



**CIRI**

# raven's circle

december **2009**

## New movie theater rises at Tikahtnu Commons



Construction of the new 16-screen movie theater at Tikahtnu Commons continues on schedule for the opening in June 2010. CIRI Land Development Co. (CLDC) and partner Browman Development Co. signed an agreement with Regal Entertainment Group and began construction on the theater in July. Davis Constructors and Engineers Inc., the general contractor for the project, is building the 72,000-square-foot, \$20-million theater on the southeast corner of Tikahtnu Commons. Site improvements continue at the northeast Anchorage retail center, especially on the east side of the property. Approximately one-half of the retail center is filled with commercial tenants, and conversations with other potential tenants are under discussion.

### Work in our world! CIRI Alaska Tourism recruiting for summer jobs

CIRI Alaska Tourism (CATC) is currently recruiting for jobs for the 2010 summer season. Fun and challenging positions are available at all of CATC's properties, including Alaska Heritage Tours (in Anchorage), Talkeetna Alaskan Lodge, Seward Windsong Lodge, Kenai Fjord Tours (in Seward) and Prince William Sound Glacier Cruises (in Whittier).

A variety of positions are available, from entry level to supervisory, and housing is available at each property (except Anchorage). Apply online at [www.alaskaheritagetours.com/employment](http://www.alaskaheritagetours.com/employment) or call 907-263-5123. CIRI shareholders and descendants are strongly encouraged to apply. Recruitment is underway, and early applicants receive first consideration. Applications should be received no later than mid-February.

### Come work at one of the 2008 Top Ten Best Places to Work in Alaska!

*Read more about CATC jobs on page 2*



### CIRI nominating committee seeks board applicants

Board-recommended slate applications due Jan. 25

The CIRI nominating committee seeks CIRI shareholders interested in being nominated to the 2010 CIRI Board of Directors' slate of candidates. To be considered for nomination, all Board slate applicants, including incumbents, must complete a Candidate Nominee Application and return it to CIRI by Jan. 25, 2010, 5 p.m. AST.

Additional information about the application process, including the necessary forms, can be found on the CIRI Web site, [www.ciri.com](http://www.ciri.com),

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Get the eNewsletter form on the CIRI Web site and get CIRI-ous about reducing paper waste!



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A word from the president

## Alaska Native students need new education answers

By: Margie Brown, CIRI president and CEO



**Margie Brown**

As we close the year and contemplate the future, I wish you the best of what the new year will bring. Like many of you, I have been making my New Year's resolutions and setting difficult but achievable goals that I will work toward in 2010.

One resolution I have set for myself involves helping more Alaska Native students succeed in school.

When I was in high school and college I focused on doing well academically and taking full advantage of educational opportunities. Back then I probably could not have explained why I believed success in school was so important, but at some fundamental level I understood it was my key to unlocking a productive future.

Over time I have come to value education even more than I did when I was a student. That is why it distresses me to see so many Alaska Native students underperforming in school. Why are so many Alaska Native students dropping out of Alaska schools and what can be done to improve their academic success?

There is not a simple answer to these questions, but I resolve to understand why Alaska's education system is failing Alaska Native students so that I can become an effective advocate for solutions.

That is why I am calling a meeting in January with representatives from the CIRI-affiliated nonprofits that sponsor Alaska Native education programs – Cook Inlet Tribal Council, The CIRI Foundation, Alaska Native Heritage Center and Southcentral Foundation. I want the CIRI family of affiliated organizations to work together to understand Alaska Native education challenges and jointly decide upon appropriate education initiatives that we can pursue collectively.

Alaska Native education is in a deepening crisis. Students must stay in class in order to learn. However, fewer than half of Alaska Native and American Indian students now enrolled in Alaska schools will graduate. These students are dropping out at twice the rate of other students nationally, the highest dropout rate of any U.S. ethnic or racial group.

Dropping out of school frequently leads to a lifetime of negative consequences that Alaska Natives already suffer disproportionately, including unemployment, underemployment and other social ills. The median income of Alaska Native households is only two-thirds the

median of all Alaska households. And Alaska Natives account for one-third of Alaska's prison population, almost double their percentage of the state's population. These statistics are not just numbers. They represent Alaska Native lives that are not reaching their full potential. I believe that the best and fastest way to end this problem and to help more Alaska Natives succeed in life is to enable them to succeed in school.

