

A photograph of a winter forest. The ground is covered in a thick layer of snow. Many trees are bare and their branches are covered in snow. A few evergreen trees are also visible, also covered in snow. The sun is shining from the upper left, creating a bright glow and casting long shadows. The overall scene is peaceful and serene.

# Audubon Riedel Nature Reserve

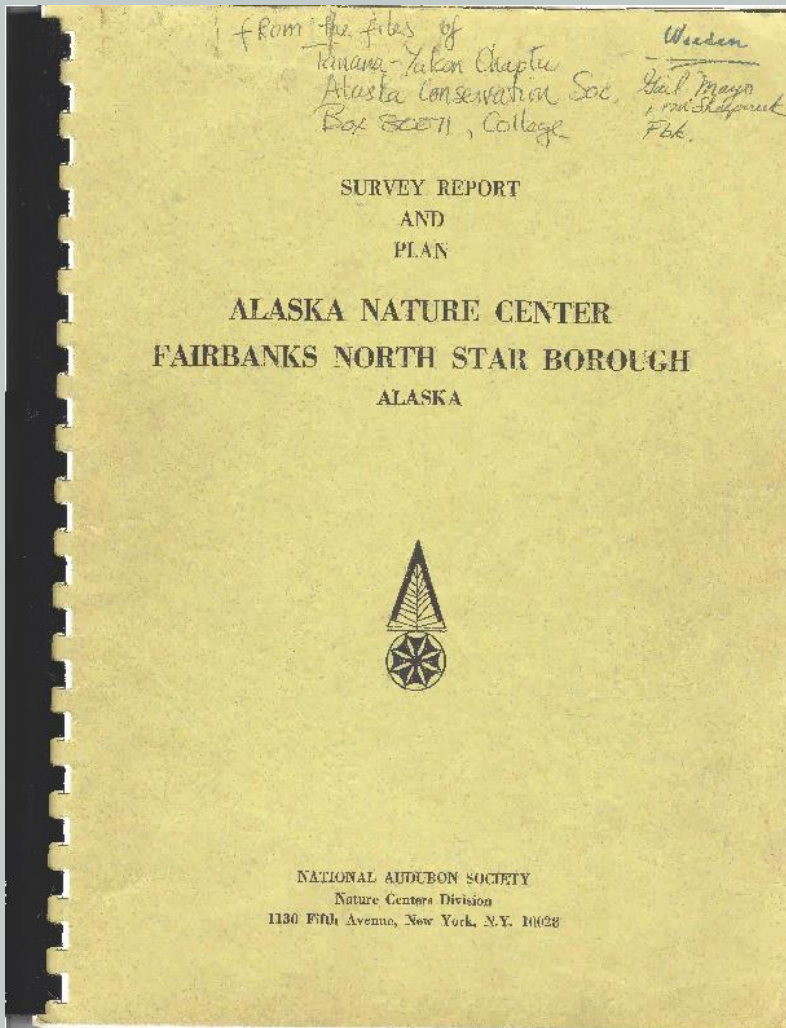
*Arctic Audubon's stewardship and  
sharing of the Nature Reserve  
during the last 40 years  
1984 - 2024*



# The idea of a nature center in our community began decades ago.

In 1967, the National Audubon Society funded a Survey Report and Plan for an Alaska Nature Center in the Fairbanks North Star Borough.

- The study was funded by National Audubon and the FNSB. Contributors to the study included FNSB, UAF, ADFG, US Soil Conservation Service, and a number of Fairbanks' residents.
- The Summary Report was written by National Audubon Society, Nature Centers Division



PART IVSUMMARY OF MAJOR RECOMMENDATIONS

1. That the Creamer Dairy Farm be purchased by the Alaska Division of Fish and Game with Federal funds.
2. That one of the four suggested approaches for establishing the Alaska Nature Center be accepted and the program suggested in the report be instituted.
3. That such a center should be a total community effort. Close cooperation should be sought with the schools, the University, the State and Federal agencies, Chamber of Commerce, the military, service clubs, industry, and interested citizens.



## The report presents a Summary of Major Recommendations

- 1) That the Creamer Dairy Farm be purchased by the Alaska Division of Fish and Game with federal funds.
- 2) That one of the four suggested approaches for establishing the Alaska Nature Center be accepted.
- 3) That such a center should be a total community effort.



Although the Alaska Nature Center did not come to fruition as outlined in the report, Elonore Cunningham Riedel's vision for her homestead off Chena Hot Springs Road rekindled the idea of a Nature Center in Fairbanks.

Elonore decided to donate her 160-acre homestead to a nonprofit organization so the land would remain "free and undeveloped." First, she approached The Nature Conservancy, but they were not interested. Next, Elonore contacted Audubon Alaska who embraced the idea and put her in touch with Arctic Audubon Society.





P.O. Box 82098 / Fairbanks, Alaska 99708

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Conversations with Elonore and husband Charles began in early 1984. Arctic Audubon organized a Nature Center Steering Committee and Advisory Board. Pam Worley designed the logo for the Audubon Riedel Nature Center.

And the work began!

On December 31, 1984 Elonore and Charles Riedel transferred ownership of the 160-acre homestead to Arctic Audubon Society.

BOOK 407

PAGE 0131

STATUTORY WARRANTY DEED

The Grantor, CHARLES E. RIEDEL and ELONORE C. RIEDEL, husband and wife, for and in consideration of the sum of Ten Dollars and other good and sufficient consideration, receipt of which is acknowledged, convey and warrant to the Grantee, ARCTIC AUDOBON SOCIETY, INC., an Alaska non-profit corporation, whose mailing address is P.O. Box 82908, Fairbanks, Alaska 99708, the following real property:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), and the North Half (N 1/2) of the Northwest Quarter (NW 1/4), all of Section Twenty-four (24), Township One North, Range One East, Fairbanks Meridian;



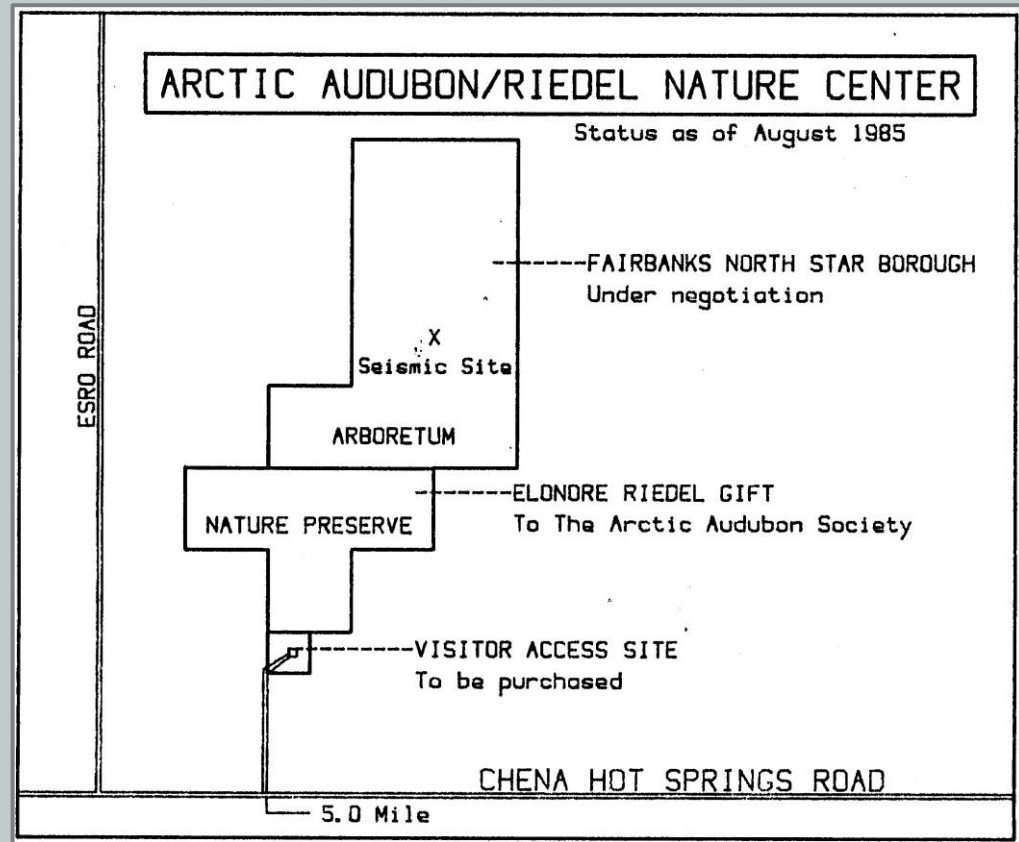
# 1984—1986 Making Big Plans!

