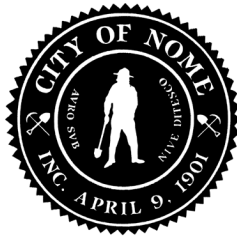


Mayor
John K. Handeland
City Manager
Lee Smith
City Clerk
Dan Grimmer



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
Adam Lust

**NOME PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY SEPTEMBER 2, 2025 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ■ P.O. Box 281 . Nome, Alaska 99762 . Phone (907) 443-6663 . Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. July 11, 2025 Nome Planning Commission Meeting Minutes,

HISTORIC PRESERVATION COMMISSION ACTIVITIES

COMMUNICATIONS

- A. USACE Award of Construction Contract for a Portion of the Port of Nome Modification Project,

CITIZENS' COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

- A. An Application for Conditional Use Permit by Bering Straits Regional Housing Authority
(PUBLIC HEARING),
a. Aug. 28, 2025 Letter from adjacent property owner M.Kelso re: BSRHA CU Permit,

STAFF REPORTS

COMMISSIONERS' COMMENTS

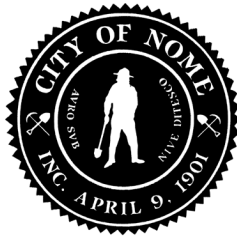
SCHEDULE OF NEXT MEETING

ADJOURNMENT

Mayor
John K. Handeland

City Manager
Lee Smith

City Clerk
Dan Grimmer



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
Adam Lust

**NOME PLANNING COMMISSION
MEETING MINUTES
Friday, July 11, 2025 at 6:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ■ P.O. Box 281 . Nome, Alaska 99762 . Phone (907) 443-6663 . Fax (907) 443-5345

ROLL CALL

Members Present: C.Hughes; C.Lust (Zoom); C.Ford (Zoom); C. Odden; C. Smith
Members Absent: C. Piscoya
Also Present: Dan Grimmer, City Clerk; Erin Reinders, City Planner; Anna Lionas, Nome
Nugget Newspaper; Ben Townsend, KNOM; Erik Noet, Walter Rose

APPROVAL OF AGENDA

A motion to approve the agenda was made by C.Smith and seconded by C.Odden.

At Roll Call:

Aye: C.Hughes; C.Odden; C.Smith; C.Lust; C.Ford

Nay:

Abstain:

THE MOTION CARRIED

APPROVAL OF MINUTES

- A. May 13, 2025 Nome Planning Commission Meeting Minutes,
- B. June 3, 2025 Nome Planning Commission Meeting Minutes,

A motion to approve both sets of minutes together was made by C.Odden and seconded by C.Smith.

At Roll Call:

Aye: C.Hughes; C.Odden; C.Smith; C.Lust; C.Ford

Nay:

Abstain:

THE MOTION CARRIED

HISTORIC PRESERVATION COMMISSION ACTIVITIES-None

COMMUNICATIONS-None

CITIZENS' COMMENTS-None

UNFINISHED BUSINESS

- A. Findings of Fact and Conclusions of Law re: An Appeal by Joe Burnham to the Nome Planning Commission Regarding City of Nome Zoning Enforcement Order,

A motion to approve the findings of facts and conclusions of law was made by C.Smith and seconded by C.Odden.

At Roll Call:

Aye: C.Hughes; C.Odden; C.Smith; C.Lust; C.Ford

Nay:

Abstain:

THE MOTION CARRIED

NEW BUSINESS

- A. An Application for Conditional Use Permit by Bering Straits Regional Housing Authority (PUBLIC HEARING),

The Planning Commission recessed into Public Hearing at 06:16PM

Discussion: Walter Rose from Bering Straits Regional Housing Authority gave an update on the extent of the project being considered.

During the discussion C.Smith stated that the plans for the plot should be considered as a subarea plan. There was discussion about whether or not rezoning should happen instead of considering Conditional Use permits on a case to case basis. The intent of use for this Permit does follow the Nome Comprehensive Plan.

The Planning Commission came out of recess at 06:27PM

There was no further discussion.

