



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-06
REGULAR MEETING – MARCH 23, 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)
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

- *a) Regular Meeting Minutes of February 23, 2026

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
5436	Hoarfrost Distilling	Distillery Manufacturer	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F
15732	Hoarfrost Distilling	Distillery Retail	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F

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 March 9, 2026.
- b) 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. SECOND READING AND PUBLIC HEARING.
- c) Ordinance No. 6344 – An Ordinance Amending Fairbanks General Code Section 74-302, Exemptions From Gasoline Excise Tax. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.

14. NEW BUSINESS

- *a) Ordinance No. 6345 – An Ordinance Amending Fairbanks General Code Section 74-40, Sales and Excise Tax Requirements Definitions, Section 74-116, Room Rental Tax Definitions, and Section 74-118, Room Rental Tax Levy and Collection to Add Marketplace Facilitator. Sponsored by Mayor O’Neill.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- a) Council Appointee to the FEDC ARDOR Committee
- *b) Appointment to the Permanent Fund Advisory Board
- *c) Chena Riverfront Commission Meeting Minutes of October 22, 2025
- *d) Historic Preservation Commission Meeting Minutes of December 2, 2025
- *e) Historic Preservation Commission Special Meeting Minutes of January 2, 2026
- *f) Board of Plumber Examiners Meeting Minutes of December 16, 2025
- *g) Fairbanks Diversity Council Meeting Minutes of November 18, 2026
- *h) Fairbanks Diversity Council Meeting Minutes of January 13, 2026
- *i) February 21, 2026 Fairbanks Diversity Council Strategic Planning Work Session Synopsis

16. COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

17. CITY CLERK’S REPORT

18. CITY ATTORNEY’S REPORT

19. EXECUTIVE SESSION

- a) Open Meetings Act Guidance from City Attorney [permissible under State law, including the provision at AS 44.62.310(c)(3)]

20. ADJOURNMENT



FAIRBANKS CITY COUNCIL
REGULAR MEETING MINUTES, FEBRUARY 23, 2026
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

The City Council convened at 6:30 p.m. on the above date, following a 5:30 p.m. Work Session on City Permanent Fund Investment Policy, to conduct a Regular Meeting of the Fairbanks City Council via Zoom webinar and in the City Council Chambers at 800 Cushman Street, Fairbanks, Alaska, with Mayor Mindy O’Neill presiding and the following Councilmembers in attendance:

Councilmembers Present: Jerry Cleworth, Seat A
Valerie Therrien, Seat B
Sue Sprinkle, Seat C
Crystal Tidwell, Seat D
John Ringstad, Seat F

Absent: Lonny Marney, Seat E (excused)

Also Present: Thomas Chard, City Attorney
Michael Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Colt Chase, Deputy City Clerk
Ron Dupee, Police Chief (remotely)
Richard Sweet, Deputy Police Chief (remotely)
Andrew Coccaro, Fire Chief
Kristi Merideth, FECC Manager (remotely)
Robert Pristash, City Engineer
Jake Merritt, Human Resources Director (remotely)
Jarrod Zerbe, Code Compliance Officer

LAND ACKNOWLEDGEMENT

At the request of Mayor O’Neill, **Ms. Therrien** read the land acknowledgement.

INVOCATION

The invocation was given by Deputy City Clerk Colt Chase.

FLAG SALUTATION

At the request of Mayor O’Neill, **Ms. Tidwell** led the flag salutation.

CITIZENS’ COMMENTS

June Rogers – J. Rogers stated that from what she had read it seemed that the City Council was unanimously opposed to Mayor O’Neill’s plan to gather community input regarding the development of the site of the former Polaris Building. She discussed the history of the property and the efforts surrounding its renewal. She expressed support for Mayor O’Neill’s approach as well as utilizing the work that had already been done, to ensure a collaborative process.

Corey DiRutigliano – C. DiRutigliano spoke against Resolution No. 5201 and the attempt to move forward with a Request for Proposal (RFP) for the City-owned property at 123 Lacey Street. He cited the development of the Springhill Suites hotel on 1st Avenue as an example of a large project that was a poor fit for the downtown area. He suggested that repeating this mistake would result in a downtown that is pieced together rather than planned and could negatively impact potential bids. He advocated for a short-term pause to allow the mayor to gather community input and design an RFP based more community values.

Ms. Therrien asked if he would elaborate on his comment that the development of Springhill Suites was a mistake. C. DiRutigliano explained that the draft RFP cites a preference for full-block development, which the hotel serves as an example, and suggested that such an urban block does not lend to the attractiveness or vibrancy of the street. He cited the Mt. McKinley Bank and Key Bank buildings as other examples of developments that contrast with a granular, small business feel that he believes should represent Fairbanks' culture in the downtown core.

