The Tok Center serves a 30,000 square mile area and has seen significant growth since its inception. As the only provider of post-secondary educational and vocational training opportunities in the Upper Tanana area, the Tok Center also serves 14 other villages. In addition to the post-secondary educational and vocational training, the Tok Center hosts classes (on-site, on-line, correspondence, and audio conference), local business/agency training, and workshops.

In September 1988, UAF entered into a Conditional Use Agreement for use of the 7,000 sf State of Alaska owned facility. Originally built in the mid-1960’s, it had been used as an Alaska State Trooper housing unit, but had been moth balled and vacant for several years. Prior to its occupancy, UAF invested $1.5M to renovate the dilapidated facility to serve as a college.

The Tok Center sits on 4.873 acres of land located on West First Street in Tok, Alaska. The facility has a wooded setting, on-site water and sewer facilities, a spacious graveled parking lot and sidewalks around four (4) sides of the building. In 1997, an 841 sf garage was built on the property. The heated garage is used to store the Center’s van and for vocational and art classes.

UAF has been responsible for all expenses related to the operation of the facility. In addition, UAF performs regularly scheduled maintenance and repairs. Since the 1988 renovations, UAF has invested significant funds into the renovation and upkeep of this facility.

UAF subleases a small portion of the facility to Legislative Affairs Agency (123 sf) at a fixed payment of $625 per year and the state Department of Health and Social Services (861 sf) at a fixed payment of $7,200 per year.
In Spring 2006, the consultant firm Design Alaska was hired to develop Master Plans for IAC. The Plan identified that in order for Tok campus to develop, an estimated $2M in major renovations and repairs would be necessary. The most noteworthy items include a new roof, exterior envelope, windows, structural repair, code upgrades, and landscaping.

A $750K Title III grant has been secured and IAC has identified funding for the remaining balance.

The State of Alaska has proposed conveying the land and improvements to the University at no cost with the stipulation that the two (2) State agencies have continued occupancy in the facility for up to five years upon transfer of title.

**Recommendation:**
Acquisition of the land and improvements is in UAF’s best interest. It would not result in any additional costs to UAF, and would be a sensible investment to the University’s land assets.

CRCD and Facilities Services recommend that UAF administration authorize the Statewide Office of Land Management to pursue acquisition of the Tok Center and further authorize commitment of space in the facility to the State agencies for a period not to exceed five (5) years.

**Chancellor’s Cabinet Determination:**

1. Statewide Land Management is authorized to proceed with acquisition of the facility on behalf of UAF.
2. Statewide Land Management is authorized to commit UAF to lease space in the facility to LAA and DHSS for a period not to exceed five (5) years after conveyance of the property to the University.

**Cabinet Members Present:**
Steve Jones, Chancellor  
Steve Smith, Chief Information Technology Officer, Information Technology  
Tim Barnett, Vice Chancellor for Student and Enrollment Services  
Bernice Joseph, Vice Chancellor, Rural, Community, & Native Education  
Jake Poole, Vice Chancellor, University Advancement  
Buck Sharpton, Vice Chancellor for Research  
Ro Bailey, Vice Chancellor, Administrative Services  
Susan Henrichs, Provost & Executive Vice Chancellor for Academic Affairs  
Ann Ringsstad, Associate Vice Chancellor, University Relations  
Kathleen Schedler, Associate Vice Chancellor, Facilities and Safety  
Marty Parsons, Director, Financial Services & Business Operations