A motion to approve the Conditional Use Permit was made by C.Smith and seconded by C.Lust.

At Roll Call:

Aye: C.Hughes; C.Odden; C.Smith; C.Lust;

Nay:

Abstain:

THE MOTION CARRIED

STAFF REPORTS-None

COMMISSIONERS' COMMENTS

- C.Lust-None
- C.Odden- None
- C.Smith- Enjoyed the lively comments.
- C.Hughes- Glad to see more housing in Nome.

SCHEDULE OF NEXT MEETING

Next Meeting is scheduled for August 5th, 2025 at 7:00PM

ADJOURNMENT

APPROVED and **SIGNED** this 2nd day of September, 2025.

KENNETH HUGHES III
Chairman

ATTEST:

DAN GRIMMER
City Clerk



NEWS RELEASE

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG®

For Immediate Release:
August 15, 2025
Release No. 25-004

Contact:
John Budnik, 907-753-2615
John.P.Budnik@usace.army.mil

USACE awards construction contract for portion of Port of Nome Modification Project

JOINT BASE ELMENDORF-RICHARDSON – Today, the U.S. Army Corps of Engineers – Alaska District awarded a construction contract for the first portion of the Port of Nome Modification Project in Nome, Alaska.

Kiewit Infrastructure West Co. of Vancouver, Washington, will construct Phase 1A of the Port of Nome Modification project. Funded by the Infrastructure Investment and Jobs Act, formerly known as the Bipartisan Infrastructure Law, this construction contract award is valued at about \$399.4 million.

“A robust and efficient transportation hub at Nome is foundational to the long-term viability of surrounding communities in the region,” said Col. Jeffrey Palazzini, commander of the U.S. Army Corps of Engineers – Alaska District. “We are committed to assisting the City of Nome by providing a reliable solution that improves the port’s navigation efficiency.”

Phase 1A is the first of four phases of the required construction to build the Port of Nome project. The first phase of the project will construct a 1,200-foot causeway extension with about 600 feet of dock face. Following this portion of the project, the Phase 2 dredging of the deep and outer basins up to minus 40 feet is next scheduled for construction. The City of Nome is the non-federal sponsor for this project.

The entirety of the harbor expansion project aims to provide larger vessels with improved access to Nome’s existing harbor and creating a new deep-water basin at a depth of minus 40 feet. Dredging is required to deepen and maintain both basins and associated navigation channels. Currently, ship transportation is limited by existing depths in the outer basin of minus 22 feet. This depth is inadequate to safely accommodate vessels of drafts greater than about 18 feet.

The new port project will serve research and public safety purposes as well as an important pivot point for the nation’s military presence above the Arctic Circle. The Port of Nome is a regional hub located on the Seward Peninsula and adjacent to Norton Sound, which is centrally located along the western coast of Alaska. Nome has no access to major road systems and is approximately 545 miles northwest of Anchorage.

USACE’s history in Nome dates to the construction of the original harbor in 1917.

###

U.S. ARMY CORPS OF ENGINEERS – ALASKA DISTRICT

P.O. Box 6898, Joint Base Elmendorf-Richardson, AK 99506-0898

<http://www.poa.usace.army.mil> ♦ <http://www.facebook.com/AlaskaCorps>
<http://www.flickr.com/AlaskaCorps> ♦ <http://www.youtube.com/AlaskaCorps>

RECEIVED

AUG 07 2025

CITY OF NOME
CLERKS DEPARTMENT

City of Nome, Alaska
Application for Conditional
Use Permit

DATE: 8/1/2025

PERMIT NO. CU 25-02

The undersigned hereby applies to the City of Nome for approval of the following conditional use permit to the land as follows as per [NCO Title 18, Chapter 120](#).

