



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-05
REGULAR MEETING – MARCH 9, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

REGULAR MEETING

6:30 p.m.

1. ROLL CALL
2. LAND ACKNOWLEDGEMENT: We respectfully acknowledge the Dena people upon whose traditional lands we reside. We honor the Dena who have been the stewards of Interior lands and waters for centuries, the Elders who lived here before, the Dena people of today, and future generations to come. We also recognize that Alaskan Native people would traditionally gather here and harvest Native foods.
3. INVOCATION
4. FLAG SALUTATION
5. CEREMONIAL MATTERS (Proclamations, Introductions, Recognitions, Awards)
 - a) Mayoral Proclamation Designating March 2026 as “American Red Cross Month”
6. CITIZENS’ COMMENTS (oral communications to the City Council on items pertaining to City business that are not up for public hearing). The total comment period is up to one hour, and testimony is limited to three minutes. Any person wishing to speak needs to sign up on the list located in the hallway or must have signed up in advance using the procedures for providing online testimony found at the City’s website. Respectful standards of decorum and courtesy should be observed by all speakers. Remarks should be directed to the City Council as a body rather than to any particular Councilmember or member of the staff. In consideration of others, please silence all cell phones and electronic devices.
7. APPROVAL OF AGENDA AND CONSENT AGENDA

Consent agenda items are indicated by asterisks (*). Consent agenda items are considered together unless a councilmember requests that the item be returned to the general agenda. Ordinances on the approved consent agenda are automatically advanced to the next regular meeting for second reading and public hearing. All other items on the approved consent agenda are passed as final.

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

9. SPECIAL ORDERS

- a) The Fairbanks City Council will hear interested citizens concerned with the following alcohol license applications for renewal. Public testimony will be taken and limited to three minutes.

Lic. #	DBA	License or Endorsement Type	Licensee	Address
5266	Fushimi	Restaurant/Eating Place	Fushimi, LLC	607 Old Steese Highway, Ste 105
704	Costco Wholesale #1342	Package Store	Costco Wholesale Corporation	48 College Road

- b) The Fairbanks City Council will hear interested citizens concerned with the following marijuana license applications for transfer of controlling interest. Public testimony will be taken and limited to three minutes.

Type/License: Marijuana Retail Store, License #11927 and
 Type/License: Standard Marijuana Cultivation Facility, License #10958
 DBA: Green Life Supply, LLC
 Applicant: Green Life Supply, LLC (transfer of controlling interest only)
 Location: 511 30th Avenue, Unit B, Fairbanks

10. REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)

11. MAYOR'S COMMENTS AND REPORT

- a) Special Reports

12. COUNCILMEMBERS' COMMENTS

13. UNFINISHED BUSINESS

- a) Resolution No. 5201, as Amended – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street. Sponsored by Councilmembers Cleworth and Therrien. POSTPONED from the Regular Meeting of February 23, 2026.

14. NEW BUSINESS

- *a) Resolution No. 5206 – A Resolution Providing 60 Days to Solicit Additional Community Input for the Redevelopment of 123 Lacey Street Before the City Issues a Request for Proposals. Sponsored by Councilmember Therrien.
- *b) Resolution No. 5205 – A Resolution Honoring the Clay Street Cemetery Commission. Sponsored by Councilmember Cleworth.
- *c) Ordinance No. 6343 – An Ordinance Authorizing the Lease of a Portion of City Hall to the Fairbanks Children’s Museum. Sponsored by Mayor O’Neill.
- *d) Ordinance No. 6344 – An Ordinance Amending Fairbanks General Code Section 74-302, Exemptions From Gasoline Excise Tax. Sponsored by Mayor O’Neill.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- *a) Clay Street Cemetery Commission Meeting Minutes of February 4, 2026
- *b) Memorandum from Chief Financial Officer – Permanent Fund Investment Policy Special City Council Work Session

16. COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

17. CITY CLERK’S REPORT

18. CITY ATTORNEY’S REPORT

19. EXECUTIVE SESSION

20. ADJOURNMENT




800 Cushman Street
Fairbanks, AK 99701

Telephone (907) 459-6702
Fax (907) 459-6710

MEMORANDUM

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, City Clerk 

SUBJECT: Alcohol License Renewal Applications

DATE: March 4, 2026

Notice has been received from the State Alcohol & Marijuana Control Office (AMCO) for the following alcohol license renewal applications:

Lic. #	DBA	License or Endorsement Type	Licensee	Address
5266	Fushimi	Restaurant/Eating Place	Fushimi, LLC	607 Old Steese Highway, Ste 105
704	Costco Wholesale #1342	Package Store	Costco Wholesale Corporation	48 College Road

Pursuant to FGC Sec. 14-178 the Council may determine whether to protest alcohol license renewal applications after holding a public hearing. As required by FGC Sec. 14-167(b), I have sent written notice of the public hearing to the above-listed licensees.

These renewal applications will be considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is March 30, 2026.

There are no department-recommended protests for these alcohol license renewal applications.




800 Cushman Street
Fairbanks, AK 99701

Telephone (907)459-6702
Fax (907)459-6710

MEMORANDUM

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Application for Marijuana License Transfer of Controlling Interest

DATE: March 4, 2026

An application has been received by the State Alcohol and Marijuana Control Office (AMCO) for transfer of controlling interest for the following marijuana licenses:

Type/License: Marijuana Retail Store, License #11927 and
 Type/License: Standard Marijuana Cultivation Facility, License #10958
 DBA: **Green Life Supply, LLC**
 Licensee/Applicant: Green Life Supply, LLC
 Physical Location: 511 30th Avenue, Unit B, Fairbanks

Corp/LLC Agent:	Address	Date/State of Incorporation	Good Standing?
Green Life Supply, LLC / Dayton MacCallum	511 30 th Avenue Fairbanks, AK 99701	8/15/16 – Alaska	No*

*The State of Alaska Division of Corporations, Business & Professional Licensing database lists the corporation as “Non-Compliant” due to having not yet received and/or processed the required Biennial Report. This report is for corporations to affirm their current Registered Agent, ownership, officers, etc. and for Green Life Supply, LLC, was due January 2, 2026. Filing a Biennial Report after the deadline is not uncommon, especially during ownership transitions, and the State extends a generous grace period before involuntarily dissolving an entity. However, the company’s 2026 business licenses with both the State of Alaska and City of Fairbanks are current.

Member/Officer/Director:	Address	Phone	Title/Shares (%)
Dayton MacCallum	810 College Road,	907-888-5880	Member – 50%
Jameson Johnson	Not provided	Not provided	Member – 50%

NOTE: This is a transfer of controlling interest only. The transfer involves a change in ownership percentage **from** Nathan Davis (80%), Dayton MacCallum (10%), and Jameson Johnson (10%) **to** Dayton MacCallum (50%), and Jameson Johnson (50%).

Pursuant to FGC Sec. 14-215(a), the Council may determine whether to protest the marijuana license action after holding a public hearing. The City Clerk has complied with the advertising requirement set forth in FGC Sec. 14-214(c)(1).