## Audubon Arboretum Proposal

Larry Mayo, Arctic Audubon Board President, presented the “Audubon Arboretum Proposal.”

“The FNSB has large land holdings adjacent to the Arctic Audubon Society-owned land given by Elonore Riedel... We propose that about 360 acres of this land adjoining the Audubon Society land be retained by the Borough and added to the Nature Center... The Arctic Audubon Society would manage the land for public use as part of the Nature Center.”

At the time, the Geophysical Institute and the Air Force were engaged in a cooperative program operating the Alaska Long Period Array Research Site. Due to the sensitivity of the instruments, an arboretum was a compatible use of the land.



*FAIRBANKS NORTH STAR BOROUGH*

STAFF REPORT  
USE APPLICATION (UA 84-79)

File Number: UA 84-79  
Applicant: Arctic Audubon Society  
Proposed Use: Arboretum, Natural Area Reserve  
Legal Description: E½, SE½SW¼, Sec. 13, T. 1 N.,  
R. 1 E., F.M.  
Acreage: 360 acres  
Expiration Date: March 1, 1990 with renewal provision.  
Parcel Identification Number: NE 1.1.13.1  
Title Encumbrances: ADL 58033 Lease to Air Force transferred  
from State.  
ADL 62395 Right-of-way Joseph S. Petro  
transferred from State.  
Zoning: UUU  
Comprehensive Land Use Plan: Outskirt Area/Preferred Residential

DISCUSSION:

The Arctic Audubon Society has approached the Borough with a request for the dedication of a 360 acre tract at approximately 5 Mile Chena Hot Springs Road for purposes of an Arboretum and Nature Preserve. The parcel in question is adjacent to a 160 acre parcel which was donated to the Arctic Audubon Society by Eleanor Riedel.

The Audubon Society proposes to manage this 360 acre parcel in conjunction with their own 160 acre parcel. Their management plans include development of pedestrian nature trails, use of the property for nature education, and scientific research.

The Arctic Audubon Society may be able to acquire and provide a building for use as a education/interpretive center, "jump off" point, and warm up

 RECOMMENDATION:

It is recommended that the Borough Assembly approve a resolution dedicating the above described parcel to public use as an Arboretum/Natural Area, and authorizing the administration to enter into a lease with the Arctic Audubon Society at less than fair market value recognizing the benefits derived by the public from this action.

RSM/kea  
2/5/85

On February 5, 1985, the FNSB responded to Arctic Audubon's proposal in a staff report. The report concludes:

"It is recommended that the Borough Assembly approve a resolution dedicating the above described parcel to public use as an Arboretum/Natural Area, and authorizing the administration to enter into a lease with the Arctic Audubon Society at less than fair market value recognizing the benefits derived by the public from this action."

Regrettably, this proposal was not adopted by the FNSB Assembly.



## Arctic Audubon Hoped to Purchase the Riedel's Home for a Nature Education Center

When Elonore and Charles said they would like move to the Kenny Lake area to be closer to their daughter, Arctic Audubon Society thought it would be great to purchase their house to provide access, parking, and a Nature Education Center.



Plans were made to remodel the house to accommodate a Nature Education Center. After renovations, the house would have class and meeting rooms, permanent displays, gift shop, library, laboratory, and office. The Nature Center would provide a wide variety of educational opportunities for adults and children:

- Self-guided interpretive nature center
- Outdoor programs, classes, and field trips
- Teachers and students wishing to pursue special projects independently would be welcome
- Programs including lectures, workshops, and guided nature walks.
- Local clubs—such as beekeepers, falconers, wildlife artists, and others—would be invited to set up demonstration projects and give classes in their special field.



*Elonore Riedel and Dee Daly*



# By January 1985, Arctic Audubon had a tentative budget for acquisition of the Riedel House and Nature Center operations. Fundraising began in earnest!

## Tentative outline of Budget and Operations January 28, 1985

1. Purchase house with 20 acres land-----\$185,000  
May 1, 1985 deadline for 30% down payment
  2. Modifications to existing log house-----\$15,000
    - Handicap ramp into building
    - Make furnace room around furnace
    - Fire extinguishers
    - Create apartment upstairs with bathroom
    - Create His and Her bathrooms from existing single facility on main floor
    - Meeting room, displays, blackboard, walls?, chairs
    - Office
      - Answering machine
      - Typewriter or Computer/Printer
      - Xerox
      - Phone relocation
      - Desk, file draws
    - Library
      - Books and other educational supplies
      - Book shelves  
(Books will be considered later)
    - Septic system, enlarge leach perimeter
    - Water supply, well is adequate as is
    - Wiring may need up-dating for some areas needing more lights
  3. Laboratory equipment-----\$3000
    - Sink, Tables, blackboard, microscopes, lights
    - Supply cabinets
  4. Road and parking facilities-----\$6000
    - Minor gravel addition to road
    - Visitor sign, "Welcome to Arctic Audubon/Riedel Nature Center"
    - Parking lot (Plan, clear?, level, drain, gravel)
    - Exit sign informing drivers of uphill right-of-way
    - SNOW PLOWING snow blower or contract to be investigated
  5. Trails-----\$4000
    - (Estimated \$6000 labor will be donated)
    - Supplies and Materials to build 1500 feet of boardwalk.
    - This will be one or two crossings of poorly drained land in valley bottom, as well as a short trail for the handicapped.
    - Work would be accomplished by volunteer or YCC-type people over a 5-year period.
  6. Outback-outhouse-----\$3200
- Facilities subtotal.....\$216000

The following items will become normal operating expenses supported by donations or other local sources of funds after the initial 2-year period. Any expansion of operating expenses during the initial 2-year period, such as salary, would be raised from local donations. These items would be paid entirely from the funds generated by the Director from more local granting groups or donors.

7. Salary for 2 years at full-time for a Programs Director and Audubon Secretary-----\$60,000
    - No salary will be provided the live-in caretaker, as the pay will be the lodging.
  8. Insurance, both fire and liability-----\$1620
    - 120 liability, 1500 fire
  9. Newsletter and Brochure printing costs-----not known
  10. Utilities; electricity, phone, and furnace oil-----\$2800
    - This is the current owner's expenses are slightly less
  11. Office supplies-----\$500
  12. Building maintenance and repairs to be done by caretaker whenever possible-----\$500
    - Estimate by current owners
  13. Legal services-----\$3000
  14. Program supplies-----\$1000
    - binoculars, slide projector, peanut butter, etc.
  15. Fertilizing and mowing meadow once a year-----\$2000
- Operations subtotal.....\$68420
- TOTAL TO BE REQUESTED FROM MAJOR GRANTORS AND LOCAL DONORS  
\$287620

# Arctic Audubon Signs a Purchase Agreement

Arctic Audubon Society entered into a contract with Elonore and Charles Riedel to purchase their house on 20 acres of land to serve as the Education Center and caretaker's residence. A Real Estate Purchase Agreement was signed March 30, 1985, and on May 1, 1985, the first third of the down payment was paid with loans from two couples.