Mayor O'Neall, hearing no more requests for comment, declared Citizens' Comments closed.

APPROVAL OF AGENDA AND CONSENT AGENDA

Ms. Sprinkle, seconded by **Ms. Therrien**, moved to APPROVE the agenda and consent agenda.

Ms. Therrien pulled item 14(c), Ordinance No. 6341, from the consent agenda.

Ms. Sprinkle pulled item 14(d), Ordinance No. 6342, from the consent agenda.

Mr. Cleworth pulled items 14(a), Resolution No. 5203, and 14(b), Resolution No. 5204, from the consent agenda.

Mayor O'Neall called for objection to the APPROVAL of the agenda and the consent agenda, as amended, and hearing none, so ORDERED.

Deputy Clerk Chase read the consent agenda, as amended, into the record.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

a) Special Meeting Minutes of June 22, 2023

APPROVED on the CONSENT AGENDA

b) Regular Meeting Minutes of February 9, 2026

APPROVED on the CONSENT AGENDA

SPECIAL ORDERS

a) The Fairbanks City Council held a public hearing and considered the following alcohol license applications for renewal:

Lic.	DBA	License Type	Licensee	Address
4395	The Banks Alehouse	Beverage Dispensary	Goethe, LLC	1243 Old Steese Highway
435	Market Basket Steese	Package Store	Market Basket, Inc.	4 College Road
3074	Wedgewood Resort	Beverage Dispensary Tourism	Fountainhead Development, Inc.	212 Wedgewood Drive
2424	Sophie Station Hotel	Beverage Dispensary Tourism	Fountainhead Development, Inc.	1717 University Avenue, S.
15619	Fairbanks Distilling Company	Manufacturer Direct Shipment Endorsement	Patrick Wayne Levy	410 Cushman Street

Mayor O’Neill called for testimony and hearing none, declared Public Testimony closed.

Mr. Ringstad, seconded by **Ms. Sprinkle**, moved to WAIVE PROTEST on the alcohol license applications for renewal.

Ms. Sprinkle asked if they had recently seen License No. 435. Deputy Clerk Chase explained that the license had a location transfer in late 2025 which had required a separate application process.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO WAIVE PROTEST ON THE ALCOHOL LICENSE APPLICATIONS FOR RENEWAL AS FOLLOWS:

YEAS: Therrien, Tidwell, Ringstad, Sprinkle, Cleworth
 NAYS: None
 ABSENT: Marney
Mayor O’Neill declared the MOTION CARRIED.

b) The Fairbanks City Council held a public hearing and considered the following marijuana license applications for renewal:

Lic.	DBA	License Type	Licensee	Address
26251	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	29 College Road, Suite 8C
10278	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	2604 Davis Road
14874	GoodSinse, LLC	Marijuana Product Manufacturing Facility	GoodSinse, LLC	2604 Davis Road
10279	GoodSinse, LLC	Standard Marijuana Cultivation Facility	GoodSinse, LLC	2604 Davis Road

Mayor O’Neill called for testimony and hearing none, declared Public Testimony closed.

Mr. Ringstad, seconded by **Ms. Therrien**, moved to WAIVE PROTEST on the marijuana license applications for renewal.

Ms. Tidwell pointed out that a report for a minor violation in the previous year had been included and stated that she was curious if it had been resolved. She noted that there did not appear to be a representative from the licensee present. **Mayor O’Neill** acknowledged that an individual

attending remotely had signaled a desire to speak but whose name appeared only as “Zoom User.” City Attorney Thomas Chard advised against allowing testimony in such circumstances. Deputy Clerk Chase confirmed that there had not been any advance signups for remote testimony. **Mayor O’Neill** suggested that the individual could potentially be a representative of the business but ruled that she would only consider allowing them to speak if they first updated their attendee name. **Ms. Tidwell** clarified that her intent was not to protest the license but rather wanted confirmation that any violations had been appropriately resolved. **Ms. Sprinkle** concurred. Attorney Chard pointed out that the referenced violation was indeed minor and directed their attention to the City Clerk’s memo which affirmed that there were no departmental protests.

Mayor O’Neill stated that the individual online had been identified as a representative of the licensee and invited them to address Ms. Tidwell’s question about the minor violation.