There are no **department-recommended protests** to these transfers of controlling interest.

From the Desk of Mayor O'Neall...

March 9, 2026

Mayor's Office



The Alaska Native Roundtable met at the FNSB Salcha Room. In attendance is Shaylene Dublin (Fairbanks Native Association), Amy Gallaway (FNSB), Sharon McConnell (Deknakkana), Mayor Larry Terch (City of North Pole), Mayor Mindy O'Neall (City of Fairbanks), Mayor Grier Hopkins (FNSB), Michael Sanders (COF), Shirley Lee (FNA), Tom Hewitt (FNSB), Deputy Chief Ron Sweet (COF), Kuba Grzeda(FNSB).

The City of Fairbanks, City of North Pole, and Fairbanks North Star Borough continue to meet monthly with representatives from Alaska Native organizations. These gatherings are grounded in mutual respect and a shared commitment to strengthening relationships and honoring the deep cultural knowledge, arts, and contributions of Indigenous peoples in our region. Together, the group is working toward a collaborative vision that supports sustainable partnership, enhances services for the whole community, and uplifts Indigenous perspectives through joint events, initiatives, and policy discussions. The group looks forward to continuing this work in the spirit of cooperation and shared purpose.



The local PAWS Search & Rescue Mission used city hall on a cold Saturday in February to train their dogs and themselves to be mission ready for wilderness and urban search and rescue. Non-profit organizers are often called upon to assist in search and rescue efforts within the city by FPD, FFD and Volunteers in Policing.

Abatement, Code Compliance, and Workplace Safety Specialist

A code compliance webpage has been published on www.fairbanks.gov. This site highlights general code concerns related to snow removal, solid waste littering, illegal campsites, mobile homes and campers, parking over 24 hours and more. In addition, city forms have been made available electronically and a back-end process has strengthened the ability for our Code Compliance Specialist to track where in the process property cleanup and abatement is. Forms now available on the website include the Code Concern Form, Blighted Property Report, Voluntary Cleanup Program Application and Cleanup Volunteer Form. After the first year and season behind us, a review of the code is being conducted to improve the process and service to the public.

Records Day and Retention

March 6 City Hall was closed for a quarterly records retention day. The City updated the records retention schedule, which largely mirrors AS 40.21 “for the orderly management of current state and local public records and to preserve noncurrent public records of permanent value for study and research.” Because of this policy, many, many ancient paper records are stored in the bowels of City Hall, in offices, in hallways and throughout the building that could otherwise be used for employees or potentially rented to other entities for revenue. Employees continue to whittle away at this task, and we continue to look for options to free up space in city hall and meet legal retention standards.

Finance Department

The Finance Department has been on the move! While two positions became vacant, the team hasn't skipped a beat and are on their way to fully staffed. In January, the City of Fairbanks welcome Wendy Boger to Accounts Payable, and have promoted from within.

Sarah Fuerst was promoted to Controller on February 1, 2026. Sarah started her career with the city as an Accounting Specialist in 2019. She was promoted as the Grants & Contracts Administrator in 2022. She recently earned her Certified Public Accountant (CPA) license.

Jennifer Payan was promoted to Grants & Contracts Administrator on March 1, 2026. Jenn started her career with the city as an Accounting Specialist in 2022. She worked with Garbage Billing, General Billing, and Payroll.

Fairbanks Police Department



Lt. Amy Davis of FPD was a guest panelist for the Dating Violence Awareness Event. Hosted at the Chief David Salmon Tribal Hall by FNA, Healing Native Hearts Coalition and TCC, the event was to raise awareness, honor survivors and stand against domestic violence and dating violence. Special guests from the Gabby Petito Foundation were also on the panel, highlighting signs of domestic abuse for partners, family and friends. Lt. Davis spoke about police protocols when responding to a domestic violence event and fielded questions from the audience on police training and cooperation.

Cold Case Collaboration with UAF

The semester is about halfway complete and nine students from UAF have been working tirelessly through cold case files. Funding provided by the council has supported the opportunity for FPD to welcome these students into the department to review Fairbanks' oldest crime cases. They have been so enthused by this project, you will often find them in the department discussing the cases after hours and even on weekends.

ICYMI – News and Stories about the City of Fairbanks

Feb. 19, 2026 – March 3, 2026

*Note our tracker was set up Feb. 19, 2026 so stories prior to then are not included.

[‘A need, not a want’: City grant ensures shelter for Fairbanks’ unhoused during final winter push](#), KTUU, March 3, 2026

[In already chilly Fairbanks, this winter is one for the record books](#), Alaska Public Media, Feb. 27, 2026

[Night Shifts and sidewalk sweeps: The non-stop effort to uncover Fairbanks](#), KUAC, Feb. 25, 2026

[Council members, mayor at odds over next steps for Polaris site in downtown Fairbanks](#), KUAC, Feb. 25, 2026

[Alaska DOT, Fairbanks Public Works plow major roads as snowfall continues](#), KTUU/KTVF, Feb. 23, 2026

[Polaris site at a development crossroad](#), NewsMiner, Feb. 23, 2026

[Activating the heart of Fairbanks with a community-led vision](#), Community Perspective by Mindy O’Neill, Feb. 22, 2026

[Fairbanks eyes federal rural healthcare funding](#), NewsMiner, Feb. 20, 2026

[Borough fire chiefs raise concern over limited maintenance options](#), NewsMiner, Feb. 19, 2026

[6 of the Friendliest Towns To Retire in Alaska](#), World Atlas

RESOLUTION NO. 5201, AS AMENDED

**A RESOLUTION INVITING PROPOSALS FROM QUALIFIED DEVELOPERS
INTERESTED IN REDEVELOPING CITY PROPERTY AT 123 LACEY STREET**

WHEREAS, the Polaris Building was once an iconic location with landmark dining and commerce in the heart of downtown; and

WHEREAS, the Polaris building eventually deteriorated into a blighted condition and had to be razed; and

WHEREAS, public interest in what will replace the Polaris Building at 123 Lacey Street has grown; and

WHEREAS, the City of Fairbanks sees the redevelopment of 123 Lacey Street as a cornerstone of downtown revitalization; and

WHEREAS, the former Polaris Building site redevelopment is specifically mentioned in the Downtown Fairbanks 2040 Plan; and

WHEREAS, any increased commercial activity and/or energy efficient market rate housing would be welcomed in downtown Fairbanks; and

WHEREAS, the City of Fairbanks is inviting qualified developers to provide project proposals for the City property at 123 Lacey Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The City of Fairbanks would prefer redevelopment that meets the following goals for downtown:

- Is financially sustainable without government assistance
- Is aesthetically pleasing
- Draws local community members to downtown
- Possibly incorporates the Lavery Transportation Center into proposal
- Is an economic anchor site in conjunction with the Downtown 2040 Plan.