Property Owner: Bering Straits Regional Housing Authority

Phone #: (907)443-8612

Property Address: Just north of Icy View on the right side of the road

Mailing Address: P.O. Box 995, Nome, AK, 99762

A 2.6 acre lot of the Rube Placer Mining Claim all lying and being in U.S. Mineral Survey NO. 1898; Records of the Nome Recording District, Second Judicial District, State of Alaska (see Exhibit 8: Proof of Ownership)

Legal Description: Tax ID/Lot # 192.1.662

Plat # 1942 July 21 U.S. Mineral Survey 1898 Rube Placer

CURRENT ZONE DESIGNATION: (Mark appropriate box)

Residential

Industrial

General Use

Commercial

X Resource Development

Open Space/Rec

PROPOSED CONDITIONAL USE: [Reference Nome Code of Ordinances – Title 18, Chapter 110](#) (Description of Request)

Temporary Crew Camp BSRHA, with NANA Construction's consent, will relocate and operate NANA's crew camp on BSRHA-owned land to support construction at our Rube Placer development site (USMS 1898 Rube Placer, north of Icy View, Nome, AK) in the Resource Development zone. The crew camp, currently located on an industrially zoned lot by the Nome harbor, consists of a modular structure with a built-in water tank and septic system for self-contained operation (See Exhibit #1: Crew Camp Layout). It will provide temporary housing, feeding, and storage for workers constructing two triplexes approved under CU Permit CU-25-01, reserved exclusively for the State of Alaska then City of Nome employees on a 2.62-acre parcel, averaging 0.17 acres per unit. The camp is 69' x 13'-8" with three bedrooms. It will house a maximum of six workers. The workers will be active 7:00 AM to 6:00 PM. They will have at most two vehicles. (NCO 18.120.030(f)). The crew camp complies with NCO Title 18 and subdivision regulations, requiring no variances. The modular unit's design, light grey painted sides with a flat metal roof, is nondescript, ensuring visual compatibility. (See Exhibit 9: Photo of Crew Camp)

The crew camp meets the definition of a “crew camp” under NCO 18.20.010 (per Ordinance O-24-11-02), as it will house and support workers and store materials for a housing project. It complies with conditional use requirements in NCO 18.110.010 and safeguards in NCO 18.40.030(b), including:

Comprehensive Plan: The crew camp supports housing development that will promote workforce retention, per Nome’s 2020 Comprehensive Plan.

Utilities: It has self-contained utilities, ensuring no undue burden on public utilities.

District Character: It has a small footprint and nondescript appearance. It will not significantly alter traffic or increase the noise level.

Traffic: Minimal vehicle use, worker transport only, with on-site parking (see Exhibit 2, Crew Camp location on lot) avoiding adverse impacts.

Mitigated Impacts: Low activity levels (construction hours only), noise control (e.g., no heavy machinery at night), compatible modular design, and erosion control via the gravel pad. A gravel fill permit and construction permit have already been secured.

Specific Project: The crew camp is tied to the construction of the Last Frontier Apartments, with a gravel pad by Q-Trucking (target completion August 15, 2025) and modular units by NANA Construction (target completion by end of September 2025).

Time Limit: The crew camp will be operational only during construction. We will move the camp after construction is complete, well before the statutory five-year maximum duration.

Deconstruction Schedule: Post-construction, BSRHA will relocate the crew camp back to the harbor lot or another suitable site within 30 days after construction is complete, with equipment and labor arranged by BSRHA. NANA will put it up for sale. Two buyers have already expressed interest.

Crew Camp Safeguards (NCO 18.40.030(b)): The crew camp is tied to the Last Frontier Apartments project. It will only remain at the location while construction is under way.

Provided Below:

- USACE wetlands permit (Exhibit #3: RGP-07 Cover Page),
- D.O.T. driveway permit ##DW34404 (Exhibit #4: Driveway Permit Cover Page),
- Excavation / fill permit #25-0000054 (Exhibit #5: Excavation/Fill Permit)

- Insurance Certificate naming the City of Nome as one of the insured.
▪ (Exhibit 7: Insurance Certificate)
- Proof of ownership. (Exhibit 8: Proof of Ownership)
- Building Permit # 25-0000086 (on file at city)
- If any other permits are required, we will obtain them.
- Photos of Crew Camp (Exhibit 9: Photos)

Zoning- 18.120.20 NCO – The following process shall apply to conditional permits.
The City Clerk shall give notice of the public hearing in the following manner:

- a. The City shall send notice of the public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question no less than fourteen (14) days before the hearing.
- b. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name.
- c. The City shall also publish notice in a newspaper of general circulation.
- d. The City shall prepare a public hearing notification sign to be posted on the property by the applicant.
- e. The hearing may be held no less than fourteen (14) days from the date of property posting and newspaper publication.
- f. If the conditional use request is accompanying another application, which is scheduled for public hearing before the Planning Commission, one public hearing may be held on both applications.