Fortunately, there is reason for hope and optimism. Recent experience shows that Alaska Native students are capable of high academic achievement and success in life when they are given access to appropriate academic environments. Positive examples include Sitka's Mt. Edgumbe High School and the University of Alaska Anchorage's Alaska Native Science and Engineering Program. These programs earn high marks because they create safe and welcoming environments for Alaska Native students that teach both practical skills and cultural, community and family values.

Consequently, the challenge is to guide Alaska educators and legislators to reform our state's education system to meet Alaska Native student needs in a socially and economically acceptable fashion. The solutions are likely to require bold initiatives that contradict current academic policy. However, faced with the failure rate of Alaska Native students, it seems irresponsible to perpetuate current education programs without embracing new programs that incorporate proven ideas.

I look forward to meeting with the leaders of the CIRI-affiliated social service organizations that are working with education challenges every day. We need to discuss and develop Alaska Native education solutions that can be quickly implemented before we lose more of our own to underclass status.

I resolve to learn more about Alaska Native education challenges and to advocate for reforms that support Alaska Native academic success. We all have a duty to past, present and future generations to improve Alaska's education system to sustain Alaska Native cultures and enable Alaska Native students to enjoy all of the benefits of their state and U.S. citizenship.

### CIRI Board of Directors

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## Our Business

### CIRI Alaska Tourism seeks applicants for summer jobs

CIRI shareholders, descendants encouraged to apply

As CIRI Alaska Tourism Corp. (CATC) gears up for the 2010 summer season, it is in the process of hiring over 500 seasonal staff. CATC seeks to fill positions at their tour packaging and reservations company, Alaska Heritage Tours; their lodge properties, the Talkeetna Alaskan Lodge and Seward Windsong Lodge; and their marine day cruise operations, Kenai Fjords Tours and Prince William Sound Glacier Cruises.

Although it may seem early to apply for summer jobs, Stephanie Stanley, human resources manager at Talkeetna Alaskan Lodge, explains that January and February are when the managers focus on recruiting, interviewing and hiring seasonal workers.

"We hope to have most of the positions filled by the first of March," said Stanley.

Many people think of tour guides or bus drivers when they hear "tourism" jobs, but those are only a couple of the positions available at CATC. A variety of jobs to suit most any interest is available, including "front of the house" and "back of the house" functions.

"Front of the house" positions, such as deckhand on the tour boats or front desk or food server at the lodges, involve a lot of customer interaction and direct contact with guests. "Back of the house" positions,



**Kenai Fjords Tours employee Dieder Gerdeman assists customers looking to book passage on a wildlife and glacier cruise in Kenai Fjords National Park in May 2009.**

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## CIRI Shareholder News

### 2010 dividend payments

CIRI's dividend policy states that the total CIRI dividend payment to shareholders in any given year is equal to 3.50 percent of the total shareholders' equity, calculated as of Dec. 31 of the prior year. 2010 dividend amounts will be calculated shortly before the date of record for the first quarter dividend distribution, which generally falls within the last two weeks of March.

As the first step in the process, the company's 2009 accounting books must be "closed" (i.e., all 2009 expenses and income must be received and either paid or properly accounted for). Next, the Accounting and Finance Department will prepare CIRI's 2009 financial statements, after which an independent accounting firm is retained by CIRI to review its financial statements and confirm their accuracy. This process will determine CIRI's total shareholders' equity upon which the 2010 dividends will be based.

As in the past, once the Board declares a dividend, shareholders will be notified via the newsletter, CIRI's Web site and the dividend hotline, which can be accessed by dialing (907) 263-5100 in Anchorage or toll-free outside of Anchorage by dialing 1-800-764-2435 (CHEK). Once calculated, a table containing the dates and amounts for each type of payment CIRI expects to issue to shareholders in 2010 will be published in the newsletter and posted on CIRI's Web site.