## REAL ESTATE PURCHASE AGREEMENT March 18, 1985

Charles and Elonore Riedel of SR Box 50488, Fairbanks, hereinafter called Seller, acknowledges receipt of Three Thousand and 00/100 Dollars (\$3,000.00) evidenced by check as Earnest Money Deposit received from the Arctic Audubon Society of PO Box 82098, Fairbanks, hereinafter called Purchaser, as part payment for the following described property: ~~N $\frac{1}{4}$ , NE $\frac{1}{4}$ , SW $\frac{1}{4}$~~  of Section 24, T1N, R1E, F. M. <sup>ECR</sup> the Seller agrees to sell and the Purchaser agrees to buy under the following terms and conditions:

- 1) The total purchase price shall be One Hundred and Eighty-Five Thousand and 00/100 Dollars (\$185,000.00).
- 2) The terms shall be \$65,000.00 as down payment with the balance payable to include 12% with the following balloon payments: \$40,000.00 at the end of each year towards the principal and a payment of all interest accrued to date. Said balloon payments to begin at the end of the first year and to continue until balance is paid in full.
- 3) Down payment to be deposited with the Sellers in the following increments: \$20,000.00 due on May 1, 1985; \$20,000.00 due on July 1, 1985, and \$25,000.00 due on August 1, 1985. Said deposits of down payment to be released to the sellers to do with as they wish. If sale is not completed due to purchaser's inability to procure all of the down payment, then seller becomes responsible to refund said down payment deposits. Said refund shall be placed as a lien against the abovementioned property. Sellers will be required to pay back such funds at the earliest of the two following times: 1) on date property is sold and sale is closed with any purchaser; or 2) within two years of date from which funds were deposited with seller. If Seller refuses to complete sale to the Purchaser, through no fault of the Purchaser, then Seller will refund down payment deposits within 10 days.
- 4) Earnest money of \$3,000.00 to be included as partial payment of the \$20,000.00 due on May 1, 1985. Said earnest money becomes non-refundable within thirty-five days of this agreement. If seller refuses to close sale, through no fault of the purchaser, then earnest money becomes immediately refundable.
- 5) Seller and Purchaser agree to split the closing costs - 50%/50%.
- 6) Sale to close no later than August 10, 1985.



PROPOSAL  
TO  
THE ALASKA STATE LEGISLATURE  
FROM  
THE ARCTIC AUDUBON SOCIETY  
FOR  
HELPING TO ESTABLISH A NATURE CENTER IN FAIRBANKS

APRIL, 1985

PROPOSAL FOR A GRANT  
submitted by the Arctic Audubon Society

ABSTRACT

Planning for the Fairbanks Nature Center began in 1984 with a gift by Elanore Riedel to the Arctic Audubon Society of 160 acres of upland forested land.

There are presently few facilities in Alaska designed for natural history education for all ages. There is no center in the state of the kind found in many areas inviting study and quiet contemplation of nature. The town is, however, in sore need of such a center. The need for public conservation education is crucial in this community, which more than many areas is so strongly dependent on its surroundings. And the community is growing rapidly. The hilly area in which the Audubon Society's gift is located is fast turning from virgin wilderness to two-acre lot subdivisions. We believe that the life of the community would be enhanced by an opportunity to experience nature in an educational setting. The gift of land within easy reach of Fairbanks provides an unusual opportunity to create a Nature Center for Alaska.

OBJECTIVES OF THE NATURE CENTER ARE:

1. To promote awareness, appreciation, and understanding of the natural environment among people of all ages.
2. To provide a center specifically for observation, enjoyment, and study of the plants, wildlife and weather of Interior Alaska.
3. To allow opportunities for research and to promote interaction between local scientists and members of our community.
4. To keep a free and undeveloped sample of land near Fairbanks in order to show future residents and visitors alike what the area was like in its pristine form.

To meet our objectives, we plan to:

1. Dedicate an arboretum on Fairbanks North Star Borough land north of the gift land to provide additional habitat and provide a wider range of management possibilities at the Nature Center.
2. Purchase an adjoining 20 acres of land with its log house for \$185,000 and spend \$38,000 to remodel the house to make an attractive visitor center.
3. Hire a full-time director and half-time administrative assistant to caretake the Nature Center lands and to develop and coordinate educational programs to be funded by private donations.
4. Establish an interpretive trail system for all people, including the handicapped.

In Spring 1985, Arctic Audubon Society submitted a “Proposal to The Alaska State Legislature for Helping to Establish a Nature Center in Fairbanks.”

A \$30,000 appropriation was passed in the legislative session’s capital appropriation bill, SB 27.

Steering Committee member Peggy Cowan advocated with Interior legislators when traveling to Juneau for business.

A grant writer was hired to find additional funds.

BUDGET

INITIAL COST OF ESTABLISHING NATURE CENTER

	<u>Required</u>	<u>Donation to Date</u>
1. 160 acres of undeveloped land*	\$448,000	\$448,000
2. Legal services	3,000	2,400
3. Capital fund-raising campaign expenses	12,500	3,700
4. Visitor access site (adjacent house and land)		
	principal 185,000	3,000
	interest 21,600	
5. Modifications to building	38,000	950
6. Office equipment	4,250	
7. Educational equipment	3,450	
8. Road and parking facilities	4,000	
9. Trails	4,000	
10. Outdoor restroom facilities	3,200	
<b>TOTAL</b>	<b>\$727,000</b>	<b>\$458,050</b>

\*This generous land donation was the impetus for the nature center project.

The Grant Proposal included a budget for establishing the Nature Center and an Operating Budget.

OPERATING BUDGET - PROJECTED

The following items will become normal annual operating expenses once the Nature Center is established.

1. Salaries and benefits for a full-time program director and a part-time administrative assistant	\$45,000
2. Fire and liability insurance	1,620
3. Newsletter, brochure and printing costs	1,500
4. Postage	600
5. Utilities: electricity, phone and heat	2,800
6. Building maintenance	1,500
7. Ground maintenance	1,000
8. Travel	1,000
9. Program supplies	1,000
<u>10. Library acquisitions</u>	<u>500</u>
<b>ANNUAL OPERATIONS</b>	<b>\$56,520</b>

After the campaign to establish the Nature Center we will seek operating funds from:

1. Nature Center memberships	\$ 8,000
2. Profit from publication sales	5,000
3. Nature Center Bookstore sales	5,000
4. Funding from conservation organizations	6,000
5. An annual fundraiser	8,000
6. Annual appeals from donations	13,000
<u>7. Annual income from a future endowment fund</u>	<u>12,000</u>
<b>TOTAL</b>	<b>\$57,000</b>




A fundraising auction  
was held July 26,  
1985 at the  
Dogmushers Hall.

# AUDUBON NATURE FAIR and AUCTION

26 JULY 1985 FRIDAY 7:00 pm  
ALASKA DOGMUSHERS HALL

4.5 MILE FARMER'S LOOP ROAD

AUCTION  LIVE MUSIC  REFRESHMENTS

\$10 DONATION  TICKETS AT THE DOOR

#### SALE ITEMS INCLUDE:

PRINTINGS, WILDLIFE PHOTOGRAPHS, POTTERY, FLIGHT-SEEING TRIPS,  
OUTDOOR EQUIPMENT, WILD BIRD SEED, NATURE BOOKS, PET HEALTH CARE,  
NATURAL HISTORY TOURS, GOURMET FOOD, PERENNIAL PLANTS, COLLECTOR  
ITEMS, BATIKS, QUILTWORK, WILD BERRIES, AND MORE.....

MANY ITEMS WILL BE ON DISPLAY AT THE ALASKA DOGMUSHER'S HALL  
22-25 JULY, 11:00 AM - 2:00 PM AND 5:00-8:00 PM.  
WRITTEN BIDS WILL BE ACCEPTED.