PLEASE NOTE:

Conditional Use Application Submittal.

The applicant shall submit one (1) copy of the complete conditional use application package to the City and shall request that the Planning Commission review the application. **Conditional use request shall include:**

- 1) Conditional Use Application Form.
- 2) Written statement and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all conditional use review criteria have been satisfied.
- 3) A map showing the proposed development of the site, including building locations, parking, utilities, and drainage features.
- 4) Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance, and scale of all buildings.
- 5) Such additional material as the City may prescribe or the applicant may submit pertinent to the application.

09/02/25

This request will be heard before the **Nome Planning Commission** on 9-9-25,
applicant attendance is required.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for) the owner of the property described above and that I desire a conditional use permit for this property in conformance with the Title 18 NCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability, that this application meets them. I understand that payment of the conditional use fee is non-refundable and it is to cover Costs associated with the processing of this application and that it does not assure approval of the request.


Signature of Applicant

8/8/25
Date

Planning Commission Additional Restriction or Conditions:

A conditional use hearing on this permit was held by the Planning Commission on _____ and this permit was / was not approved.

Chairman, Planning Commission Date

City Clerk's Office Date

Date/Fee Paid: 8/7/25

Receipt No: 2.000004352

FEE SCHEDULE:

Special Planning Commission Meeting : \$300.00✓

Exhibit #1: Crew Camp Layout

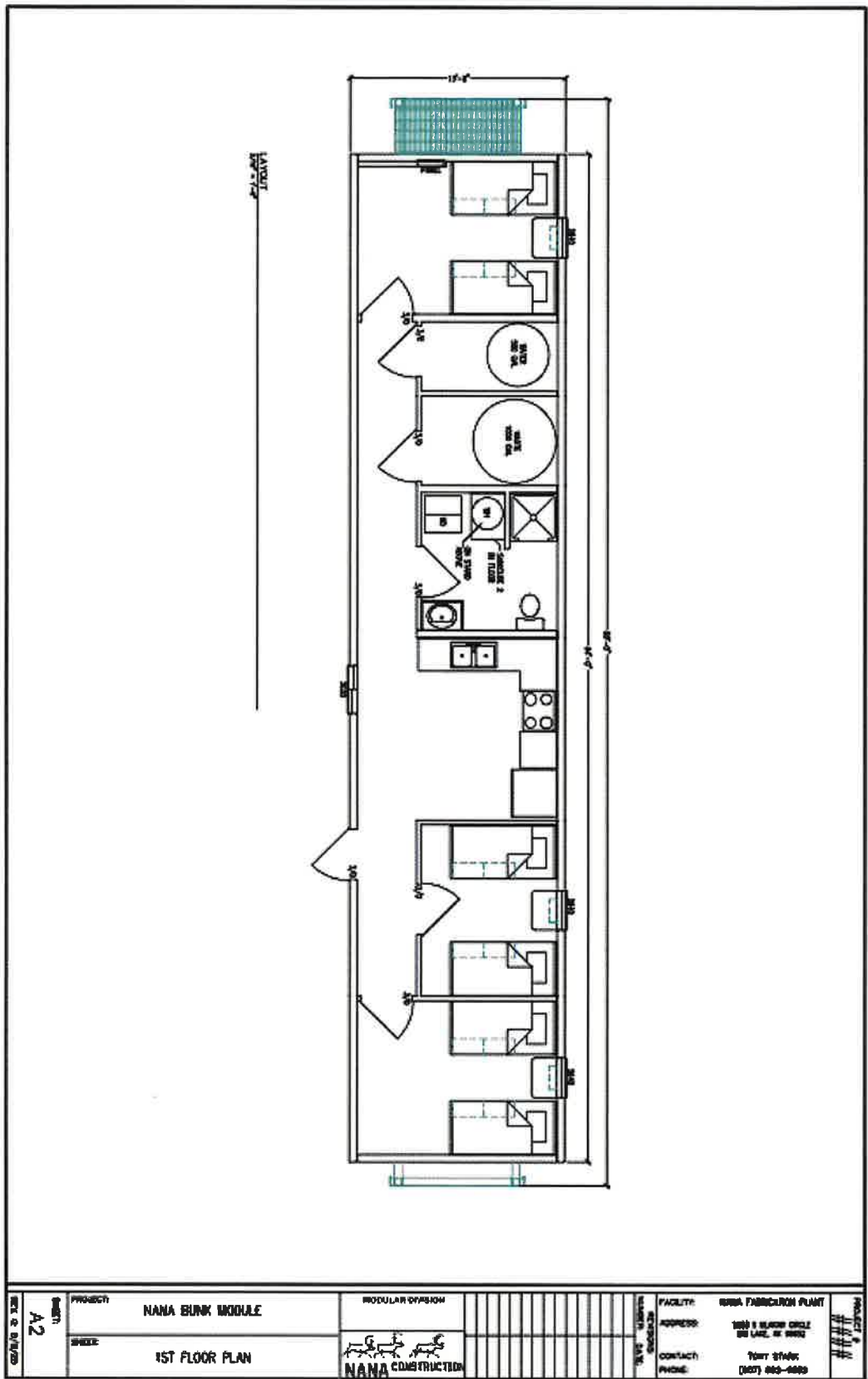
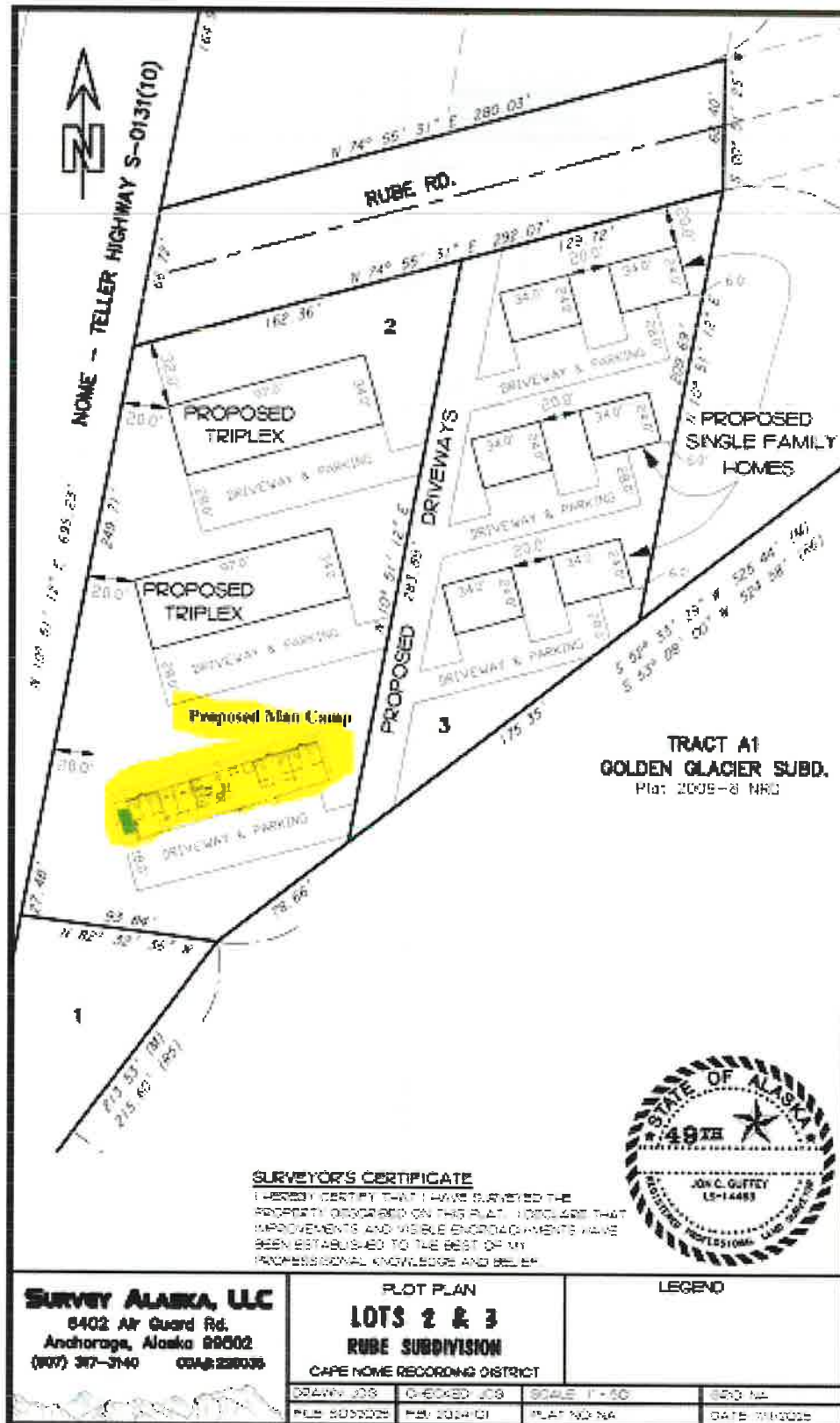