Alex Pepper, General Manager of GoodSinse, LLC – A. Pepper confirmed that one incident had occurred where two employees were found to not have a physical copy of their Marijuana Handler Permit on hand and that none of the staff on duty could access digital copies of said permits. She verified that the issue was resolved, with training completed and no further violations since.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO WAIVE PROTEST ON THE MARIJUANA LICENSE APPLICATIONS FOR RENEWAL AS FOLLOWS:

YEAS: Cleworth, Sprinkle, Tidwell, Ringstad, Therrien

NAYS: None

ABSENT: Marney

Mayor O’Neill declared the MOTION CARRIED.

MAYOR’S COMMENTS AND REPORT

Mayor O’Neill invited Anthony Mosinski, Director of Fairbanks Integrated Community Services (FICS), to provide a report on the Emergency Service Patrol (ESP).

A. Mosinski stated that his team at FICS had been very busy and reviewed the total number of calls since their ESP contract with the City began in mid-2025. He reported in detail on the nature of calls they handle, services rendered, collaboration with community partners, data collected, and challenges, as well as successes, of the individuals with whom they engage. He shared that their primary focus had been on health and safety and that although they were now fully staffed, they had been operating at maximum capacity for some time.

Ms. Sprinkle asked if FICS works with the City’s Community Paramedic. A. Mosinski confirmed that they do and discussed their collaboration of services.

Ms. Tidwell asked to confirm FICS’s call volume. A. Mosinski reported that in 2025, from May 9 to December 31, they had 2,141 dispatched events, with 468 in January 2026 and 367 so far in the current month. He added that 295 unique individuals had received services.

Ms. Therrien asked if any of their calls had involved fentanyl overdose situations. A. Mosinski stated that such scenarios had been very limited for the ESP. He shared that only 5% of contacts in the month of January were opioid related, with stimulant abuse being a larger concern of late.

Mr. Ringstad noted that with about 2,100 calls and about 300 individuals being served, there were clearly some people being engaged with multiple times. A. Mosinski confirmed that while some individuals can be seen once or twice and then never again, there are others with whom they interact frequently. He clarified that the 2,141 dispatched events were for May through December 2025 while the 295 individual count was only since their software implementation in October. **Mr. Ringstad** shared that he had heard from more than one person that the ESP was being taken advantage of by some individuals for the purpose of getting free rides, under the guise of needing other services. He asked if that was a problem they were indeed dealing with. A. Mosinski acknowledged the concern and discussed the parameters for drop-off transports that are and are not permissible by the ESP. He expressed appreciation for the triage work performed by the Fairbanks Emergency Communications Center to reduce the likelihood of such situations.

Ms. Sprinkle asked for an update on their hours of operation. A. Mosinski reported that the intent of their contract was to work up to 12 hours of service, noon to midnight, 7 days a week, and that they had achieved that structure as of December 2025.

Ms. Therrien asked if they had any interaction with the HopeLink, the local warming shelter. A. Mosinski explained that the shelter opens at 10 p.m., which was two hours before ESP service ends each evening. He confirmed that while the overlap of hours was minimal, they had engaged with HopeLink leadership many times and that a positive working relationship existed between them. **Ms. Therrien** spoke of the successful reduction of homelessness in Finland. A. Mosinski discussed FICS's community treatment model, reviewed their big-picture goals for the coming years, and confirmed that international research has driven many changes in their field.

Mayor O'Neill thanked A. Mosinski for his report and shared details about her recent trip to Juneau, listing state representatives and senators with whom she had met and the associated topics of discussion. She outlined interactions with the Alaska Municipal League and stated that other mayors from their region had expressed interest in a potential public safety conference. She shared that she had accepted an invitation to witness arctic-specific exercises as part of a Joint Pacific Multinational Readiness Center program and that it was impressive to see such training firsthand. **Mayor O'Neill** reported that the Fairbanks Diversity Council had met the previous Saturday for a strategic planning session, with the group using the opportunity to reset and refocus. She invited Public Works Director Jeremiah Cotter to provide an update on snow removal operations.

J. Cotter reported that the Public Works (PW) crews had completed the majority of work clearing the main arterials across the City and would begin snow removal in individual neighborhoods the following day. He acknowledged that with such heavy snowfall they can only do so much to keep up. **Mayor O'Neill** thanked the PW crews for their dedication and service to the community.

COUNCILMEMBERS' COMMENTS

Ms. Therrien expressed appreciation for the Clerk's Office having meeting minutes produced soon after each meeting, recalling a time when such could take up to four months.

Mr. Cleworth thanked A. Mosinski for the report on the ESP. He discussed being frustrated at witnessing so many seemingly capable individuals who linger downtown, day after day, with no motivation to work or seek support through programs such as the Rescue Mission.