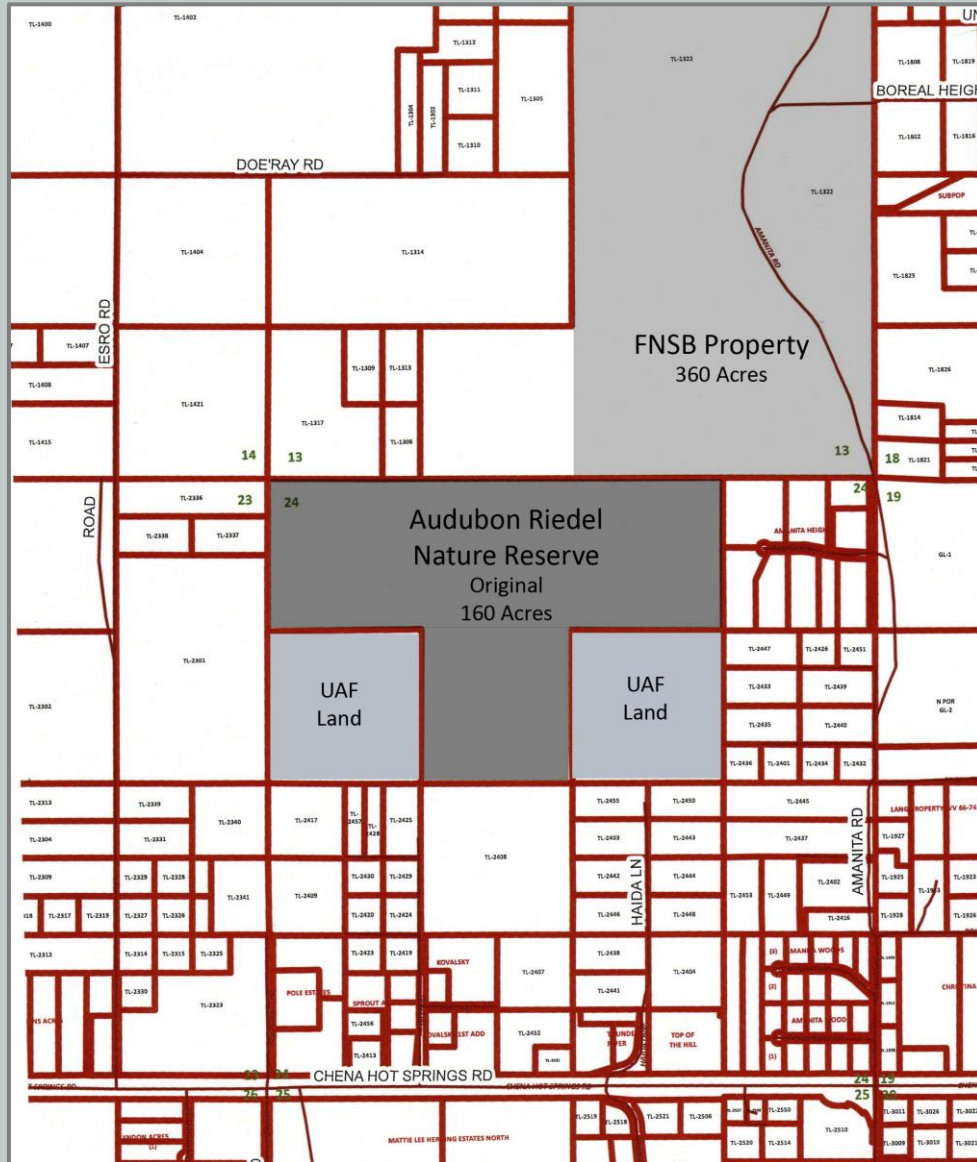
A BENEFIT FOR THE  
ARCTIC AUDUBON/RIEDEL NATURE CENTER  
SPONSORED BY THE ARCTIC AUDUBON SOCIETY

Energetic fundraising efforts were productive, but inadequate to pursue purchasing the Riedel's house. An October 1985 update to the Arctic Audubon membership stated:

“In total, we expect to receive \$48,000 this year. We consider this highly successful. At the same time, we determined that this was not sufficient to proceed with purchasing land and a house for a Visitor Access Site adjacent to our 160-acre Nature Preserve. If we receive a major grant in the future—and we are still trying—we could again attempt to purchase this desirable site. However, it may be sold by then.”

Without the house, there was no physical access to the Nature Reserve property. So, it was back to the drawing boards!





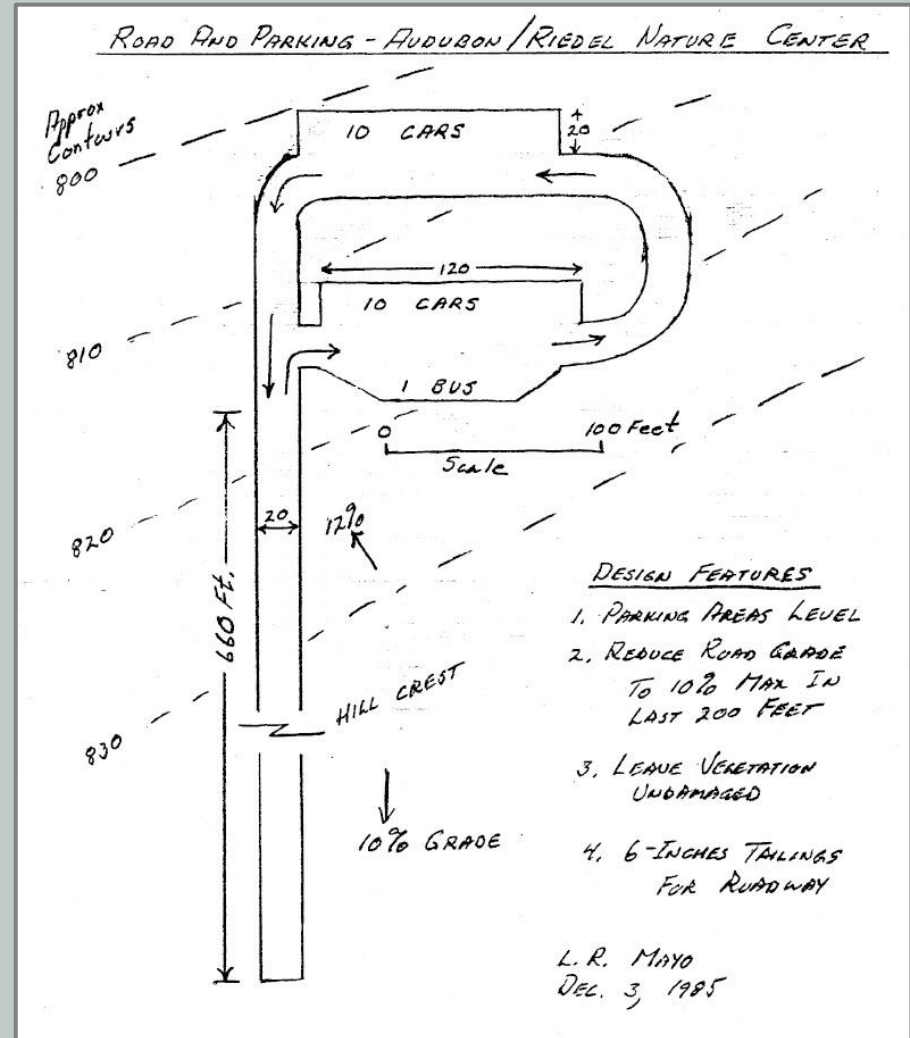
## A Beautiful Nature Reserve with No Access!

Efforts were redirected toward trying to achieve physical access to the property which was renamed the Audubon Riedel Nature Reserve. An extension was negotiated on the legislative grant to allow more time for planning. It was hoped that this money could be spent on physical access to Audubon's land. Multiple access routes were researched and analyzed.



# Proposal to Build Parking Lot Along Rifle Road

Arctic Audubon approached the Riedels, asking to purchase or lease one acre of land along Rifle Road to construct a parking lot. Negotiations were not successful.



# Research Alternate Access Routes

Attorney Mason Damrau was hired to research legal status of access along Haida Road, Rifle Road, Amanita Road, and Section line 23/24.

- Haida Road was the only somewhat feasible route, and it had significant problems. Public easement did not exist along all of Haida Road, and the road ended at University land, not the Nature Reserve.
- Haida Road residents were invited to a public meeting at the nearby Bulls-Eye Bar, 4 Mile Chena Hot Springs Road. “They are not overjoyed by the prospect of increased use of their little road, but agree that the low use by Audubon is better than a subdivision.”