SECTION 2. The City of Fairbanks will evaluate redevelopment proposals based on the following criteria:

- Amount of improvement to downtown
- Similar project history
- Financial backing and plan
- Capacity to complete the project
- Long-term financial sustainability of project.

SECTION 3. The attached RFP is adopted as part of this resolution.

SECTION ~~4~~3. The effective date of this resolution is six days after adoption.

Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

**RESOLUTION NO. 5201, AS AMENDED
[PROPOSED SUBSTITUTE]**

**A RESOLUTION INVITING PROPOSALS FROM QUALIFIED DEVELOPERS
INTERESTED IN REDEVELOPING CITY PROPERTY AT 123 LACEY STREET**

WHEREAS, the Polaris Building was once an iconic location with landmark dining and commerce in the heart of downtown; and

WHEREAS, the Polaris building eventually deteriorated into a blighted condition and had to be razed; and

WHEREAS, public interest in what will replace the Polaris Building at 123 Lacey Street has grown; and

WHEREAS, the City of Fairbanks sees the redevelopment of 123 Lacey Street as a cornerstone of downtown revitalization; and

WHEREAS, the former Polaris Building site redevelopment is specifically mentioned in the Downtown Fairbanks 2040 Plan; and

WHEREAS, the City Council started a more focused discussion to prepare and issue a Request for Proposals to redevelop 123 Lacey Street during their work session on September 29, 2025; and

WHEREAS, any increased commercial activity and/or energy efficient market rate housing would be welcomed in downtown Fairbanks; and

WHEREAS, the City of Fairbanks is inviting qualified developers to provide project proposals for the City property at 123 Lacey Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The City of Fairbanks would prefer redevelopment that meets the following goals for downtown:

- Is financially sustainable without government assistance
- Is aesthetically pleasing
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- Is an economic anchor site in conjunction with the Downtown 2040 Plan.

SECTION 2. The City of Fairbanks will evaluate redevelopment proposals based on the following criteria:

- Amount of improvement to downtown

- Similar project history
- Financial backing and plan
- Capacity to complete the project
- Long-term financial sustainability of project.

SECTION 3. The attached Request for Proposals (RFP) is adopted as part of this resolution.

SECTION 4. The City Attorney is authorized to make legal, technical, and conforming amendments to the RFP as necessary.

SECTION 5. If the RFP is not released by the Administration by March 20, 2026, the City Attorney will release it.

SECTION 6. The deadline for responses to the RFP is May 15, 2026, unless extended by Council.

SECTION 7. The effective date of this resolution is six days after adoption.

Mindy O’Neill, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

FAIRBANKS POLARIS SITE REDEVELOPMENT RFP

(DRAFT-02/19/2026)

The City of Fairbanks is issuing this **Request for Proposals (RFP)** to secure private sector redevelopment of what is known as the recently removed and now vacant Polaris building site in downtown Fairbanks, Alaska. Qualified real estate development firms (or teams) are invited to submit proposals.

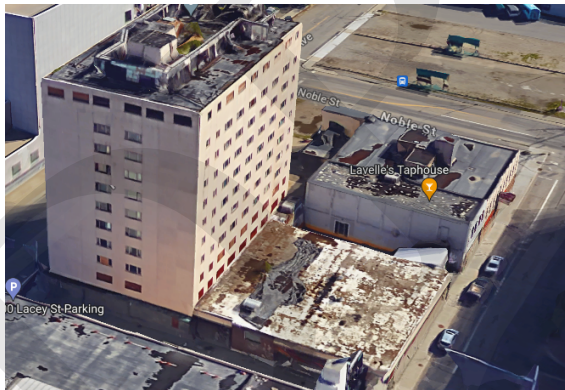
SITE OVERVIEW

Current ownerships of the approximately 35,674 square foot on the downtown block bounded by First and Second Avenues, Lacey and Noble Streets involve 12 tax parcels comprised of:

- **City owned** parcels totaling 20,898 square feet – the former Polaris building site noted as including **City West** (13,614 square feet) and **City East** parking area (7,284 square feet).
- **Privately owned** parcels with two owners totaling 14,776 square feet situated mid-block.

The block south of the Polaris site is a City owned 377-space, 5-story parking garage with spaces that may be allocated for use by redevelopment site business and residential occupants. Proposals for partial or whole block redevelopment will be considered.

Polaris Building @ Fairbanks' Tallest



Source: Google – as seen prior to demolition.

Polaris Redevelopment Site Area



Source: FNSB GIS.

I. RFP STRUCTURE

By way of introduction, this redevelopment Request for Proposal (RFP) begins by outlining document contents and supplemental materials available as background information.

RFP TOPICS

This RFP document is organized to cover the following topics:

- **Redevelopment Goal** – a catalyst for economic development.
- **Submittal Requirements** – distinguishing between initial submittals from all Proposer(s) with follow-up responses from development firms or teams selected for further review.
- **Proposal Evaluation** – addressing Proposer conformance with threshold project requirements together with supplemental evaluation criteria.
- **Developer Selection** – as recommended by an evaluation team with City Council concurrence for either a single firm or more than one proposal to be further evaluated.
- **Exclusive Negotiations** – preferably with one development firm or team with clear benchmarks for developer deliverables to a final agreement.
- **Further Information** – outlining resources that prospective development firms or teams may contact or utilize in preparing proposal submittals.
- **Appendix: City Council Resolution** – as an expression of City and regional support for successful redevelopment meeting City and private sector investment objectives.

SUPPLEMENTAL MATERIALS

Redevelopment: Phase 1 Market Assessment is attached. Attached is a plot plan (a digital file is available upon request).

II. REDEVELOPMENT GOAL

The #1 goal for Polaris site redevelopment is to re-invigorate downtown’s residential, visitor and working population – as a catalyst for City- and borough-wide economic development.

MARKET CONTEXT

General Scope; community demand for residential and ground floor retail and potential restaurant spaces.

For Fairbanks and Interior Alaska, new construction coupled with subsequent operating costs often exceed what residential and commercial rents and sales values will readily support. **A pivotal challenge for reuse of the Polaris site is likely to be construction of a project that can prove out as financially viable short- and long-term. The City is supportive of innovative approaches to quality design coupled with value engineering and supportive financing.**

A full-block **mixed-use redevelopment** is suggested as to be beneficial to the community. Key “take-aways” from market data and stakeholder contacts for site reuse suggest:

- Market rate **residential** can be targeted to seniors and working professionals.
- Downtown **retail** is enhanced with ground-floor store fronts.
- Food and dining establishments — with a potential for a top floor restaurant.
- **Office space** demand is uncertain but with opportunity for greater downtown presence.
- The adjacent **public garage** can provide parking as needed to support site re-occupancy.

Contributed as well as occupant derived revenue will be pivotal for financial feasibility. The City of Fairbanks will provide incentives that improved development feasibility. The City is also committed to support local, state, and federal incentives.

PREFERRED OUTCOMES

While not required, the following outcomes will enhance opportunity for developer selection:

- A multi-story development with uses noted above.
- Availability of low or no-cost use of parking in the adjoining public parking garage as needed to support of on-site parking needs. Minimus use of at grade parking on site.
- A clear sale of the lot with no City involvement after development is completed.
- Active use of property for people — no uses like warehousing or parking lots.

