

**Mayor**  
John K. Handeland

**Manager**  
Glenn Steckman

**Deputy Clerk**  
Jeremy Jacobson



**Nome City Council**  
Scot Henderson  
Mark Johnson  
Adam Martinson  
Maggie Miller  
Cameron Piscoya  
M. Sigvanna Tapqaq

**NOME COMMON COUNCIL  
SPECIAL MEETING AGENDA**  
THURSDAY, FEBRUARY 01, 2024 at 12:00 PM  
COUNCIL CHAMBERS IN CITY HALL

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

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ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

NEW BUSINESS

- [A.](#) R-24-02-01 A Resolution Granting Exemption from 2023 Real Property Taxes for Certain NSHC Properties,

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ADJOURNMENT

- A. Appointment of Rhonda West to Seat A of the Nome Planning Commission,

**VERBAL**

- [B.](#) Appointment of Adam Lust to Seat B of the Nome Planning Commission,

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ADJOURNMENT

**Presented by:**  
City Manager  
**Action Taken:**  
Yes\_\_\_\_  
No\_\_\_\_  
Abstain\_\_\_\_

**CITY OF NOME, ALASKA**

**RESOLUTION NO. R-24-02-01**

**A RESOLUTION GRANTING EXEMPTION FROM 2023 REAL PROPERTY TAXES  
FOR CERTAIN NSHC PROPERTIES**

**WHEREAS**, Norton Sound Health Corporation (“NSHC”) appealed to the Nome Board of Equalization (“BOE”) the assessor’s denial of 2023 exemption for eleven properties owned by NSHC;

**WHEREAS**, the BOE affirmed, in whole or in part, the assessor’s denial of exemption for each property as set forth in the BOE’s Findings of Fact and Conclusions of law dated June 8, 2023;

**WHEREAS**, several of the NSHC properties for which the BOE denied exemption were also denied exemption for the 2022 tax year;

**WHEREAS**, NSHC appealed the 2022 denial of exemptions to the Superior Court in the case captioned *NSHC v. City of Nome*, 2NO-22-0095 CI;

**WHEREAS**, on July 18, 2023, the Superior Court determined that four NSHC properties are entitled to exemption from the City’s 2022 property taxes, specifically Property 1 (7-Plex), Property 2 (West Campus Storage and Maintenance), Property 3 (Kusqii House), and Property 4 (Patient Hostel & Operations Building);

**WHEREAS**, the City appealed to the Alaska Supreme Court, with such appeal pending, the Superior Court’s determination that Property 1 (7-Plex) is entitled to exemption from the City’s 2022 real property tax;

**WHEREAS**, under AS 29.45.500, a municipality should grant exemption if it becomes obvious to the governing body that the property should be exempt from real property taxation;

**WHEREAS**, the Superior Court’s determination that NSHC Property 2 (West Campus Storage and Maintenance), Property 3 (Kusqii House), and Property 4 (Patient Hostel & Operations Building) are exempt from the City’s 2022 property taxes has not been appealed; and

**WHEREAS**, applying the Superior Court’s July 18, 2023 decision, except as to the matter pending before the Alaska Supreme Court, to the 2023 tax year, exemption from 2023 City real property taxes should be granted for NSHC Property 2 (West Campus Storage and Maintenance), Property 3 (Kusqii House), and Property 4 (Patient Hostel & Operations Building);

**NOW, THEREFORE, BE IT RESOLVED** by the Nome Common Council that:

1. **2023 Tax Exemption.** NSHC Property 2 (Tax Lot #001.201.05)(West Campus Storage and Maintenance), Property 3 (Tax Lot #001.131.01A)(Kusqii House), and Property 4 (Tax Lot #001.115.01)(Patient Hostel & Operations Building) are hereby granted exemption from City of Nome 2023 real property taxes.
2. **Refund of Taxes.** The manager is authorized to refund to NSHC 2023 real property taxes paid by NSHC for the properties for which exemption has been granted together with interest thereon from the date the City received payment of the taxes.

**APPROVED** and **SIGNED** this 1<sup>st</sup> day of February 2024.

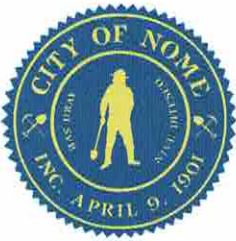
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**JOHN K. HANDELAND**, Mayor

**ATTEST:**

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**JEREMY JACOBSON** – Deputy City Clerk



City of Nome – Boards, Commissions, Committees Application

I Am Interested In: Boards Commissions Committees

Personal Information			
Name	ADAM R. LUST	Email	adamlust@gmail.com
Cell Phone	304-2526	Other Phone	N/A
Address	609 Seppala Drive	Age	36
Length of residence	18+ years	Registered to Vote	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Employment Information	
Are you employed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name of Employer	State of Alaska
Job Title/ Line of work	Correctional officer IV
Are you a Student	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Organizations you belong to or participate in:	City	Regional	State
Rotary District 5010 e-club			Alaska

Do you have any particular qualifications that should be considered for the appointment?
please see attached letters.

You may also attach a personal resume or letter stating your interest in this particular board, commission or committee. To be considered, your application should be returned to the City Clerk the Wednesday prior to the advertised appointment. Applications received after the deadline will be considered, but will not be included in Council packets for review prior to appointment. Except when establishing a new commission, open positions receiving only one application per vacancy will automatically be re-advertised for not more than an additional 30 days. Appointments will be made after that time if no other applications are received.

Appointments are normally made during open session of Council meeting, but Council members may vote to discuss applicants in closed executive session. In this case, do you wish to be present when your application is discussed? yes

Applicant 1 Signature	Applicant 2 Signature
Date 1-19-2024	Date:

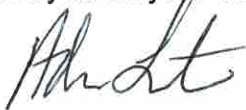
January 19, 2024

Dear Mayor and City Council,

I am writing today to express my interest in serving on the planning commission. Having reviewed ordinance outlining the duties of the commission and having reviewed planning commission packets in the past, I can say one thing for certain, there is a great deal of dedication and attention to detail required of commission members. I think that makes me an ideal candidate for consideration. The work the commission does may seem monotonous at times, but it plays an important part in our daily life and for future generations of Nomeites. I am known for my commitment to integrity and excellence while also keeping solutions simple and straightforward. A self-described "good bureaucrat", I believe the government can be a force for good and positive change in a community. I put a strong emphasis on people, process, and policy in my daily life.

I have been an active Rotarian for 16 years serving in various leadership roles at the club level. I believe in the motto of Rotary which is "service above self". I enjoy following local and state politics. I live full time in Nome with my wife Gracy, and our two son's Matthew and Aiden. During summer you'll find me at work or spending time out at the family cabin located about 75 miles Northeast of Nome riding four-wheelers, boating the Niukluk river and lounging about soaking up the sun while working on a NY Times crossword puzzle.

Thank you for your consideration,



Adam R. Lust  
PO Box 629  
Nome, AK 99762

907-304-2526