## **ARCTIC AUDUBON/RIEDEL NATURE CENTER**

will hold a public meeting

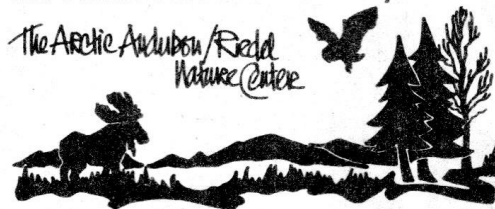
**Monday, June 1, 7:00 p.m. • Bull's Eye  
1470 Chena Hot Springs Road**

Plans for extending the northern end of Haida Road will be discussed. Proposed construction site is located in the E1/2, Sec. 24, T.1N., R.2E., Fairbanks Meridian. Haida Road will be extended on public roadway easement, north to the 1/4 section line and then west, on access permit land, 660 feet to property owned by the Arctic Audubon Society.

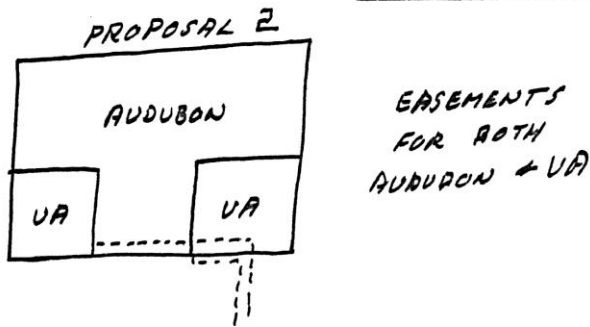
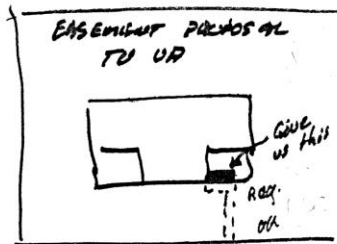
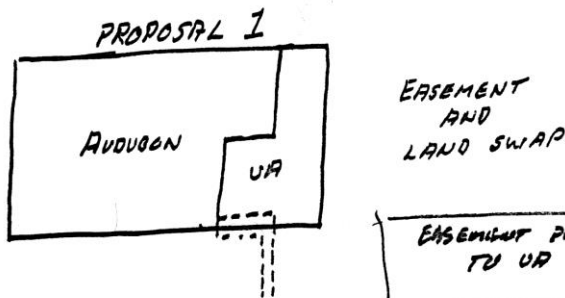
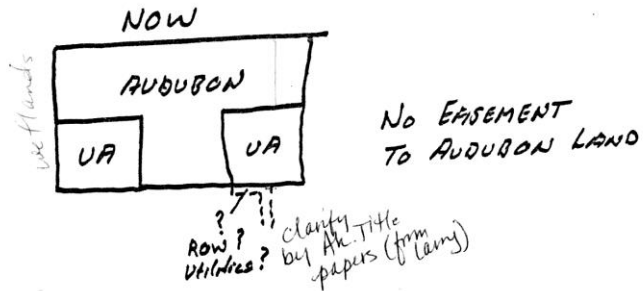
Contact Mary Fritts

**457-2915**

for more information



RESULTS OF MEETING WITH UNIV. ALASKA



4/21/87  
L. MAYO

## Access Along UAF Land

Negotiations began with the University of Alaska Land Management Department for a land swap or an easement along their 40 acres. An easement along the southern edge of the 40-acre parcel owned by UA would allow Arctic Audubon to build a road and parking area only if access was achieved along Haida Road.

None of these access ideas turned out to be workable.

Time was running out for using the legislative grant money.



# Remember the 1967 proposal for an Alaska Nature Center at Creamer's Field? Here it comes again!

Arctic Audubon did not want to return the Alaska legislative grant of \$30,000 to the State. Instead, the grant was renegotiated in 1988 to use the money for developing a nature education center at the Farmhouse Visitor Center at Creamer's Field Migratory Waterfowl Refuge. The historic Farmhouse was being renovated by the Alaska Craftsman Home Program to be used as a Visitor Center.



Larry Mayo explained the plan in a letter to Representative Mike Davis dated July 3, 1988 :

“Not to be undone by lack of ready access, members of the Arctic Audubon Society have a continuing interest in Nature Education to help others develop a growing appreciation of the ecosystem in which we live. Therefore, we are working to devote these energies for the next few years at the Creamer’s Field Wildlife Refuge, and that is beginning to take shape at this time... Thus, our Nature Education program that was to have developed at a privately-owned Nature Center, hopefully will take place initially at the Creamer’s Field Wildlife Refuge, and later may be transferred to our own land when access becomes possible.”

ARCTIC AUDUBON SOCIETY

P.O. BOX 82098  
COLLEGE, ALASKA 99708

ARCTIC AUDUBON/RIEDEL NATURE CENTER  
July 3, 1988

Mike Davis, Representative  
Alaska State Legislature  
542 4th Ave., Suite C  
Fairbanks, AK



Dear Mike,

The Arctic Audubon/Riedel Nature Center project has not obtained easement into the 160 acres of land donated by Elonore Riedel. We have worked on this for several years. Local roads do not have public access easements and local land owners do not want to see any increased use of their quiet little roads. At first we attempted to purchase land adjacent to the Audubon property to provide access, but did not raise enough money to accomplish that. Then we attempted to negotiate a right of way with the Riedels. Finally we proposed to use an easement at Haida Road that appeared to us, the State Dept. of Community and Regional Affairs, and the Fairbanks North Star Borough to be a public easement, but that became hotly contested by neighbors who invented wholly unrealistic visions of heavy traffic, accidents, vandalism, snow machine trails, wild parties, etc. that could be produced by the Audubon/Riedel Nature Center. Most recently, we hired a lawyer to study the entire situation and he did not discover any overlooked means of access. During this process, we have obtained extensions for the Legislative grant to us that you introduced.

No land owner between Chena Hot Springs Road and our property is willing to sell us an easement to a Nature Center facility. Several legal easements to the land are available along section lines, but they are all up and down slopes too steep for a road, across bad permafrost swamps, or are much too long for us to afford the road construction costs. The Alaska Constitution provides for individuals who need an easement to utilize the resources of owned land when no other option is available. However, this has not been tested in court, would be very expensive to pursue, and would undoubtedly antagonize neighboring land owners. Therefore, we have decided to simply wait for further development of easements in that area, and then we will pursue developing the 160 acres land for nature education purposes at a later date.

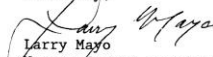
The purpose of a Nature Center is to educate people about natural processes so that they can continue to observe them for themselves. Not to be undone by lack of ready access, members of the Arctic Audubon Society have a continuing interest in Nature Education to help others develop a growing appreciation of the ecosystem in which we live. Therefore, we are working to devote these energies for the next few years at the Creamer's

1

produce only limited results immediately.

Please let us know if you believe reappropriation is necessary, if you would be willing to introduce it, and if you need more information to fine-tune the required legislation. You may call me at work at 479-5673 or at home at 479-2954 after July 15.

Sincerely,

  
Larry Mayo  
Nature Center Committee

cc: Pauline Valha  
Dept. of Regional and Community Affairs, Anchorage


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A proposal to amend the \$30K legislative grant was submitted to the Grants Administration Section of the Department of Community Regional Affairs February 3, 1991. A grant amendment was issued March 15, 1991, allowing the legislative funds plus interest to be used for a Nature Center at Creamer's Field with work to be completed by June 30, 1994.



### Grant Agreement - Amendment

State of Alaska  
Department of Community and Regional Affairs  
Division of Administrative Services

Project Title <b>Audubon Nature Center</b>	Grant Agreement Number LG 85-55-16
Grantee Name <b>Arctic Audubon Society</b>	Effective Date of Amendment March 15, 1991

Amendment # 3 to the Grant Agreement

Effective the date shown above, this grant is hereby amended as follows:

The Arctic Audubon Society has requested an amendment to their Riedel Nature Center Acquisition Grant (LG 86-55-16). As the Grantee was unable to secure an easement allowing for the opening of the Riedel Center a legislative request for change in the language allowing for a broader scope of service was requested and approved. This change was authorized by the Legislature in Chapter 117, SLA 1989, Page 24, Line 27. The original language of "Arctic Audubon Society Riedel Nature Center Acquisition" was amended to read and shall henceforth be regarded as "Audubon Nature Center".