III. SUBMITTAL REQUIREMENTS

Submittal requirements address both initial submittal and possible follow-up responses from firms selected – either as preferred developer or invited for additional consideration.

INITIAL SUBMITTALS

Interested development firms and/or project teams are invited to submit proposals encompassing the following materials. All proposals should be compiled and submitted as a single PFD electronic file document, transmitted by email to msanders@fairbanks.gov and received no later than 5 pm (AKDT) on April 30, 2026.

A. Cover Letter – briefly describing in no more than two pages the nature and location of the proposed project, organizational structure of the proposing firm(s), estimated project investment and team experience as applicable to Polaris site redevelopment. The letter should be signed by individual(s) authorized to negotiate with the City.

B. Development Team Qualifications – should include the following information:

- 1) Name of lead firm or entity with overall authority and responsibility to undertake and complete the project being proposed, including contact information for project manager together with location of firm, website, phone and email information.
- 2) Identification of participant entities in addition to lead entity which may include (to the extent known) lead contractor and key sub-contractors, anticipated project ownership structure, entities proposed as sources of equity and debt financing, architectural design and legal counsel and other individuals or entities with significant project responsibilities.
- 3) Lead firm and team history describing at least three similar completed projects including scale of development, single- or mixed-use occupancy, and project performance in terms of timeliness of construction, and occupancy.

C. Site – with map showing proposed site location and site area in square feet (by phase if appropriate), identification of current and proposed or in-process site ownership arrangements, demonstrating planned site control for all parcels as proposed for development.

D. Exterior Elevation – with exterior building rendering and/or massing diagram showing general concept of development.

E. Detailed Project Description – addressing the following items:

- 1) Estimated square footage and number of levels of building area by use.
- 2) Preliminary estimate or range of development cost.
- 3) Anticipated schedule and phasing of development if project is to be built in two or more phases, including square footage and development cost associated with each phase.

- 4) Parking spaces planned with the proposed development – including use of existing nearby available parking.
- 5) Existing infrastructure or adjacent private property that would be impacted by the project.

F. Preliminary Market & Financial Feasibility – assessment is requested to be submitted with all project proposals addressing:

- 1) Preliminary listing of projected sources of capital and financing with anticipated equity. Identifying likely remaining gaps in project financing as needed to be addressed for feasibility going forward.
- 2) Preliminary list of local, State, Federal, and private incentives that may be used for this project.

ADDITIONAL FOLLOW-UP RESPONSES & REVIEW

Follow-up Clarifications & Verifications – may be requested for one or more proposals selected by the City for further review:

- 1) Verification of anticipated availability of debt and equity financing including letters of interest or preliminary commitment from potential sources of financing including statement of sources of equity.

IV. PROPOSAL EVALUATION

Proposals received will be reviewed and evaluated by a City-designated evaluation committee of individuals having no identified conflict of interest with any of the Proposers from whom development proposals have been received. As described below, all identified threshold project requirements must be met or the proposal may be disregarded at the sole discretion of the City.

THRESHOLD PROJECT REQUIREMENTS

The following are threshold (or minimum) requirements which must be met for a project proposal to be considered:

- An active use available to the general public
- At least 50% of site should be built structure.
- Parking not in excess of one space per 1,000 square feet of building.
- Requiring construction to be completed by end of December 2028.
- At least \$3M investment.
- Provide a development bond.

While compliance with these threshold criteria is required for a proposal to be considered further, these commitments alone will not assure any Proposer of being selected.

SUPPLEMENTAL EVALUATION CRITERIA

Supplemental criteria include both objective and subjective determinations to be made at the discretion of the City's Project Evaluation Committee. These criteria will involve evaluations as to whether and to what extent the Proposers submittal can be expected to:

- Meet community criteria for market need, public benefit, stimulation of added investment, and/or enhanced community image.
- We are evaluating the project as to whether or not it's consistent with public policy.
- Successful project history (with experience in Alaska and/or elsewhere on the west coast of the U.S. and Canada).
- Reviewing qualifications of firm, project manager and staff, quality and value of design, and scheduling.
- Financial backing and plan.

PRELIMINARY & FOLLOW-UP REVIEWS

The City of Fairbanks Project Evaluation Committee will review all proposals received for conformance to threshold project requirements and consistency with supplemental evaluation criteria, subject to City Council review and approval.

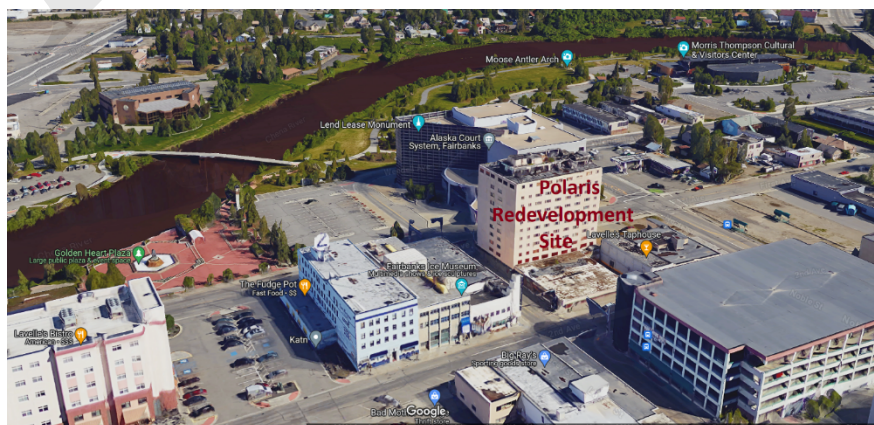
Up to three development firms/teams will be interviewed followed by preliminary selection of 1-3 proposals for further evaluation. Recommended selection of a preferred development firm (or team) will be made based on both written and oral presentations – utilizing the above noted criteria plus any additional factors determined as appropriate and consistent with this RFP.