### Tocktoo wins November Stock Will prize

Sabrina Anna Tocktoo won the November 2009 Stock Will participation prize. To be eligible for the monthly \$200 prize drawings, shareholders must have a Will disposing of their CIRI shares on file in CIRI Shareholder Relations. The CIRI Stock Will form and instructions are located on the CIRI Web site at [www.ciri.com](http://www.ciri.com). To verify whether you have a Will on file, contact CIRI's probate staff at (907) 263-5191 or toll-free at (800) 764-2474.

### Shareholders to receive 1099s for taxes

After Dec. 31, CIRI's Accounting and Finance Department will be able to determine the proper treatment of the various types of distributions CIRI made to shareholders in 2009 with respect to IRS 1099 reporting requirements. Once the proper treatment is determined, the CIRI Web site and dividend hotline will be updated.

An article discussing how CIRI distributions will be reported to the IRS will also appear in the February issue of Raven's Circle. CIRI's IRS Forms 1099 will be mailed to shareholders no later than Jan. 31, 2010, as required by law.

## CIRI Spotlight: M. Treasa Keith's search for homeless brother

Months pass before family learns fate of Robert Victor Standifer-Bernhardt



**Robert Victor Standifer-Bernhardt picking berries.**

Robert, who was three years younger. Keith, a mother who stays home to care for her three daughters, is the daughter of CIRI shareholder John Standifer of Tyonek and Jennie Beck (McCammon) of Caldwell, Idaho, who was born in Ketchikan. The 36-year-old Keith is married to Dale Keith, and she and her husband and daughters moved from Alaska to Idaho about two years ago.

Keith said no word from her brother was a bad sign, and that as time went on, she knew in her heart something was wrong. "Our hearts were connected. We were always close."

Frantic to understand what might have happened, Keith contacted the Seattle police, homeless shelters and other family members. "Dad, I just know something is wrong," she told her father.

"I found a shelter where he had been," she said, and that led to another shelter where a number of Native American homeless people gathered. Although the shelters knew of her brother, they had heard nothing recently and had not seen him.

Finally, on June 11, Keith saw an article about a body being found in Nampa, and she contacted the coroner's office there to ask whether the man might be her brother. He was not, but Keith realized she should try contacting the Seattle coroner's office directly, rather than asking the police about a missing person.

Early this year, CIRI descendant M. Treasa Keith of Nampa, Idaho, knew something was wrong with her brother Robert Victor Standifer-Bernhardt, a homeless alcoholic who moved around Alaska and the Pacific Northwest. She had spoken to him at Christmastime, but as the weeks went by with no word, she became concerned.

Keith grew up in Anchorage and Sitka with an extended family that included a number of stepsiblings, but she was always closest to her only full-blooded brother

When she did, she learned that her brother had died Jan. 1. His remains had been cremated, against the teachings of the Russian Orthodox family, and were being stored in a Seattle warehouse.

Keith was upset because she believed no one had made any effort to contact the family or even any shelters in the area despite the fact that her brother had an ID on him at the time of his death and one shelter, the Chief Seattle Club, was listed as an emergency contact. A younger sister was the emergency contact for Robert at that shelter.

Keith said the day after she found out about his death she, her mother and sister drove to Seattle where they met with more family. As a group, they obtained his ashes. Keith and her brother are of both Athabascan and Haida descent, and their Haida relatives in Sitka helped them organize a service July 24.

Although she had been upset because of the difficulty of finding her brother, much of her anger left her when she and her family released his ashes over the waters near Sitka.

Now she simply is resolved to do whatever she can to make sure that others related to homeless people have a better experience than she and her family did.

### Cook Inlet Tribal Council works to improve homelessness situation in CIRI region

A rash of deaths of homeless people in Anchorage this last year has focused new attention on homelessness, including the creation of a new municipal task force and homeless coordinator. Cook Inlet Tribal Council (CITC), a CIRI-affiliated nonprofit agency based in Anchorage, is taking a leading role in these efforts, including participating on the task force and holding a forum on homelessness in September.

CITC is actively exploring solutions to the problem of homeless alcoholics, both through their own array of programs and through work with other service providers and the municipality to coordinate their efforts more effectively wherever possible.