Due to this change in language the entire Scope of Service, Project Budget, Budget Narrative and Reporting Requirements located in Attachment B, Pages 1, 2 shall be replaced with the amended language to be found in in attachments 1 & 2 of this document. The Method of Payment, Attachment C, will include a supplemental which is attachment 3 of this document.

To further enable the Arctic Audubon Society to complete this project a time extension has also been requested and upon execution of this grant amendment Page I., Section III shall be amended to read:

The work performed under the Grant Agreement shall begin July 1, 1985 and shall be completed no later than June 30, 1994.

Signature <i>Larry Mayo</i>	Signature <i>Remond Henderson</i>
Printed Name and Title Larry Mayo, Chairman	Printed Name and Title Remond Henderson, Director, DAS
Date May 20, 1991	Date May 30, 1991

This agreement takes effect upon signature by the Department Page 1 of 6

**ATTACHMENT B — SCOPE OF WORK** Page 2 of 6

PROJECT DESCRIPTION - Amended

The purpose of this legislative grant in the amount of \$30,000.00 (pursuant to the provisions of AS 37.05.316 and SLA 1985, Chapter 96, Page 23, Line 15, as amended in Chapter 117, SLA 1989, Page 24, Line 27) is to provide funding to the Arctic Audubon Society for a Audubon Nature Center. The Center shall be established at Creamers Fields utilizing a renovated farmhouse which is the property of the Department of Fish and Game. Written permission from the Department of Fish and game authorizing use of this property is attached as Appendix C.

The maximum amount of funding provided under this grant shall be \$30,000.00. Funding through this grant shall be available for the fiscal year period ending June 30, 1994.

PROJECT BUDGET - Amended

BUDGET CATEGORY	GRANT SOURCE	TOTAL
Wages & Fringe	\$ 9,700.00	\$ 9,700.00
Contractual	5,700.00	5,700.00
Equipment Purchase	11,696.30	11,696.30
Material & Supplies	903.70	903.70
Publications	2,000.00	2,000.00
<b>TOTAL</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
Estimated Interest	7,503.70	7,503.70
<b>Estimated TOTAL</b>	<b>\$37,503.70</b>	<b>\$37,503.70</b>

BUDGET NARRATIVE - Amended

**Wages & Fringe** - Grant funds shall be used to pay salary for final renovation work on farmhouse and for signs and trail guides.

**Contractual** - Grant funds shall be used for the construction of an outdoor waterfowl display shelter, an ecosystem map display, and a climate-geology display.

**Equipment Purchase** - Grant funds shall be used for the purchase of items such as desks, benches, shelves, binocular microscopes, binoculars, viewing scopes, etc.

**Materials & Supplies** - Grant funds shall be used for informational lab supplies such as videos, pamphlets, books, maps, etc.

**Publications** - Grant funds shall be used for informational publications to be sold as a method to raise funds for further reprinting.

**Estimated Interest** - All interest earned, from grant funds during the life of this grant, shall be used towards Equipment Purchase on a separate line item. (See Payment Method, Attachment C).



## It's A Cooperative Effort!

In Fall 1992, Arctic Audubon signed a cooperative agreement with US Fish and Wildlife Service, Alaska Department of Fish and Game, Ducks Unlimited Inc, North Star Flying Lions, and Friends of Creamer's Field. The agreement covered two inter-related projects which were merged for contract administration to reduce overhead costs. The projects:

- Develop interpretive exhibits for the Farmhouse Visitor Center
- Construct new nature trails and a teaching platform, repair the existing trail (including boardwalks), and develop/install trailside exhibits.

### Enhancing the Enjoyment of Creamer's Refuge

**Challenge/Cost Share Agreement**  
 between the  
 U.S. Fish and Wildlife Service  
 and  
 Alaska Department of Fish and Game  
 (Creamer's Field Migratory Waterfowl Refuge)  
 Ducks Unlimited, Inc.  
 Arctic Audubon Society  
 Friends of Creamer's Field  
 North Star Flying Lions

#### **Purpose**

This Challenge/Cost Share Agreement (Agreement) is made by and between the U.S. Fish and Wildlife Service (Service), the Alaska Department of Fish and Game (Department), Ducks Unlimited, Inc. (DU), Arctic Audubon Society (Audubon), Friends of Creamer's Field (Friends), and North Star Flying Lions (Lions) to facilitate the design and construction of nature trails and interpretive exhibits to increase public outreach, appreciation, and enjoyment of the Creamer's Field Migratory Waterfowl Refuge (Refuge).

Specifically, this Agreement defines the roles, responsibilities and commitments of the Service, the Department, and other cooperators and establishes a formal mechanism for funding and administration of the following Refuge projects:

1. Develop interpretive exhibits for the historic farmhouse/visitor center at the Refuge.
2. Construct new nature trails and a teaching platform, repair the existing trail (including boardwalks) and develop/install trailside exhibits.

#### **Authority**

This Agreement is entered into under the authority of 16 USC 661, 16 USC 742f(a)(4) and (c), Section 1105 of the "Take Pride in America Act" (H.R. 2570-34), 41 USC 252(c)(3), the

## In this cooperative project, Arctic Audubon Society agreed to:

1. Provide volunteer assistance to develop, construct and otherwise implement the projects.
2. Provide funding as specified in this Agreement for the purchase of necessary equipment, supplies and services.
3. Provide volunteer and financial information to the Department for interim progress and final completion reports.

The project was successful, and the grant was closed out with the State on August 3, 1995.

The Department agrees to:

1. Take the lead to provide technical expertise and advice and develop and implement all project requirements, specifications and contracts.
2. Work with the Service at each stage of the process to draft, review and/or approve project designs, text, graphics and layouts.
3. Provide funding and staff as specified in this Agreement to purchase necessary equipment, supplies and services and complete identified tasks.
4. Work with other interested agencies and groups to obtain additional project support, information and expertise.
5. Obtain any necessary project approvals or permits from other state or federal agencies.
6. Coordinate and prepare interim progress and final completion reports summarizing the status of the projects, including cumulative expenditures.

Ducks Unlimited, Inc. agrees to:

1. Provide funding as specified in this Agreement for the purchase of necessary equipment, supplies and services.
2. Provide financial information to the Department for interim progress and final completion reports.



Audubon agrees to:

1. Provide volunteer assistance to develop, construct and otherwise implement the projects.
2. Provide funding as specified in this Agreement for the purchase of necessary equipment, supplies and services.
3. Provide volunteer and financial information to the Department for interim progress and final completion reports.



The Arctic Audubon Society Board may have been a bit weary at this point. For the next 20 years or so, the Audubon Riedel Nature Reserve remained unchanged. Arctic Audubon hosted occasional field trips to walk the trails, and neighbors enjoyed the natural landscape.