V. SELECTION & NEGOTIATION

Selection of a preferred development team will be made based on review of formal RFP responses Developer deliverables over the term of an **exclusive negotiation period** are expected to:

- Further detail proposed uses for redevelopment of City-identified available Polaris site (including site and floor plans, and perspective rendering(s).
- Confirm responsibilities of lead developer and other firms/individuals as participants with the full development team.
- Provide current and recent financial statements (P&L, balance sheet) for the lead firm (maintaining confidentiality as mutually determined).**
- Provide a refined line-item preliminary development budget (covering land/site acquisition, hard construction and soft costs).
- Provide estimates for anticipated sources of funds (including incentive offsets, if any) and backstop financing in the event that anticipated sources do not fully materialize.
- Provide confidential year-by-year operating pro forma projections from project opening to normalized end-use occupancy.**
- Provide a refined end-use capitalized valuation and/or 20-year NPV calculation subject to independent third-party review demonstrating valuation exceeding all-in project costs.**
- Outline anticipated timeline from planning/design to construction and occupancy – including performance targets as conditions for project planning and completion.
- Make a good faith deposit with cashiers check, certified check or letter of credit.***
- Identify other terms and conditions associated with a purchase and sale agreement (or related transaction) together with determination of items subject to public disclosure or confidentiality with the City – as appropriate prior to start of construction.**

Assuming satisfactory compliance with developer deliverables, the selected development team(s) would proceed pursuant to a **refined development agreement** (or term sheet) to prepare detailed plans and submittals as mutually agreed which the City will review as a basis for subsequent plan and agreement finalization. The result should be a **final agreement** between the City and selected Proposer.**



VI. FURTHER INFORMATION

For further information or questions regarding any aspect of this development RFP and associated development prospectus, please contact:

Michael Sanders
Chief of Staff
City of Fairbanks

Phone: 907-459-6760

Mobile: 907-687- 2362

Email: msanders@fairbanks.gov

Or

Eric Hovee
Redevelopment Consultant
E. D. Hovee & Company, LLC

Phone: 360-921-6430

Email: ehovee@edhovee.com

APPENDIX. CITY COUNCIL RESOLUTION

Recommended is inclusion of a 1-2 page City Council resolution inviting proposals from qualified developers with knowledge of the statewide and interior Alaska market including the Fairbanks FNSB or metro area. State the importance of the project as a catalyst for downtown redevelopment – as a good place to live, shop, work and enjoy. Include reference to key incentives most viable for consideration – both those of City and other public/private partners.

RESOLUTION NO. 5206

**A RESOLUTION PROVIDING 60 DAYS TO SOLICIT ADDITIONAL COMMUNITY
INPUT FOR THE REDEVELOPMENT OF 123 LACEY STREET
BEFORE THE CITY ISSUES A REQUEST FOR PROPOSALS**

WHEREAS, the City Council has introduced Resolution 5201 – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street, with the intention of releasing a Request for Proposals; and

WHEREAS, the Mayor has requested an additional 60 days to conduct structured outreach and more fully develop the RFP; and

WHEREAS, the Mayor’s proposal commits to an RFP release date of May 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The City of Fairbanks will release an RFP on May 1, 2026.

SECTION 2. The effective date of this resolution is six days after adoption.

Mindy O’Neill, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

RESOLUTION NO. 5205

A RESOLUTION HONORING THE CLAY STREET CEMETERY COMMISSION

WHEREAS, the Clay Street Cemetery was established by the City of Fairbanks in October of 1903, is one of the oldest remaining historic landmarks in Fairbanks, and is on the National Register of Historic Places; and

WHEREAS, in 2010, the City Council adopted Ordinance No. 5813, creating the Clay Street Cemetery Commission with the primary purpose of advising the City Mayor and Council on matters relating to the restoration, improvement, maintenance and preservation of the Clay Street Cemetery; and

WHEREAS, Commission members have spent, and continue to spend, thousands of volunteer hours compiling data on those interred within the cemetery's over 1,900 known burial locations, creating an online genealogical database accessible to all; and

WHEREAS, with the assistance of the City Surveyor and ground-penetrating radar technology, the Commission has created an updated map of all known gravesites, many of which had shifted as a result of the 1967 flood, to guide visitors at the property; and

WHEREAS, Commission members fill their summer months with workdays repairing and replacing gravesite markers, providing guiding historical tours to visitors, local groups, and school classes, and maintaining the beauty of the cemetery grounds.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Fairbanks recognizes the exceptional work of the Clay Street Cemetery Commission, the efforts of which have elevated a modest 3.25 acres of City property into a shining jewel within the heart of the Golden Heart City.

PASSED and APPROVED this 9th Day of March, 2026

Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6343

**AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF CITY
HALL TO THE FAIRBANKS CHILDREN'S MUSEUM**

WHEREAS, the City of Fairbanks Charter Section 8.3 and Fairbanks General Code (FGC) Section 70-56 allow for the lease of real property made under the authority of an ordinance; and

WHEREAS, the City of Fairbanks owns City Hall located at 800 Cushman Street and approximately 15,209 square feet of City Hall is currently vacant following the closure of the Fairbanks Boys and Girls Club; and

WHEREAS, the City is committed to continuing its longstanding support of local youth-related activities at the City Hall location; and

WHEREAS, the City of Fairbanks conducted an extensive Request For Proposals (RFP) public process soliciting proposals to provide youth services to include licensed childcare in the vacant sections of City Hall; and

WHEREAS, an RFP evaluation committee unanimously determined that a proposal from the Fairbanks Children's Museum met all RFP requirements, was aligned with the City's intent, and was the highest scoring proposal.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. A lease instrument, substantially in the form shown in attached Exhibit A, is hereby authorized by Council for the purposes stated herein, providing a term of 75 years.

SECTION 2. Per FGC Sec.70-56, the lease must not be executed until a minimum of 30 days following the effective date of this ordinance.

SECTION 3. That the effective date of this ordinance is six days after adoption.

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6343

Abbreviated Title: ORDINANCE AUTHORIZING LEASE TO FAIRBANKS CHILDREN'S MUSEUM

Department(s): GENERAL

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes _____ No X

2) additional support or maintenance costs? Yes _____ No X

If yes, what is the estimate? see below

3) additional positions beyond the current adopted budget? Yes _____ No X

If yes, how many positions? _____

If yes, type of positions? _____ (F - Full Time, P - Part Time, T - Temporary)

II. FINANCIAL DETAIL:

EXPENDITURES:	YEAR 1	YEARS 2-5	YEARS 6-10	TOTAL
				\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE:	YEAR 1	YEARS 2-5	YEARS 6-10	TOTAL
GENERAL FUND [RENTAL INCOME]	\$ 12,000	\$ 96,000	\$ 240,000	\$ 348,000
TOTAL	\$ 12,000	\$ 96,000	\$ 240,000	\$ 348,000

The City of Fairbanks will lease space in City Hall to the Fairbanks Children's Museum for 75 years. The rent will be as follows: Year 1 - \$1,000 per month; Years 2 through 5 - \$2,000 per month; and Years 6 through 10 - \$4,000 per month. Starting on the 10th year, rent may be adjusted every five years not to exceed the prevailing rate as determined by comparison of similar spaces in downtown Fairbanks.

Prepared by Finance Department: Initial mb Date 3/4/2026

EXHIBIT 'A' TO ORDINANCE NO. 6343
DRAFT REAL ESTATE LEASE

This lease agreement (hereinafter, "Lease") is executed and effective this ____ day of _____ 2026, between THE CITY OF FAIRBANKS, a municipal corporation of the State of Alaska, with address of 800 Cushman Street, Fairbanks, Alaska, 99701 (hereinafter, "Lessor"), and FAIRBANKS CHILDREN'S MUSEUM, an Alaska Nonprofit Corporation, with address of 302 Cushman Street, Suite 101, Fairbanks, AK 99701 (hereinafter, "Lessee") with the following:

WHEREAS, the City of Fairbanks, by Ordinance No. XXXX, authorized execution of this Lease of City owned property identified below.

