while also making productive use of existing properties within the Galena community.

The District values its longstanding relationship with local residents and appreciates the willingness of community members to share information about properties that may support our educational mission.

**We encourage property owners with potentially suitable housing, including homes requiring substantial improvements, to contact the District and submit a proposal for consideration.**

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**GALENA CITY SCHOOL DISTRICT**

*Exploring Community Housing Opportunities to Support Our Schools, Staff, and Students*