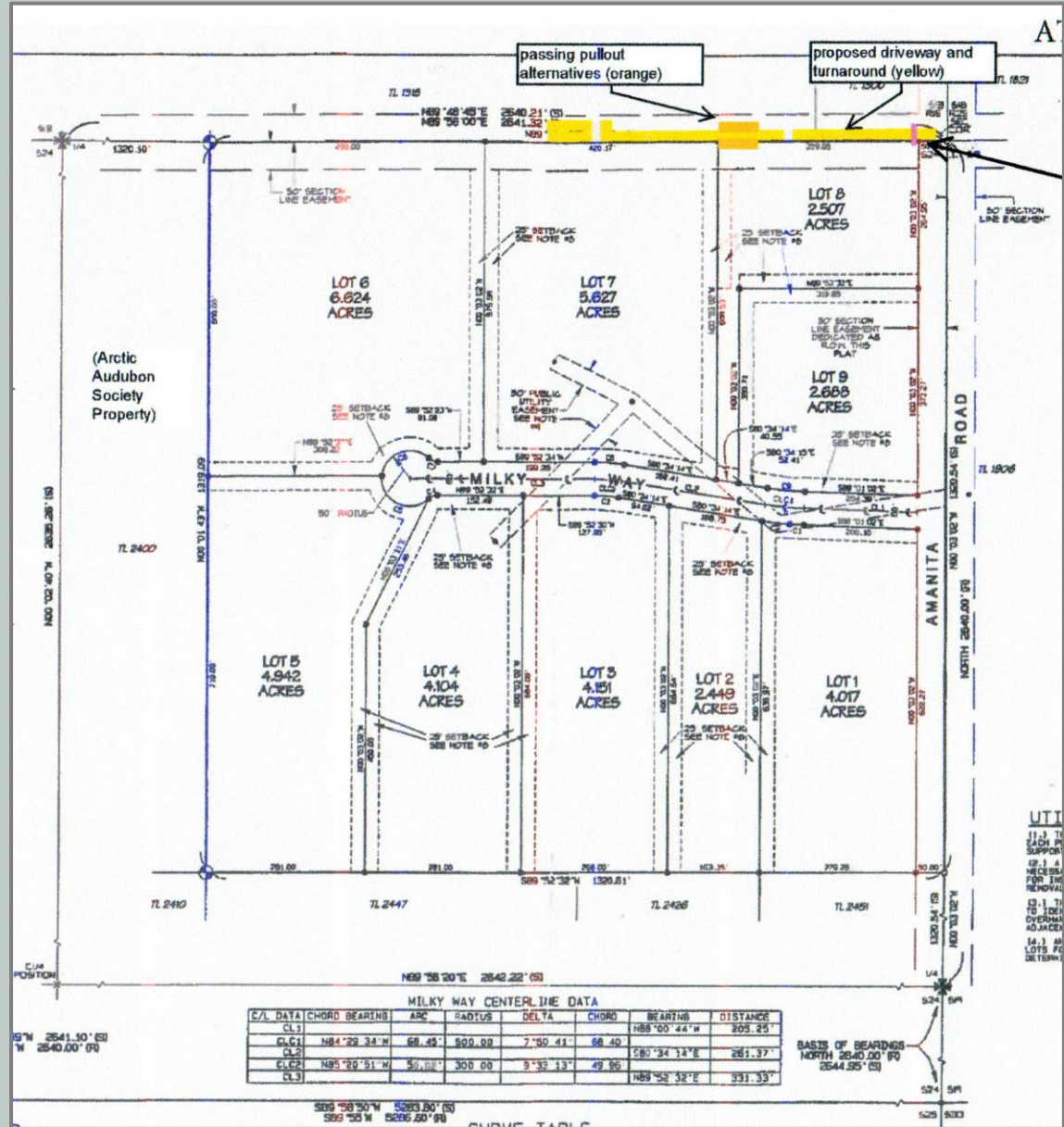





# Driveway Access Along Section Line Proposed

In 2016, a neighbor on the east side of the Reserve urged Arctic Audubon to attempt access from Amanita Road along the section line easement (between sections 13 and 24) on the north edge of the Nature Reserve and of his property (lot 6 on the diagram).

Due to the steep terrain, the driveway would not extend all the way to the Audubon property. A trail would connect the parking area to the Audubon Riedel Nature Reserve.



On 5-23-2017, Arctic Audubon was granted a permit from the Department of Natural Resources “to construct an approximately 750-foot driveway, including a turnaround area and passing pullout within a State-managed section line easement.” Bids were solicited from three contractors.

 THE STATE  
of ALASKA  
GOVERNOR BILL WALKER

Department of Natural Resources  
DIVISION OF MINING, LAND & WATER  
Northern Regional Land Office

3700 Airport Way  
Fairbanks, Alaska 99709-4499  
Main: 907.451.2740  
TDD: 907.451.2770  
Fax: 907.451.2751

May 19, 2017

ADL 420795

Arctic Audubon Society  
Attn: Mary Zalar  
P.O. Box 82098  
Fairbanks, AK 99708

RE: Approval to Develop a Section Line Easement for Access Purposes

Ms. Zalar:

The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Northern Regional Land Office (NRO) has received your request for approval to construct a 750-foot long driveway, including a turnaround area and passing pullout within a State-managed section line easement (SLE). DNR-DMLW agrees with your conclusion that SLEs exist in the following location(s) and width configuration(s):

Legal Description/Width:

The south 50 feet of the SE ¼ SE ¼ of Section 13 and the north 50 feet of the NE ¼ NE ¼ of Section 24, Township 1 North, Range 1 East, Fairbanks Meridian

Alaska Statute 19.10.010 provides for the appropriate development of a SLE for access purposes. DNR-DMLW concurs that your proposal is consistent with the purpose for which the easement was created, and approves your request via this letter, subject to the following conditions:

1. Development shall be substantially as described in your application submitted January 19, 2017, and as shown on Attachment A. As proposed, please stack trees greater than 4" dbh for disposition by underlying landowner.
2. An adequately sized culvert shall be installed at the approach to Amanita Road unless a written waiver of this requirement is obtained from DNR-DMLW.
3. Upon project completion, notify DNR-DMLW at [robert.sackinger@alaska.gov](mailto:robert.sackinger@alaska.gov) that the project has been completed and provide photographs of the completed project showing the principal installed features. Provide copies of the notification and photographs to the Fairbanks North Star Borough at [land@fnbsb.us](mailto:land@fnbsb.us).

Additionally, NRO does not object to the incidental construction of access related improvements across additional section line easements as described by your request.

Before you proceed, you must:

- Accurately locate the boundaries of the SLE with a surveyor;

- Contact all other land owners on that portion of the SLE you intend to develop;
- Secure all other required local, state and/or federal authorizations.

Site preparation and development work such as clearing must be performed in a reasonable manner that is commensurate with the scope of your project. Any materials such as trees that are disturbed in the course of development are the property of the underlying land owner and should be handled according to the land owner's instructions.

Locate the road within the limits of the section line easement and substantially as described in your application. Landowner permission must be secured prior to deviating beyond the boundaries of the section line easement.


Public access along the section line easement may not be blocked through physical obstruction, signage, or other means, including by alterations to the topography of the easement that will obstruct additional use of the easement.

It is your responsibility to protect all corner markers, witness corners, reference monuments, mining claim posts, bearing trees and other monuments of record against damage, destruction, or obliteration. You are required to notify this office of any damaged, destroyed, or obliterated markers and will be responsible for reestablishing the markers at your own expense in accordance with DMLW survey practices.

This letter authorizes development of a SLE for transportation purposes only and does not constitute authorization for placement of utilities or other improvements within SLEs.

This authorization is valid for a period of 2 years from the date of signature below, but may be extended or renewed following additional written authorization from NRO. The administrative record for this authorization is the case file for ADL 420795. Questions concerning this letter may be directed to Bruce Sackinger via email to [robert.sackinger@alaska.gov](mailto:robert.sackinger@alaska.gov), or via phone at (907) 451-2720.

Sincerely,

  
Bruce Sackinger, Natural Resource Specialist  
DNR Division of Mining, Land and Water

5/23/17  
Date



## Area Landowners Notified

Arctic Audubon sent a letter dated April 30, 2017 to ~120 property owners on or near Amanita Road to inform them of our plan for road construction in the summer. The public meeting was well-attended and brought forth both ideas and concerns.

The Arctic Audubon Board of Directors once again altered plans as a result of the public meeting. At their 5-16-2017 meeting, the board adopted a motion to “suspend the driveway building project while the board researches other options to access the Audubon Riedel Nature Reserve.”

Following the meeting, Darla Theisen joined the Arctic Audubon Society board and became Co-Chair of the Audubon Riedel Nature Reserve Committee.