NOW THEREFORE, Lessor, in consideration of the rent hereinafter specified and of the mutual covenants and agreements herein expressed, leases that certain real property, including land and buildings, described as follows:

1. Lease of Premises. The Lessor leases to Lessee, and Lessee leases from Lessor, the real property located at Fairbanks, Alaska, more particularly described as follows:

1.1 Premises. A portion of 800 Cushman Street, Fairbanks, Alaska, located within Block 104, Fairbanks Townsite, known as "City Hall", containing 15,209 square feet, comprised of the following identified building areas (hereinafter, "premises"), all as indicated in Attachment 1:

1.1.a. Cafeteria. Containing approximately 3,659 square feet; and

1.1.b. Gymnasium. Containing approximately 7,455 square feet (includes bleachers, chair storage area; excludes the existing shower facilities); and

1.1.c. Daycare. Containing approximately 2,595 square feet (includes two large classrooms, one split classroom, two bathrooms, and laundry); and

1.1.d. Basement. The portion of the basement level, City Hall "Northwest Tower", located in the northwest addition to City Hall, containing 1,500 square feet, more or less.

2. Parking. The following parking is made part of this Lease:

2.1 Reserved Parking. Lessee shall have exclusive use of 12 designated parking spaces onsite. Such use continues in force at all times during the term of this Lease, however, such use may be temporarily suspended for snow removal or other necessary maintenance activities with notice provided to Lessee. No vehicles can be parked in the designated area which impedes traffic flow in the driving lane. No vehicles can be allowed to stand in the driving lane except for active loading or unloading of passengers or materials.

2.2 Unreserved Parking. Lessee will have incidental use of available spaces in Block 110, which lies adjacent south of City Hall, after normal business hours and at such other times not in conflict with use by Lessor. Other parking on adjacent public streets is available in accordance with regulatory signage and the Fairbanks General Code of Ordinances. No parking shall be permitted on Block 110 during normal business hours.

3. Term. The term of this Lease shall be for 75 years, commencing on 04/01/2026, and ending at midnight on 03/31/2101.

4. Escape Cancellation. Lessee, upon 90 days' advance written notice, may cancel and terminate this Lease, surrendering the premises in a neat and clean condition.

5. Rent. As compensation for use of the premises during the life of this Lease and any extensions thereof, Lessee shall pay monthly rent. The Lessee has proposed a multi-year staggered occupation of the Lease area; to facilitate this approach both parties agree to a staggered rent schedule. For the first year of this Lease the monthly rent is set at \$1,000. For second through fifth year of this Lease the monthly rent is set at \$2,000. For the sixth to the 10th year, the monthly rent is set at \$4,000. Starting on the 10th year, rent maybe adjusted every five years not to exceed the prevailing fair market rent as determined by comparison of similar space in downtown Fairbanks.

6. Renovation & Hazardous Materials. When abatement of asbestos or other hazardous materials within the Lease area becomes necessary during performance of any tenant renovations, the cost of such abatement shall be the responsibility of Lessee. Abatement of asbestos or other hazardous substances which must be performed as part of said renovation or occupancy of the premises must be conducted in compliance with all legal requirements. Qualified, certified and competent workers, techniques and notice and reporting requirements must be used at all times. Abatement of asbestos or other hazardous substances will be subject to review and approval by the Building Official and City Engineer. Any tenant renovations or modifications of the Lease space must first be submitted to the City for review by the City Engineer and approval by the City Mayor.

7. Condition. Lessee has inspected the premises, is familiar with the physical condition, and accepts the premises in its "as-is" condition.

8. Permitted Uses. Lessee may use the premises for the nonprofit business of youth sports, educational and development activities, and necessary administrative office space. Lessee must provide 48-hour advance written notice of events or activities which include overnight boarding.

8.1 Third Party Use. Lessee agrees to notify Lessor of any agreements made to allow agencies, groups, or organizations to utilize the leased premises. Lessor shall have the right to reject or restrict such agreements.

8.2 Gymnasium Use. Lessor and its approved licensees may use the gymnasium portion of the leased premises without charge and said use to be scheduled in advance and approved by the Lessee. Such use must not conflict with Lessee prime activity times. Lessor will be responsible for the cost of any maintenance or repair arising from Lessor's use under this section, and the provisions of subsection 12 will not apply for claims arising from Lessor's use or the use by those licensed by Lessor under this section.

9. Prohibited Uses. Lessee shall not use or permit the use of the premises or any part thereof in violation of any applicable law, ordinance, or regulation. Other uses specifically prohibited include: athletic activities involving a trampoline; marksmanship using metal darts, arrows or other projectiles; boxing or wrestling, except that self-defense courses employing limited or noncontact techniques may be allowed.

10. Access and Security. Access to the Lease area for all purposes is through the northwest and the 8th Avenue entrances only, as shown on Attachment 1. Lessee shall be responsible for operation and security of the doors at this location. Emergency exit from the leased space may be through the southwest exit. Entry into or use of City Hall space beyond the leased area is prohibited for any purpose. Lessee shall exercise constant diligence to keep the public within the Lease area, bearing responsibility for same.

11. Payment of Expenses Relating to the Premises.

11.1 Utilities. Lessee shall be responsible for payment of telephone, cable TV, internet, and other privately contracted services as required by the utility provider. Lessor shall be responsible for the payment of water, sewage, electricity, and heating utilities.

11.2 Maintenance. Lessee shall perform all routine interior maintenance within the Lease area. Routine interior maintenance includes but is not limited minor electrical work, minor plumbing work related to existing sinks and toilets, drywall repair, painting, tile replacement, and general upkeep that does not affect the integrity of the building. Major building renovations including anything that alter load bearing walls, affect the building's heating system, or involve the water lines must first be approved by the Lessor.

Lessor shall perform maintenance of the building exterior, roof, and walls, including mechanical and electrical systems in the Lease area, exterior maintenance, and snow removal. Lessor shall also maintain sidewalk and grounds adjoining the leased premises. Lessee shall notify Lessor of hazards or safety concerns in the exterior common areas in a timely manner.

11.3 Janitorial and Garbage Collection. Janitorial and garbage service within the premises, if any, will be provided by Lessee.

11.4 Taxes. Lessor is a municipality of the State of Alaska and is therefore exempt from property taxes. If taxes are levied against the leased premises by a governmental body so long as Lessor remains the owner of record, any such taxes shall be paid by Lessee. Should taxes be levied against the property at such time as the record owner of the leased fee estate is a taxable entity, such owner will be responsible for payment of taxes.

12. Exculpation and Indemnity.

12.1 Exculpation of Lessor. Lessor shall not be liable to Lessee for any damage to Lessee or Lessee's property from any cause. Lessee shall bear all risk of loss as to all personal property of the Lessee, stored, or remaining on or near the premises, including without limitation, inventory, equipment, fixtures, and employees' personal effects.

