



March 4, 2025

City of Nome

Attn: Dan Grimmer, Interim City Manager & Nome Common Council

PO Box 281

Nome, AK 99762

Via email: DGrimmer@nomealaska.org

Dear Mr. Grimmer and Members of the Nome Common Council,

On September 23, 2024, NSHC made an offer on city-owned vacant lots to the east of the NSHC Campus/QCC facility. That detailed offer is included as an attachment with this letter. Thank you for discussing this proposal and asking for additional information. First of all, NSHC is not interested in a long-term land lease. NSHC is interested in purchasing property. This letter clarifies NSHC's intended use of the property.

As stated prior, NSHC needs to set aside vacant land to satisfy conservation easements as required by the *U.S. Army Corp of Engineers*, anytime it proposes to build on its currently owned vacant land. On its current vacant land to the west of the Norton Sound Regional Hospital, NSHC is building four 20-plex apartment buildings. These lots have been filled and vertical construction begins this June 2025. Additionally, NSHC plans to build another four 20-plex apartment buildings on this filled land in the future.

In addition to this, NSHC is reconsidering the location of its daycare center project, currently proposed to be constructed in the middle of the Wellness and Training Center and the Plant Operations Building. Due to NSHC's expansion, this lot is filled with heavy equipment and other maintenance vehicles. It also serves as an additional employee parking lot. The new proposed site is behind the hospital and a road will need to be designed to access the building.

Now that NSHC is operating the community ground ambulance, the need for more garage space has been identified, preferably in close proximity to the Emergency Room. NSHC tentatively plans to expand behind the hospital in the future with enough heated garage space to house the ambulances. All of these future plans will require NSHC to set aside vacant land.

NSHC has no immediate plans to build on the city-owned lots of interest during the next five years. These lots are NSHC's preferred choice due to location. As you are aware, NSHC has pledged funding toward the cost of the lift station that will be constructed for the King Island Native Community/Village of Solomon subdivision. This new subdivision will provide housing for seven new homes for tribal members in Nome, a community center, and a meat processing

plant with additional housing attached. It will also allow for the development of other lots for the community of Nome. This lift station will benefit NSHC as well for future growth. NSHC would like to purchase lots that this lift station will serve.

In addition to this, NSHC's QCC expansion project required additional infrastructure upgrades for water and sewer purposes, which NSHC is paying for. This upgrade project also benefits all the unserved lots east of N Street.

During the summer of 2025, water and sewer infrastructure upgrades will commence on Division Street; NSHC is paying for these upgrades as well.

If the City of Nome is against selling its property to NSHC, please communicate your final decision and NSHC will pursue other land options that are available.

In summary, by accepting NSHC's proposal, the City of Nome will benefit by:

- 1) Proceeds from the sale of the land
- 2) Annual tax collection on this vacant land as appropriately assessed in comparison to other vacant land
- 3) Increased housing inventory for the community of Nome
- 4) Increased day care options for the community of Nome

Thank you for considering this purchase proposal and we look forward to hearing back with your final decision. I may be reached by email at agorn@nshcorp.org.

Sincerely,

A handwritten signature in black ink that reads "Angie Gorn". The signature is written in a cursive, flowing style.

Angie Gorn, CEO