One area in which CITC is currently providing leadership is in effective youth intervention strategies, by multiple agencies, to help prevent patterns of alcohol dependence before they result in life-long debility. This is a critically important long-term approach, and must of course be coupled with short-term strategies

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## Nonprofit News

### Anchorage Native Primary Care Center opens new wing

Expansion adds 80,000 square feet to SCF health care facility

Southcentral Foundation (SCF) opened the new wing of its Anchorage Native Primary Care Center (ANPCC) to customers on Oct. 5. The new addition expands the ANPCC by 80,000 square feet, an extension made necessary by the increase in customers from 25,000 in 1999 to 50,000 today.

SCF carefully planned this phase of construction for more than a decade. SCF leadership knew further expansion was necessary before the second wing of the ANPCC was finished in 2000. It was also completed on schedule and with much consideration for how each change and improvement would affect customers.

In addition to name changes, temporary clinic closures and new locations, the move integrates SCF's Nuka Model of Care into the physical construction of the clinics.



Image courtesy of Benjamin Benschneider

**SCF's Family Medicine Clinic, now called Primary Care, is located in the new wing. Other clinics will move in this winter and spring.**

The Family Medicine Clinic is now called Primary Care, and is separated into six clinics. The Primary Care clinics provide a more comfortable, family-oriented environment for customers. Features such as Talking Rooms, Group Rooms and Family Rooms were created with the purpose of a more integrated model of care. Each of the six Primary Care clinics will also have space for pharmacy consult and Family Health Resources.

The Primary Care clinics will encourage a team-oriented atmosphere for staff, with an open-office structure and carefully planned team setting. For the customer, this means smaller groups of people will be working together more closely to

Image courtesy of Benjamin Benschneider



**Southcentral Foundation opened the new wing of its Anchorage Native Primary Care Center on Oct. 5.**

ensure better quality of care. A variety of SCF services will be integrated more closely into the customer's Primary Care experience.

Entering the new wing is easy. Customers and employees can enter directly from the parking garage via the new skywalk or underneath it on the ground floor. An entrance into the new wing is also available through the main lobby, located on the south side of the building near the Traditional Healing Clinic garden. As construction continues on other clinics this winter, two additional entrances will be added. Between 8 a.m. and 4:30 p.m., customer service staff is available near all Primary Care entrances to help customers locate their new clinic. Signs are also posted with names and new locations for clinic providers.

All other clinics will remain in their current location for now. The moves for other ANPCC clinics will take place through the year, with an estimated completion date in spring 2010.

### SCF vice president receives national Indian health award

Dr. Kevin Gottlieb recognized for pivotal role in Alaska Native health care improvements

The National Indian Health Board honored Southcentral Foundation (SCF) Vice President of Resource and Development/Chief of Staff Dr. Kevin Gottlieb with a 2009 National Impact Award. Gottlieb received the award at the annual National Indian Health Board Consumer Conference in Washington, D.C. in September. Awarded to only six individuals or organizations nationally, it recognizes individuals who influence American Indian and Alaska Native health care on a national level.

"To be recognized in this manner is not just a tribute to me," said Gottlieb. "The National Indian Health Board also recognizes the 27 years of health care transformation led by the Alaska Native community. Partnership, from all corners of Alaska to Washington, D.C., is critical for continued health care successes."

Gottlieb's contributions to the health care industry began when he entered the Indian Health Service (IHS) for his dental residency after graduating from Georgetown University's School of Dentistry in 1976. He went to Alaska to help the people IHS identified as having the worst dental health in the country. As an IHS-commissioned officer, he helped develop and implement the largest ongoing preventive dental health care program in the State of Alaska. He also provided dental services in various rural Alaska villages, including villages without electricity and running water. While working with patients in an aging Alaska Native hospital in Anchorage, he recognized the gross inefficiencies in a system that focused only on dental emergencies, and he set foot on a path to effect real change.

Gottlieb left IHS in 1982 to become the first dentist for the fledgling SCF, and is now one of SCF's five longest-serving employees. Gottlieb recognized early on that, to be effective, SCF's health care services would have to be based on the values of the Native people. He helped establish SCF's first clinic – a clinic for dental care. It was SCF's first attempt at providing a "family practice" model of service delivery.

Working from a small dental facility in Anchorage, Gottlieb expanded dental services to help address the unmet needs of the entire Native family, including dentures for Elders and preventive care for all family members.