12.2 Indemnity. Lessee shall defend and hold the Lessor harmless from all damages arising out of any damage or injury to any person or property occurring in, about, or on the premises, excluding exterior public areas.

12.3 Public Liability and Damage Insurance. Lessee, at its sole cost, shall at all times maintain public liability and damage insurance with a single combined liability limit of at least \$2,000,000 and insuring against all liability of Lessee and its authorized representatives arising out of and in connection with Lessee's use or occupancy of the premises, excluding exterior public areas. All public liability insurance and property damage insurance must insure performance by

Lessee of all indemnity provisions required herein. Lessor must be named as an additional insured.

13. Prevention of Waste and Nuisance. Lessee shall not use the premises in any manner that will constitute waste, nuisance, or unreasonable annoyance to Lessor or the owners or occupants of adjacent properties. Violation or breach under this section will be determined at the sole discretion of the City Mayor.

14. Assignment and Sublease. Lessee cannot assign its rights under this Lease or sublet all or any portion of the premises without the prior written consent of Lessor. Consent will be granted at the sole discretion of Lessor but not unreasonably denied.

15. Liens. Lessee shall keep the premises free from any liens, including without limitation those liens arising out of any work performed, materials furnished, or obligations incurred by Lessee.

16. Consultation with Attorney. Lessee acknowledges that it has the right to review this Lease and all other documents relating to the Lease with its own attorney. Each party electing to have this Lease reviewed by an attorney shall bear the costs and expenses so incurred.

17. Destruction. If during the Lease term, the premises are totally or partially destroyed from any cause, rendering the premises totally or partially inaccessible or unusable, Lessee, at its election, may either terminate this Lease or restore the premises. Lessor shall have no duty to repair or restore the premises. If Lessee elects to restore the premises, Lessee will have 120 days to complete the repairs. If Lessee elects not to repair the premises, this Lease will terminate.

18. Right of Entry. Lessor, its agents and authorized employees, have the right to enter the leased premises to examine it and to make repairs as Lessor may deem necessary or desirable. All such entry will be preceded by 24 hours advance notice to Lessee, except that immediate entry will be allowed in event of emergency, as determined by the Lessor.

19. Default. Failure to occupy and operate the premises for 30 consecutive days, or failure to perform any material provision of this Lease will constitute default by Lessee of this Lease. Upon Lessee's default, Lessor shall give Lessee ten days' notice to cure the default. No default notice will be deemed a forfeiture or a termination of this Lease unless Lessor so elects in the notice.

20. Notice. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person must be in writing and either served personally or sent by prepaid, first class mail, addressed to the other party at the address set forth in the introductory paragraph of this Lease. Either party may change its address by notifying the other party of the change of address.

21. Attorney's Fees. If Lessor brings or maintains an action for enforcement of any of the covenants, terms, or conditions of this Lease, Lessee shall pay all costs incurred by Lessor for such action, including attorney's fees, in the event Lessee is found to be at fault.

22. Time of the Essence. Time is of the essence of each provision of this Lease.

23. Successors. This Lease is binding on and inures to the benefit of the parties and their successors.

24. Severability. The unenforceability, invalidity, or illegality of any provision does not render the other provisions unenforceable, invalid, or illegal.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first written above.

LESSEE:
Fairbanks Children’s Museum

LESSOR:
City of Fairbanks

By: Meredith Maple, Executive Director

By: Mindy O’Neill, Mayor

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, CMC, City Clerk

Thomas Chard, City Attorney

ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this _____ day of _____ 2026, the undersigned, a Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared _____, and that they acknowledged before me that they executed the same for and on behalf of the City of Fairbanks and under the authority of said municipal corporation so granted by the City Council, as their free and voluntary act and deed of said corporation.

IN WITNESS, I have set my hand and affixed my official seal on this _____ day of _____ 2026.

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this _____ day of _____ 2026, the undersigned, a Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared _____, of the Fairbanks Children’s Museum, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein mentioned, having authority to do so.

IN WITNESS, I have set my hand and affixed my official seal on this _____ day of _____ 2026.

Notary Public
My Commission Expires: _____

ORDINANCE NO. 6344

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE
SECTION 74-302, EXEMPTIONS FROM GASOLINE EXCISE TAX**

WHEREAS, in 2020, the City Council adopted Ordinance No. 6137 to implement an excise tax on gasoline sold within the city limits; and

WHEREAS, Fairbanks General Code Section 74-300 defines a distributor as a person who (1) brings gasoline, or has gasoline brought, or causes gasoline to be brought, into the city and who sells or distributes gasoline to others for resale in the city; or (2) ships or transports gasoline to a retailer in the city for sale by the retailer; and (3) includes qualified dealers; and

WHEREAS, the City Council would like to amend the exemptions to apply the tax on a distributor as defined in Fairbanks General Code Section 74-300.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows [amendments shown in **bold** font; deleted text in ~~strikethrough~~ font]:

SECTION 1. Fairbanks General Code Section 74-302, Exemption from gasoline excise tax is hereby amended to read as follows [new text in **underlined bold** font; deleted text in ~~strikethrough~~ font]:

The following transactions are exempt from the tax levied by section 74-301:

- (1) ~~Gasoline that is sold or transferred between distributors;~~
- (12)** Gasoline that is sold or transferred to a person obtaining gasoline with a valid certificate of use;
- (23)** Gasoline that is exported outside city limits;
- (34)** Gasoline that is purchased for use by federal, state, or local government agencies, unless the gasoline is purchased for the purpose of resale; and
- (45)** Loss of volume of gasoline that occurs during handling, transportation, and storage, including loss of volume due to temperature changes of gasoline

* * * * *

SECTION 2. The effective date of this ordinance is six days after adoption.

Mindy L. O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney



CLAY STREET CEMETERY COMMISSION
REGULAR MEETING MINUTES – February 4, 2026
HELD VIA ZOOM WEBINAR AND
IN FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Clay Street Cemetery Commission convened at 5:02 p.m. on the above date to conduct a Regular Meeting in the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, and via teleconference, with Vice Chair Janet Richardson presiding. The following Commission members were in attendance:

Members Present: George Dalton, Seat A
 Jessica Desmond, Seat B
 Aldean Kilbourn, Seat C (joined at 5:09 p.m.)
 Janet Richardson, Seat D (remotely)
 Julie Jones, Seat E (remotely)
 Amy Stratman, Seat G

Absent: Karen Erickson, Seat F

Also Present: Jeremiah Cotter, Public Works Director (remotely)
 Colt Chase, Deputy City Clerk

APPROVAL OF REGULAR MEETING MINUTES

a) Regular Meeting Minutes of January 7, 2026

J. Jones, seconded by **J. Desmond**, moved to APPROVE the January 7, 2026 minutes.

Vice Chair Richardson took a voice vote on the motion to APPROVE the January 7, 2026 minutes and all members voted in favor.

