



**KOTZEBUE PLANNING COMMISSION
RESOLUTION 2024-12**

A RESOLUTION OF THE CITY OF KOTZEBUE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF KOTZEBUE THE TEMPORARY UTILIZATION OF THE GRAIN CAPITAL CORPORATION BUILDING, ALSO REFERRED TO AS THE "CAIN" BUILDING, AS A SEASONAL STORAGE FACILITY FOR THE CITY OF KOTZEBUE PUBLIC WORKS DEPARTMENT HEAVY EQUIPMENT UNTIL JUNE 2025.

WHEREAS, the real property and building located at Lot 9, Block 18, USS 2863, Kotzebue Townsite, was purchased from the Grain Capital Corporation on November 9, 2023, for the amount of five hundred and ninety-five thousand dollars (\$595,000.00), as set forth in Exhibit "A" (Grain Capital Corp. Sales Agreement), without a predetermined use approved;

WHEREAS, the Kotzebue Municipal Code in KMC Chapter 17.36.090(D), Planning Commission: Powers and Duties, Exhibit "B" sets forth the process for building use designation of any public building or land within the City;

WHEREAS, the Planning Commission has extensively evaluated and considered multiple potential uses for the CAIN Building over several Planning Commission meetings, carefully weighing various possibilities and their feasibility given current circumstances;

WHEREAS, after thorough deliberation, the Planning Commission has come to an agreement that, as of this moment, the building should be temporarily utilized as a storage facility for heavy equipment due to a current lack of funding and available resources for alternative uses, as well as the constraints of the winter season that prevent construction work or significant renovation efforts;

WHEREAS, the Planning Commission finds that the most practical and beneficial use for the CAIN Building is as a temporary storage facility for the City of Kotzebue Public Works Department's heavy equipment, a significant and currently unmet need for the department;

WHEREAS, correspondence from the Parks and Recreation Advisory Committee (PRAC) highlighted that the CAIN Building does not offer sufficient space to effectively serve as a recreation center. The PRAC evaluated various recreational possibilities for the building but ultimately determined that its size and structure would not meet the community’s recreational needs;

WHEREAS, the City of Kotzebue Planning Director confirms both the limited suitability of the building for recreation and the lack of available funding to renovate or repurpose it for such use at this time;

WHEREAS, no additional funding is required for the CAIN Building to be utilized as a storage facility, as the building is suitable in its existing condition for this purpose;

WHEREAS, the City of Kotzebue Planning Director confirms that this building use would have no significant negative effect on traffic or utilities;

WHEREAS, the building currently has no designated purpose or active use within the City, and utilizing the CAIN Building as a temporary heavy equipment storage facility would provide an immediate, practical function for this City-owned property, supporting the operational needs of the Public Works Department;

WHEREAS, the Planning Commission approves this use only for a six-month seasonal storage for Public Works use during the 2024-2025 winter season until June 2025, subject to review during the May 2025 Planning Commission meeting to determine further use of the storage facility;

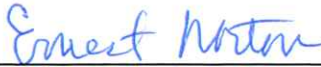
WHEREAS, it is now the responsibility of the City Council to either accept or deny the Planning Commission's recommendation for the building’s temporary use as a seasonal storage facility for heavy equipment. Should the Council approve, the building will be designated for this purpose immediately. If denied, the Planning Commission will reconvene at the next regular monthly meeting to discuss further options for the building’s utilization.

NOW THEREFORE BE IT RESOLVED: The Kotzebue Planning Commission recommends to the City Council of the City of Kotzebue the temporary utilization of the Grain Capital Corporation Building, also known as the “CAIN” Building, as a seasonal storage facility for the heavy equipment of the City of Kotzebue Public Works Department until June 2025. This use shall be subject to review during the May 2025 Planning Commission meeting to determine its continued or alternative utilization.

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PASSED AND APPROVED by the Kotzebue Planning Commission on this 18th day of November, 2024.

**CITY OF KOTZEBUE
Planning Commission**



Ernest Norton, Chairman

ATTEST:



Samuel Camp, Planning Director