Exhibit 2: Crew Camp Location on Lot

NOTE: Our surveyor will refine this drawing later



Revised 02/2024

Exhibit #3: Wetlands Permit RGP-07 Cover Page



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

July 23, 2025

Regulatory Division
POA-2025-00296

Walter Rose
Bering Straits Regional Housing Authority
1008 E. Front Street
Nome, AK 99672

Dear Mr. Rose:

This is in response to your June 6, 2025, request for a Department of the Army (DA) Regional General Permit verification to develop housing in the Icy View Subdivision. The project site is located within Section 24, T. 11 S., R. 34 W., Kateel River Meridian; USGS Quad Map Nome C-1 SW; Latitude 64.5244° N, Longitude 165.3764° W; Subdivision Rube Placer Claim – Tract B; in Nome, Alaska.

DA authorization is necessary because your project will involve the placement of fill material into waters of the U.S. under our regulatory jurisdiction. The project will specifically involve the placement of pads for the construction of three rural professional housing triplexes, and six single-family one-bedroom rural professional housing homes. These construction activities will permanently impact approximately 2.62 acres of aquatic resources.

A Department of the Army General Permit 7, Rural Development, issued on November 28, 2023, authorizes the discharge of dredged and/or fill material into waters of the U.S. for the purpose of constructing and/or expanding building foundation pads, utilities, roads, driveways, and parking areas for residential and community developments.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plan (sheets 1-13), dated June 6, 2025, is authorized by RGP No. 7, Rural Development, issued on November 28, 2023. RGP-7 and its associated Conditions can be accessed at our website at www.poa.usace.army.mil/Missions/Regulatory/Permits/Regional-General-Permits or, at your request, a paper copy can be provided to you.

Please note that the time limit for work authorized under this RGP expires on November 28, 2028. If you will not complete the authorized work by the expiration date,

Exhibit #4: Driveway Permit Cover Page

Permit No. 34404

State of Alaska
Department of Transportation and Public Facilities
Construction Approval Only, for
Driveway and Approach Road Permit

This Construction Approval allows the permittee to construct and maintain a driveway or approach road within a State-owned highway Right of Way. This is not a Permit until it has been inspected and signed off by the Department.

