

# Cape Fox corporation considers hotel

By BOB SPEED  
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A hotel and convention center larger than any that presently exists in Ketchikan is one of several commercial ventures being considered by the Cape Fox Corp. of Saxman.

The Cape Fox executive board announced Wednesday that the native corporation has contracted with a Juneau firm for an economic feasibility study "on certain commercial property in Ketchikan that we have reason to believe would be available."

The economic consulting firm of Homan-DcDowell Associates has been selected for the project.

Commercial property in the downtown area and the west end are being considered, according to Cape Fox executive vice president Frank Seymour. A

portion of that property would be used for a hotel of at least 80 rooms with meeting space and banquet facilities for small conventions.

Other developments also being considered involve space for commercial office space, retail stores and other professional establishments, Seymour said, located in the commercial areas of Ketchikan. Seymour said the smallest property under consideration is about 15,000 square feet and the largest is over 10 acres.

He said no further public announcement on the study would be made until it is completed and acted upon by the Cape Fox board, and appropriate options have been arranged. He said that process should be complete in about six months.

"Letting this contract is the first major commercial venture of the Cape Fox Corp," Seymour said. He called the proposed hotel "the one anchor that we have identified" as a probable project.

Prefacing his statement, Seymour said the corporation is still heavily involved in acquiring title to its land. He said interim conveyance could take from "one to two years, depending on circumstances we have no control over." The circumstances include lawsuits by several native corporations, including SEAlaska and Cape Fox over federal and state easement demands over native corporate land.

The federal interior department is handling conveyance of land under the Alaska Native Land Claims Settlement Act. Federal agencies for which interior acts want easements to 25 feet above mean high water level along all coastal areas, Seymour said, and along virtually every trail and logging road ever constructed. Road easements range between 25 and 100 feet on either side of roads and the state fish and game department wants 25 feet on either side of all fish streams, he said.

Cape Fox was one of the first native corporations to request interim conveyance of land when they filed in 1973. Interim conveyance gives all rights of title while the land is being surveyed. Seymour said surveying is a process that could take 30 years.

As long as interim conveyance is held up, he said, so will state land claims by the

Ketchikan Gateway borough be held up.

The Cape Fox Corp. selected 23,040 acres of land, according to Eugene Trout, Cape Fox board chairman, of which about

20,000 acres is prime timber land. He estimated the area to contain 500 million board feet of timber. The claim ranges roughly from west of George Inlet to Carroll Inlet.