APPROVAL OF AGENDA

J. Jones, seconded by **J. Cotter**, moved to APPROVE the agenda.

Vice Chair Richardson took a voice vote on the motion to APPROVE the agenda and all members voted in favor.

CITIZENS' COMMENTS

Adia Cotter – A. Cotter shared that she is a Supervisory Park Ranger with the National Park Service, U. S. Department of the Interior, and that she works at the Morris Thompson Cultural and Visitors Center. She discussed programming that was being organized for later in the year to commemorate the Semiquincentennial (250-year anniversary) of the signing of the Declaration of Independence. She stated Explore Fairbanks was creating a calendar of events that would celebrate historical highlights within the community and that some plans would likely result in increased cemetery traffic, for which they were seeking the blessing of the City and Commission. A. Cotter discussed a virtual history tour, similar to the Borough's annual "Trail Challenge", which would focus on local historical locations and stories across Fairbanks. She extended an invitation to share details of any events the Commission may be planning to increase awareness via inclusion on Explore Fairbanks' calendar and provided her contact information.

G. Dalton stated that this was a great idea and asked if they planned to do it every year going forward. **A. Cotter** explained that Explore Fairbanks was investing in a mobile app that would serve as a self-guided tour for significant locations around Fairbanks and that as long as the app was active, the program would continue. She added that they would also be producing a paper version of the tour for the first year.

J. Jones discussed other work she is involved with for the Semiquincentennial celebration planning. She stated that the Commission works hard to make the cemetery welcoming and informative to visitors and that they would very much support efforts that increased visitation. She shared that the Commission hosts cemetery history tours each year, offered to join whatever committee was overseeing the program being discussed, and offered suggestions for other entities and individuals who could be involved.

A. Cotter noted that a larger community festival would be held in August to commemorate the Declaration of Independence's ratification and that she would continue to connect interested parties for the upcoming events.

[Clerk Note: Chair Kilbourn arrived during A. Cotter's comments and assumed the Chair at 5:17 p.m.]

COMMUNICATIONS TO COMMISSION - None

EVENTS & PUBLIC RELATIONS

Chair Kilbourn discussed the annual clean-up day and recounted that due to weather uncertainties they typically hold the event the Saturday prior to Memorial Day weekend, which would be May 16. **J. Desmond** shared that she has an existing commitment that day and would be unable to attend. **Chair Kilbourn** asked **C. Chase** to publish the event on the City website and Facebook. **J. Richardson** stated that she could share the event with the women's Pioneers group. **G. Dalton** said he could do the same for the men but pointed out that the group typically holds their own event the same day. **Chair Kilbourn** suggested that any local organization with ties to the cemetery could come edge markers and clean their associated section of the cemetery any day in the preceding week. **A. Stratman** stated that now would be the perfect time to start sending out invitations. **J. Desmond** indicated that she planned to propose the opportunity to her Rotary group. **J. Richardson** confirmed that any of the affiliated organizations should be encouraged to come out and edge markers in their sections any time during the summer. **J. Jones** shared that she would also add the clean-up day on the Festival Fairbanks event calendar. **Chair Kilbourn** discussed the description which should be included on the various event calendars being published. **C. Chase** confirmed that they could use the Commission's City-issued email for contact information.

J. Desmond shared that her Rotary group was interested in a presentation from the Commission to discuss their work. She asked if there was interest in doing so on a Friday morning in April. **Chair Kilbourn** stated that April 24 would be feasible. **S. Stratman** and **J. Richardson** each indicated they would be able to participate. **J. Desmond** gave details about the format. **C. Chase** suggested they use the opportunity to solicit donations.

FINANCIAL UPDATE

Chair Kilbourn noted that since the last meeting they had received a deposit of \$11,876 from the City's Discretionary Fund ("bed tax grant") as well as a \$300 donation from Wilcox family for a new marker for Frank Andersen. She reported the purchase of 2,000 new rack cards and confirmed their account balance of \$13,869.66.

UNFINISHED BUSINESS

- a) Quiring Monuments Order

J. Jones reported that they are in the final round of proofing and are almost ready for production. She stated that she would share the updated order proof for additional review before any final approval.

b) New Marker for Frank Anderson

A. Stratman stated that she had been working with Frank's relative, Wanda Wilcox, to confirm details for the marker being made and noted that they were awaiting confirmation on if his last name ended in "-en" or "-on". Mark Wilcox, husband of W. Wilcox, who was in attendance remotely, expressed appreciation that details were being coordinated between A. Stratman and his wife.

NEW BUSINESS – None

OPEN AGENDA

Chair Kilbourn shared that J. Desmond had provided her family history and requested assistance with additional research. She recounted the work they had performed thus far and a general discussion ensued regarding genealogical research processes and details about J. Desmond's family history.

C. Chase shared that City Clerk Dani Snider had highlighted the Commission's work in her recent quarterly report to the City Council. He stated that he will leave a copy of the new rack card in each Councilmember's box. He thanked J. Richardson for her assistance with obtaining a photo for Jesse Bryant, a City of Fairbanks mayor from the 1930's who was one of six past mayors without a portrait on the wall outside Council Chambers. He explained that the original image was a very low resolution and so Artificial Intelligence software had been used to create a better version, with a disclaimer included with the posted picture. **Chair Kilbourn** shared that she had previously worked with someone who had great photo restoration skills and offered to approach him for potential image clean-up on J. Bryant's portrait. **J. Richardson** gave additional details about the research she had completed on past mayors. **A. Stratman** recounted that she had also done some work in the past on the topic. **Chair Kilbourn** suggested that a book outlining past mayors of the City of Fairbanks would serve as a great historical resource and might be a good project for the future.

NEXT MEETING DATES – March 4, 2026

Chair Kilbourn asked if any communication had been received from Commission member K. Erickson, noting her recent absences. **C. Chase** shared details of an email exchange with K. Erickson, that she had requested copies of past meeting minutes, and had indicated intent to attend the next meeting remotely.

ADJOURNMENT

Chair Kilbourn declared the meeting ADJOURNED at 5:43 p.m.



Aldean Kilbourn, Chair



Colt Chase, CMC, Deputy City Clerk

Transcribed by: CC



800 Cushman Street
Fairbanks, AK 99701

Telephone (907)459-6788
Fax (907)459-6722

MEMORANDUM

DATE: February 23, 2026

TO: Council Members

THROUGH: Mayor O'Neill

FROM: Margarita Bell *Margarita Bell*

SUBJECT: Permanent Fund Special Work Session

Permanent Fund Review Board (PFRB) members inquired whether the Council would endorse pursuing higher returns by incorporating more risk into the portfolio, which could potentially lead to periods of returns below the target.

Council members responded that the portfolio is robust enough to endure increased risk and will defer to the PFRB regarding the appropriate allocation.

PFRB Chair Patty Mongold stated that the board will target returns of 8.0% to 9.0% by investing more heavily in higher-yield assets, noting that this strategy does not require an amendment to the Fairbanks General Code.

By accepting this memorandum, the Council approves the actions stated at the Permanent Fund Investment Policy Special City Work Session.