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Residential/Private | | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Government Agency |
| Permittee: | Bering Straits Regional Housing Authority | | |
| Mailing Address: | P.O. Box 995 Nome, AK 99762 | | |
| Contact Name: | Erik Noet, Construction Manager Bering Straits Regional Housing Authority (BSRHA) | | |
| E-mail Address: | enoet@bsrha.org | | |
| Phone: | (907) 443-8629 | Fax: | |
| Driveway or Approach Road location (highway, subdivision, legal description milepost, etc.) Nome, Nome Teller Hwy, easterly side -- Approximately 2 miles outside of downtown Nome along the Nome Teller Hwy. Just north of the Icy View Subdivision. Goldstream Engineering is applying on behalf of Bering Straits Regional Housing Authority. This will be future subdivision access for the Rube Subdivision. Currently a portion of USMS1898 (Rube Placer Mining Claim). Rough coordinates: 64.5242, -165.3772 | | | |
| Proposed or Existing: | | Anticipated Completion Date: | |
| PROPOSED | | 07/10/2025 | |
| Number of lots served: | | Max. number of vehicles in any 1 hour: | |
| 3 | | 15 | |
| Zoning Designation: | | Proposed Land Use: | |
| Resource Development | | Access to residential subdivision. | |

Exhibit #5: Excavation/Fill Permit and Receipt for Payment

City of Nome, AK

Excavation/Fill Permit

#25-000054

Project Description: For residential housing development Bering Straits Regional Housing Authority will develop a total of fifteen units (nineteen bedrooms) on 2.7 (two point seven) acres of land, a portion of land that BSRHA purchased from Arctic Gold Mining LLC on 11/20/2024 (Cape Nome Recording District Document 2024-001332-0 Station Warrantly Acert) just north issued on 07/28/2025 at 4:17 PM by: Cate Jennings



ADDRESS

Nome, AK 99762

LEGAL

Usms 1898 Rube Placer

PERMIT HOLDER

Walter Rose

BERING STRAITS REGIONAL HOUSING AUTHORITY

ORITY

(907) 443-8612

COLLABORATORS

• Erik Noor

Bering Straits Regional

INFORMATION FIELDS

| | |
|--------------------------------|---|
| Permit Type | Fill |
| Type: | Residential (New) |
| Property Owner Information: | |
| Property Owner | Bering Straits Regional Housing Authority |
| Property Owner Business Name | Bering Straits Regional Housing Authority |
| Property Owner Phone # | (907) 443-8612 |
| Property Owner Address | 1008 Front Street, Nome, AK, 99762 |
| Property Owner Email | wrose@bsrha.org |
| Property Owner Mailing Address | PO Box 995, Nome, AK, 99762 |
| Legal Address Information: | |
| Subdivision | USMS 1898 Rube Placer |

PAYMENT RECEIPT

Receipt ID 25-000036



RECEIVED FROM

Walter Rose
BERING STRAITS REGIONAL HOUSING AUTHORITY
1008 Front Street
Nome, AK 00762

RECEIVED BY

City of Nome, AK

| FEE NAME | INVOICE ID | ACCOUNT NO. | AMOUNT | Paid Date |
|--|------------|--------------|----------|---|
| Fill/Excavation Permit Fee - 5.10.080 | 25-000046 | 11.3320.0018 | \$ 25.00 | July 28, 2025 |
| Project Name: Excavation/Fill Permit Project ID: 25-000054 Department: City Clerk Project Address: , Nome, AK 99762 | | | \$ 25.00 | Payment Method Credit Card |
| | | | | Merchant Transaction 282075179425357 |
| TOTAL AMOUNT | | | \$ 25.00 | |
| Convenience Fee | | | \$ 0.81 | |
| TOTAL PAID | | | \$ 25.81 | |

