



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

NORTHERN REGION
Design & Engineering Services
Right of Way

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CERTIFIED MAIL #7016 0340 0000 0223 6532

September 16, 2022

Bryant Hammond
City of Nome
PO Box 281
Nome, AK 99762

Re: Nome Port Road Reconstruction
Z621230000

Parcels E-1A&B, E-2A&B, E-5A&B, E-6, E-9, E-10, E-11, E-16, TCP-1A&B, TCP-2B&C, TCP-5A&B, TCP-6A&B, TCP-11, TCP-12, TCP-14ABC&D, TCP-15A&B, TCP-17AB&C, TCP-19 & TCP-21

Dear Mr. Hammond:

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) is preparing a project to reconstruct Port Road in Nome. This reconstruction would improve substandard traffic flows in support of a larger reconstruction of the Port of Nome.

Construction of this project requires the purchase of easement interests from the City of Nome by DOT&PF in order to accommodate the reconstruction of the roadway. Please see the enclosed consolidated easement document for descriptions of the individual easements.

The right of way easements have been examined by a qualified third party appraiser who has considered all of the elements that contribute to the fair market value of the interests. The fair market value for all easement interests to be acquired has been determined to be a total of **\$197,700**. Copies of the appraisals are enclosed for your reference.

If you believe the market value determination does not accurately represent the value of the interests as if they were available on the open market and/or require additional conditions in order to reach an agreement you are welcome to submit a counter offer in response with documented support for your claims. Approval of any counter offer is subject to a review by the DOT&PF Right of Way Chief.

Also enclosed is a temporary construction permit (TCP) consisting of multiple locations within City of Nome property. Please see the enclosed consolidated permit for location descriptions of the individual permits. The purpose of this permit is to allow the DOT&PF contractor access to the specified portions of

"Keep Alaska Moving through service and infrastructure."

City of Nome property to grade existing driveway approaches to match the new roadway. This permit is considered to be mutually beneficial, voluntary, and revocable at will so there is no compensation included in exchange for it. If you choose not to sign the permit the project work will be limited to the existing right of way and may result in a lesser, but functional product.

All documents necessary to complete the purchase are enclosed. A Federal Highways Administration (FHWA) brochure is also enclosed to provide additional information about right of way acquisition procedures.

I've also enclosed copies of the Right of Way Map and Current Project Plan Set for your reference.

Finally, I would like to note that prior to executing any documents **I will need to have documented authority for the signatory to convey this real estate on behalf of the City of Nome**, for example, a copy of a city resolution or ordinance approving the conveyance.

I would be happy to provide digital copies of any enclosed documents upon request after this package has been confirmed to be received. I look forward to hearing from you. I can be reached at daniel.pistor@alaska.gov or 907-451-5434.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Pistor', with a long horizontal flourish extending to the right.

Daniel Pistor
Right of Way Agent III

Enclosure

Appraisal Parcels E-1A&B, E-9, E-10, E-11 & E-16

Appraisal Parcels E-2A&B

Appraisal Parcels E-5A&B

Appraisal Parcel E-6

Consolidated Right of Way Easement (E-1A&B, E-2A&B, E-5A&B, E-6, E-9, E-10, E-11 & E-16)

Consolidated Temporary Construction Permit (TCP-1A&B, TCP-2B&C, TCP-5A&B, TCP-6A&B, TCP-11, TCP-12, TCP-14ABC&D, TCP-15A&B, TCP-17AB&C, TCP-19 & TCP-21)

Right of Way Map

Current Project Plan Set

Memorandum of Agreement

Purchase Voucher

W-9

Brochure