In addition to implementing one of the first computerized billing systems at IHS, Gottlieb spearheaded comprehensive training programs to develop health care leaders from within the Alaska Native community to build and sustain the system. To ensure professional development of Alaska Native and American Indian people, he instituted mentoring, formal education support, individual development plans and career ladders. Today, 96 percent of SCF's dental assistants are SCF-trained Alaska Natives: three are enrolled in dental school and one has already become an award-winning Public Health Service dentist. Gottlieb also facilitated a pediatric dentistry residency program to meet future needs in Alaska.



**Dr. Kevin Gottlieb**

Image courtesy of Southcentral Foundation Public Relations

## In Touch with shareholders

Photo courtesy of Annette Spivey



Autumn Ann Atwood

### Baby Autumn

CIRI descendant Audrey Spencer and Billy Atwood welcome Autumn Ann Atwood to the family. Autumn's grandparents are CIRI shareholder Annette Spivey and Randy Spencer, and her great-grandmother is CIRI shareholder Laura A. Martin.

### Family reunited

CIRI descendant Raven Gene of Colorado reunited with his biological family when he returned to Alaska on Nov. 18. Raven had been adopted when he was 2 months old. He found his older brother, CIRI descendant Loren Hovis Jr., on Facebook. Raven found an aunt that lived in Oregon, and two more aunts who lived in Oklahoma. Raven's biological father, CIRI shareholder Loren Hovis Sr. of Anchorage, spent 34 years looking for his own biological father, reuniting with him in Oregon in 1992. Raven met his father, older brother, sisters, uncle and close friends of the family when he returned to Alaska.

## Help CIRI update shareholder addresses

CIRI strives to ensure correspondence, reports, newsletters and dividends reach shareholders in a timely manner. It is important for shareholders to notify CIRI Shareholder Relations and the U.S. Postal Service of all address changes. The following CIRI shareholders do not have a current mailing address on record with the shareholder relations department, and should fill out the change of address form at CIRI's office or download it at [www.ciri.com/content/shareholders/change.aspx](http://www.ciri.com/content/shareholders/change.aspx). You can also write a letter, signed by the shareholder, which includes the new address, telephone number, birth date and social security number.

Abell, Byron Keith	Honea, Will R Jr.	Schmidt, Daisy Anna
Alexander, Darren Bradley	Hooper, Jesse Franklin	Segock, Dakota Brandon
Anasogak, Wayne Bert	Josefsen, John Joseph	Segura, David Lee Jr.
Anderson, Richard Wilmont	Kalmakoff, Glenn John Jr.	Shane, Janae Leanne
Armstrong, Debra Dawn	King, Michelle Lynn	Shippey, James Harry
Askay, Egan Hugh	Komakhuk, Mary Rita	Simmonds, Ryburn Kootchik
Barrickman, Misti Lynn	Larson, Duane Elia	Smith, Lorna Marie
Bass, Tonya Victoria	Lestenkof, Janet	Smith, Samaad Ali
Beach, Alton Lee III	Lestenkof, Michael Jr.	Soxie, Dalene Ruth
Blumhorst, David Wyatt	Malakowsky, Leslie Ann	Sparks, Jaime Edward
Borman, Franklin Don	Marsden, John Victor Sr.	Sparrow, Howard Douglas
Bright, Steven Patrick	Marsing, Nicodemus Dominick	Stehman, Kenneth Curtis
Cantrell, Michael Vincent	Miller, Carolann Roberta	Sweeney, Mary Lee
Chilligan, Irene	Moore, Shaun Michael	Takeuchi, Veronica Ann
Cook, Michael B	Newton, Roger	Tanape, Joseph William
Cook, Tilford Don	Okpik, DG Nanouk	Thompson, Robert Emmitt
Cowdell, Timothy Lee	Olinger, Douglas Ray	Tootkaylok, Roger Dean
Crowe, Robert Lawrence Jr.	Olsen, Erik Alan	Umetsu, Alice Marie
Deal, John Gregory	Peterson, Michael Gary	Wallace, Priscilla Alden
Demoski, Lillian Sarah	Pettis, Lawrence Eugene	Walsh, Alice
Donaldson, Jacob Wesley	Porter, Lori Ann	Watson, Harry Markum Jr.
Donaldson, Jason Columbus	Powell, Kelly Marie	Watson, Ralph Lee
Eaton, Mari Hightower	Pry, Paula Katherine	Welcyng, Thomas Edmund
Ellanna, Veronica	Quick, Dawn Poggas	Wheeler, Anwar Lee
Endresen, Dennis Adolph	Quijance, Kenneth David	Wilson, Jarred J
Fuller, William Joseph	Raven, Sarah Racheal	Wolf, Virginia Carol
Hallstead, Kathleen Mae	Reamer, Steven Clark	Woodrich-Landa, Noya Jo
Harris, Brenda Dawn	Rednall, Sidra Danielle	
Harris, Millie Lily	Reeves, Norman Wayne	
Hochmuth, Annie	Schelb, Peggy Lee	