Exhibity 7 Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER Marsh & McLennan Agency LLC 1031 W 4th Ave, Suite 400 Anchorage AK 99501 | | CONTACT NAME: Diane Marie Villanueva PHONE: 907-257-6384 FAX: 907-276-6292 E-MAIL: Diane.Villanueva@marshmma.com ADDRESS: | | | | | | | | | | | | | | | |
|---|--------|---|--|---------|--------|--|-------|------------------------------------|-------|------------|--|------------|--|------------|--|------------|--|
| INSURED Bering Straits Regional Housing Authon PO Box 995 Nome, AK 99762 | | INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER B: Umiak Insurance Company</td> <td>40126</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | | INSURER | NAIC # | INSURER A: Indian Harbor Insurance Company | 36940 | INSURER B: Umiak Insurance Company | 40126 | INSURER C: | | INSURER D: | | INSURER E: | | INSURER F: | |
| INSURER | NAIC # | | | | | | | | | | | | | | | | |
| INSURER A: Indian Harbor Insurance Company | 36940 | | | | | | | | | | | | | | | | |
| INSURER B: Umiak Insurance Company | 40126 | | | | | | | | | | | | | | | | |
| INSURER C: | | | | | | | | | | | | | | | | | |
| INSURER D: | | | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | | | |

| COVERAGES | | CERTIFICATE NUMBER: 37853189 | | REVISION NUMBER: | | |
|---|---|------------------------------|---------------|-------------------------|-------------------------|---|
| THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. | | | | | | |
| INSR LTR | TYPE OF INSURANCE | ADDITIONAL INSURED | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
| B | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OTHER: | | CP138152900 | 12/31/2024 | 12/31/2025 | EACH OCCURRENCE: \$1,000,000 DAMAGE TO RENTED PREMISES (Occurrence): \$500,000 MED EXP (Any one person): \$15,000 PERSONAL & AD&P INJURY: \$1,000,000 GENERAL AGGREGATE: \$2,000,000 PRODUCTS - COMP/OP AGG: \$2,000,000 |
| B | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SOME DRIVEN AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY | | 0000985788 | 12/31/2024 | 12/31/2025 | TOWNSHIP SINGLE LIMIT (Per accident): \$1,000,000 BODILY INJURY (Per person): \$ BODILY INJURY (Per accident): \$ PROPERTY DAMAGE (Per accident): \$ |
| B | <input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$10,000 | | UMB105979500 | 12/31/2024 | 12/31/2025 | EACH OCCURRENCE: \$1,000,000 AGGREGATE: \$1,000,000 |
| B | <input checked="" type="checkbox"/> WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY ANY PROPRIETOR OR PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N N/A | 0000065510 | 12/31/2024 | 12/31/2025 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL EACH ACCIDENT: \$1,000,000 EL DISEASE - EMPLOYEE: \$1,000,000 EL DISEASE - POLICY LIMIT: \$1,000,000 |
| A | Public Official EPL | N | POL065184107 | 12/31/2024 | 12/31/2025 | Each Claim Aggregate: \$1,000,000 \$1,000,000 |
| DESCRIPTION OF OPERATION(S) / LOCATION(S) / VEHICLE(S) (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) RE: Gravel Fill Permit. Certificate holder is included as an Additional Insured as respects to General Liability per attached endorsement. Waiver of Subrogation applies to General Liability per attached endorsement. | | | | | | |

| CERTIFICATE HOLDER | CANCELLATION |
|---|---|
| City of Nome PO Box 281 Nome AK 99762 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |

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Exhibit 8: Proof of Ownership

A
L
A
S
K
A

2024-001332-0

Recording Dist: 201 - Cape Nome

11/20/2024 09:49 AM Pages: 1 of 2



AFTER RECORDING RETURN TO:

Grantee

STC 2447429

STATUTORY WARRANTY DEED

THE GRANTOR(S): Arctic Gold Mining LLC

whose mailing address is: PO Box 2664, Edward, CO 81632

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

THE GRANTEE(S): Bering Straits Regional Housing Authority

whose mailing address is: PO Box 995, 1008 Front Street, Nome, AK 99762

the following described real estate:

Rube Placer Mining Claim all lying and being in U.S. MINERAL SURVEY NO. 1898; Records of the Nome Recording District, Second Judicial District, State of Alaska

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Exhibit 9: Photos of Crew Camp



Aug. 28, 2025

I am submitting my written opposition to the proposed man camp located on the property just north of the Bourbon Creek subdivision. An entity such as that should not be located near a residential area.

- Mark Kelso
2106 Nome-Teller Hwy.
Nome, AK 99762

- Out moose hunting.