## ARCTIC AUDUBON SOCIETY

P.O. Box 82098  
Fairbanks, AK 99708

[www.arcticaudubon.org](http://www.arcticaudubon.org)  
[arcticaudubon@gmail.com](mailto:arcticaudubon@gmail.com)



April 30, 2017

To Amanita Road Area Property Owners,

Since 1984, Arctic Audubon Society has owned 160 acres in your neighborhood (TL 2400, FNSB PAN 0215660). The property was donated to Arctic Audubon Society by Elonore and Charles Riedel with the stipulation that the undeveloped land is to remain in its natural state for the enjoyment of all people forever. Arctic Audubon has not had physical access to this property as there are no roads to the property.

Next summer, Arctic Audubon Society will construct a modest ~750-foot driveway from Amanita Road west along the State-managed section line easement (East/West section line within the NW4 of F001N001E24, and the SW4 of F001N001E13). Construction will be along the northern boundary of Amanita Heights Subdivision, Lots 7 and 8 and the southern boundary of property owned by the Fairbanks North Star Borough. Adjacent property owners were notified, and authorization requested from the Department of Natural Resources.

The driveway will end in a turnaround, and a narrow feeder trail for pedestrian purposes only will continue to Arctic Audubon Society's property.

Our intent is to let you know about construction that will take place sometime this summer. M&M Constructors will be doing the work for us. Comments or questions can be emailed to Arctic Audubon Society. We will also hold a public informational meeting on Monday, May 15, 5:30-7:00 pm in the small conference room at the Noel Wien Library (next to the auditorium).

Sincerely,  
Arctic Audubon Society Board of Directors





# Another Donation!

The reserve expanded again in December 2021 through an amazing heartfelt donation from the Colleen Herning estate. The land is close to the current Audubon Riedel Nature Reserve and connected by the main trail system between Chena Hot Springs, Amanita, and Esro Roads.

Colleen's family honored her vision and honored Arctic Audubon with the donation of eighty acres of her beautiful land. This gift stipulates that the undeveloped land is to remain in its natural state for the enjoyment by all people forever.





A photograph of a winter forest. The scene is dominated by a thick layer of snow covering the ground and the branches of trees. In the foreground, a large, horizontal branch is heavily laden with snow, creating a soft, undulating shape. The background shows a dense stand of evergreen trees, their needles also covered in snow. The lighting is soft, suggesting an overcast day, and the overall color palette is a mix of white, light blue, and dark green.

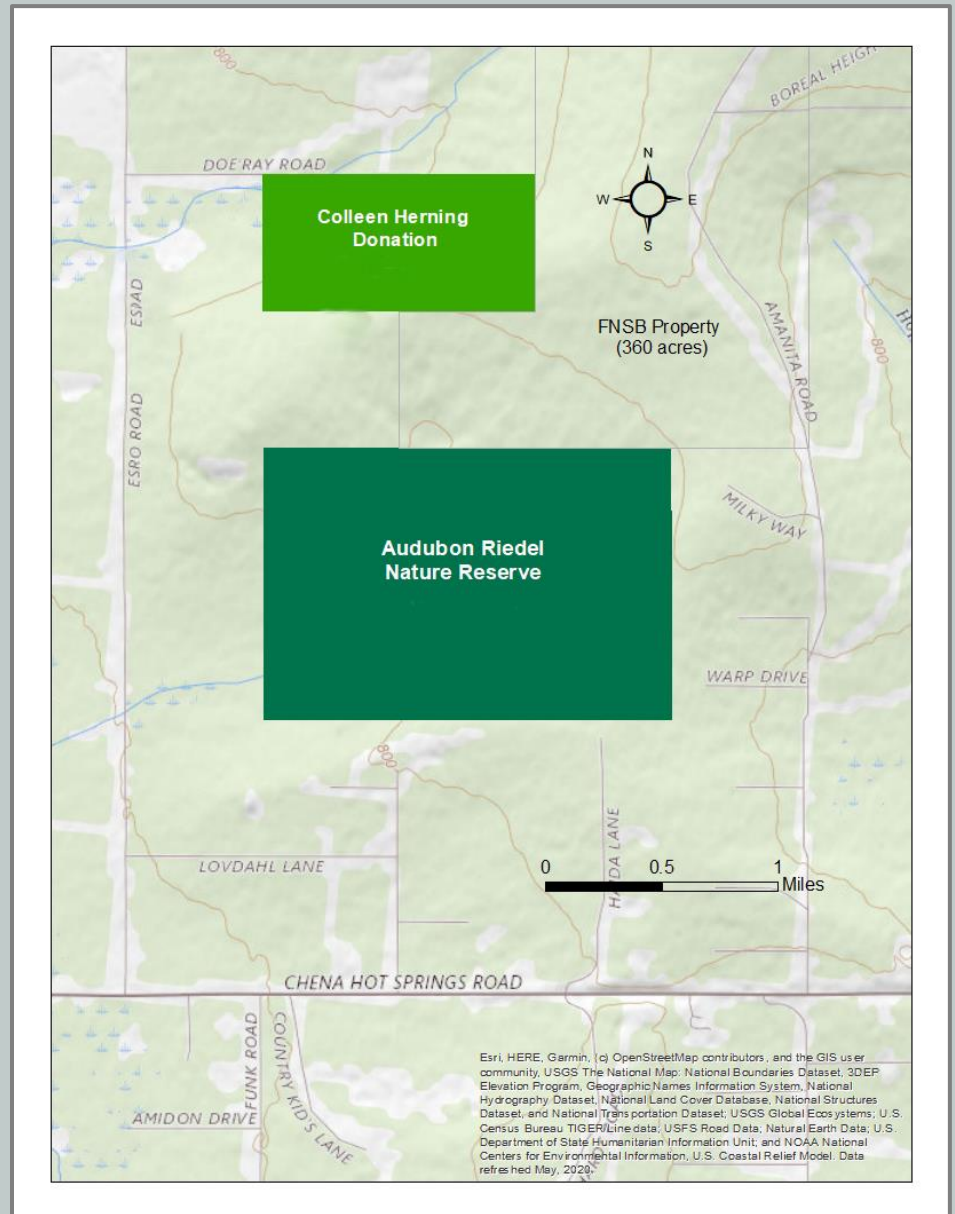
As 2024 begins, what plans, challenges, and dreams do we have for the future of the Audubon Riedel Nature Reserve?



# Achieve Physical Access with a Parking Area

Both sections of the Audubon Riedel Nature Reserve are not accessible by public roads. Easy access and a parking area has been a challenging goal since the Reserve was established in 1984.

Leasing or purchasing a portion of the FNSB property to the north of the main Reserve would allow access from Amanita Road.



# Continue Research Projects at the Reserve



Songbird Song Meter Study Relating To Wildfire Smoke





Research Aquatic Carbon Cycling in Changing Northern Environments



# Continue to Offer Field Trips

Invite people of all ages to enjoy and learn about the Audubon Riedel Nature Reserve.













# Inventory the Birds, Mammals, and Plants of the Audubon Riedel Nature Reserve









# Monitor mining exploration proposals near the Nature Reserve and partner with Save Our Domes to inform the public of potential impacts.

Gold exploration and mining to the west, north and east of Fairbanks have accelerated significantly in recent years. Unfortunately for property owners, the State of Alaska retains subsurface mineral rights for most private land and mining can happen anywhere on state land, even adjacent to established neighborhoods. Over the past 30 to 40 years residential, recreational, and business development within the Fairbanks North Star Borough have expanded greatly but state law does not necessarily protect these uses because 97% of Borough land is zoned for "General Use" where almost any use is considered acceptable.



Residential neighborhoods and gold mining are incompatible in the immediate vicinity of Fairbanks but increased exploration from mining interests is likely to result in conflicts between residents and mines.

Save Our Domes seeks to find ways to prevent or mitigate these conflicts.



*The yellow squares represent existing mining claims. The red bubbles with white "x" indicates location of the Audubon Riedel Nature Reserve to the south of the claims.*



# Celebrate and Enjoy the Audubon Riedel Nature Reserve