## CIRI Alaska Tourism employment

*continued from page 2*

like housekeeping, night audit or kitchen help, may not have as much customer contact.

"However, customer service is a top priority at CIRI Alaska Tourism, and a good experience for our guests is everyone's job," states Stanley.

The season begins in May at each of the properties, and many of the jobs begin in mid-April and last through mid-to-late September. The applicant that can work the whole season would receive first consideration. However, there are positions available that fit students' schedules, starting in mid-May and ending in late August.

Kelly Bender, general manager at Prince William Sound Glacier Cruises, explains that even though the positions available are seasonal, many of CATC's current managers worked their way up from such positions.

"We have many entry-level positions as well as supervisory jobs. But, more importantly, the skills you gain working in these high customer service jobs are skills that are desired in any industry," said Bender. "Not only are these fun and challenging jobs, but they look great on a resume too."

To apply online or to find out more about the positions available and what it is like to live and work at each of the properties, go online to [www.ciritourism.com/jobs](http://www.ciritourism.com/jobs) or call (907) 263-5123. CIRI shareholders and descendants are strongly encouraged to apply.

## CIRI Spotlight *continued from page 3*

that can address the needs of those now in crisis.

CIRI-affiliated nonprofit agencies Cook Inlet Housing Authority and the Alaska Native Justice Center also participate in the municipal task force on homelessness.

For more information on CITC's programs and services, go online to [www.citci.com](http://www.citci.com) or call (907) 793-3600 or toll-free at (877) 985-5900. To learn more about the Municipality of Anchorage's homelessness efforts, go to [www.muni.org](http://www.muni.org).

## Anchorage police: situation unlikely to occur in Anchorage

Every possible effort will be made to identify a homeless person who died in Anchorage, and that effort would include notifying the family of the deceased in person prior to public release, according to Lt. Dave Parker, spokesman for the Anchorage Police Department.

"We attempt to make contact with at least one family member before we release the name to the media," Parker said. He noted that APD always tries to make the notification in person wherever possible. If the deceased lived in the Bush, APD usually attempts to find a trooper or local minister to contact the family. He said the only exception would be if the deceased person was a criminal suspect.

If a family member called APD concerning a missing person, Parker said there is a statewide database that would be checked to determine whether the relative had died.

Asked what advice Parker might offer to relatives of the homeless, he suggested that families try to maintain a protocol to have a system in place for checking on someone regularly or having the homeless person check in with a relative or at a shelter on a regular basis.

## Board applicants

*continued from page 1*

and copies are also available from CIRI's Shareholder Relations Department. The nominating committee will review all applications, conduct selected interviews and recommend the most qualified candidates to the CIRI Board of Directors. Based upon the nominating committee's recommendations and the Board's independent review, the CIRI Board will select five candidates to comprise the Board-recommended slate.

CIRI Directors are responsible for initiating and developing the policies that further the goals of the company, while addressing the economic, social and cultural needs of the shareholders.

## Condolences

### Anna Marie Bonfiglio, 50

Anna Marie Bonfiglio died Oct. 14 at home in Mississippi. Ms. Bonfiglio was born Feb. 19, 1959, in Anchorage. She is survived by her son, Howard "Larry" Bonfiglio; and mother, Harrietta McGhan.

### Georgia Ann Flood, 52

Georgia Ann Flood died Sept. 18 at home in Kenai, Alaska. Ms. Flood was born May 4, 1957, in Anchorage. She is survived by her husband, Thomas; sons, Randon, Richard and his wife, Mariah, and Robert and his fiancé, Mandy Elkins; granddaughter, Jaydra Ann Flood; parents, Mildred and George Schmalzried; sister, Rhonda Koski; brother, David Schmalzried; and mother- and father-in-law, Harold and Jo Flood.



Photo courtesy of Rich Flood

Georgia Flood

### Bradley Owen Guerrero, 56

Bradley Owen Guerrero died Nov. 8, 2008, at home in Enumclaw, Wash. Mr. Guerrero was born June 21, 1952, in Auburn, Wash. He is survived by his sisters, Cathy L. Krona, Mary E. Guerrero and Diane B. Jackola; and brothers, Douglas P. and Perry S. Guerrero.

### Edna Marjorie Jackson, 91

Edna Marjorie Jackson died Aug. 4 at the Alaska Native Medical Center in Anchorage. Ms. Jackson was born March 6, 1918, in Oregon. She is survived by her granddaughters, Nell Churchill and Liberty Choquette; and grandson, Marcus Choquette.

### Charles Henry O'Halloran, 77

Charles Henry O'Halloran died Oct. 9 at the Alaska Native Medical Center in Anchorage. Mr. O'Halloran was born May 12, 1932, in Takotna, Alaska. He is survived by his daughters, Colleen Clark and Kathleen O'Halloran; and sons, Charles C., Kevin and Gerald O'Halloran.

### Mark John Wood, 50

Mark John Wood died Oct. 22 in Ugashik, Alaska. Mr. Wood was born Sept. 7, 1959, in Anchorage. He is survived by his mother, Pearl J. Black; sister, Susan J. Wood; and brother, Jerry F. Wood Jr.

## Condolences

Sam Pedro, 85

Esther Paula Segura, 57

Susie Shavings, 87

## CLDC aims for "green" Anchorage office buildings

LEED certification requires environmentally responsible construction, operating standards

CIRI Land Development Co. (CLDC) is designing and will build the three office buildings in its South Anchorage office park to exacting nationwide environmental standards. The Leadership in Energy and Environmental Design (LEED) certification CLDC seeks is a set of guidelines for constructing and operating buildings in an environmentally sustainable manner.

"A lot of what you do to achieve LEED status is advantageous to a building owner anyway," said Sandra Moller, CIRI director of real estate and construction. "Not only will we see a long-term benefit from more efficiently operating buildings, but we can help provide environmental stewardship in CIRI's home region."

The LEED certification system is administered by the U.S. Green Building Council and imposes standard requirements on a building, from design to construction to maintenance. The LEED standards cover areas such as water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, sustainable building sites, innovative technologies and strategies, and awareness and education. There are currently only seven LEED-certified buildings in Alaska. To ensure that the entire building is LEED-certified, CLDC will ask its tenants to design their office interiors to conform to the commission's standards.

The Municipality of Anchorage is planning to build a roundabout at the Klatt Road/C Street intersection adjacent to the office park. The roundabout is currently under design; the municipality plans to start construction in 2010.

CLDC will meet or exceed municipal parking and landscaping requirements, and will provide a connecting pedestrian trail for the surrounding subdivision including the South Anchorage Sports Park. The first office building will be ready for occupancy in March 2011.

The office park is located on CIRI property by the Klatt Road/C Street curve near the intersection of C Street and O'Malley Road in south Anchorage. The three buildings will include 120,000 square feet of Class-A office space. CLDC has signed Alaska Native regional corporation Doyon Ltd. as a tenant with a 40,000-square-foot lease. Doyon is consolidating its Anchorage offices and the offices of its subsidiaries.

CLDC is CIRI's wholly owned real estate development subsidiary. Its holdings represent all major commercial real estate asset classes and are located in Texas, Hawaii, California and Alaska.



Image courtesy of CLDC

An artist's rendering of the first of CIRI Land Development Co.'s three planned office buildings in its south Anchorage office park.

december **2009**



# CIRI

FSC logo goes here

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