UNFINISHED BUSINESS

- a) Resolution No. 5201 – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street. Sponsored by Councilmembers Cleworth and Therrien.

Note: Resolution No. 5201 was introduced at the Regular Meeting of February 9, 2026, at which time a motion to APPROVE was made and seconded. The resolution was then POSTPONED. The motion to APPROVE remained on the floor.

Mr. Cleworth explained that the resolution had been postponed to give the Council additional time for discussion on two draft versions of the associated Request for Proposal (RFP) at the following Work Session. He recounted that they had not gotten into it at that meeting and thus he and Ms. Sprinkle had worked to refine the two RFPs into the draft that was included in their meeting document packet.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5201 by adding a new Section 3, to read “The attached RFP is adopted as a part of this resolution.”

Mr. Cleworth clarified that the amendment would also shift the current Section 3 to become Section 4. He shared that he and Ms. Sprinkle had taken the original work product from the paid consultant, watered it down, and incorporated Councilmember notes to create the RFP draft before them. He indicated that they were open to amendments.

Ms. Therrien stated that the newspaper had reported that the mayor had recently commented that even if the Council passes the resolution, she would not be putting out an RFP until after she had gathered more input and felt that it was ready. She asked if the mayor could explain her comments.

Mayor O’Neill asserted that while a resolution is a statement of preference or endorsement, it could not commit the executive branch to action that is under the purview of the administration. She confirmed that once they have an RFP that had been reviewed and approved by their engineers, procurement officer, and legal department, it would be posted.

Ms. Tidwell asked whether a different RFP, drafted by the administration, would come before the Council for review and/or approval, prior to being published. **Mayor O’Neill** stated that it would not, and that this was in line with their established procurement processes.

Ms. Sprinkle stated that she wished they had known this before they spent a lot of time developing the current RFP draft, noting that the City had already spent a lot of money on a consultant to perform an analysis. She expressed disappointment and that she felt misled, believing that the Council could create something to ask the administration to implement just to see that direction ignored. She acknowledged that the mayor wants to do what is good for the community but reiterated her frustration in the process and that all their work was being disregarded.

Mayor O’Neill suggested that Ms. Sprinkle had mischaracterized her words and that the Council and community should be proud of the work already done on the draft RFP, noting the long process of input and deliberation. She asserted that while she had shared her own vision for the project,

they did not have a formal one in place yet. She stated that she did not want a developer to shape what happens, for their own benefit, but rather see a community-led RFP that would be for the community's benefit. **Mayor O'Neall** declared that taking 60 to 90 days to gather more feedback, as she had requested, would not set anything back. She reiterated that she was not discounting the Council's input, that the RFP they had drafted was important, but that she would like more time to come up with something they could all believe in and see.

Ms. Sprinkle stated that while she agrees with the sentiment about the project needing to benefit the community, she pointed out that unless the City was going to put money into the project, they could only demand so much from a developer. She asked if the mayor was anticipating using taxpayer money to support the vision that would be shaped. **Mayor O'Neall** indicated that they may or may not seek such an approach and suggested that it was a small view to say that they could not have something they want because they had already defeated themselves by not having the money. **Ms. Sprinkle** asserted that now her words were being misunderstood. She explained that while they were not discounting any good ideas, noting the lengthy list of suggestions already submitted, the truth was that someone had to have the capacity and funding to turn an idea into reality. She indicated that she was willing to wait and respect the mayor's request but repeated her disappointment that the work they had done was being put aside. **Mayor O'Neall** stated that she was happy to hear that she was willing to wait. **Ms. Sprinkle** pointed out that she did not have a choice. **Mayor O'Neall** expressed hope that she would not believe that their work was being put aside. She stated that the community they were supposed to represent deserved a seat at the table and that the current RFP draft did not allow for that. **Ms. Sprinkle** suggested that by Mayor O'Neall already indicating her plan to disregard the resolution and draft RFP, to instead create her own through a different process, it seemed that the Council did not have a seat at the table either. **Mayor O'Neall** asserted that Ms. Sprinkle had again misunderstood what had been said earlier.

Mr. Cleworth asked the City Attorney whether or not the administration was required to implement what the Council approved, if they were to adopt the resolution and attached RFP. He asked that if not, what section of the Fairbanks General Code (FGC) supported the answer. Attorney Chard explained that it was ultimately the Council's decision of what to do with a City-owned property. He acknowledged the differences of interpretation on how much involvement the Council is meant to have at the present stage of the procurement process and advised that he believes the mayor had correctly asserted that she has the authority to issue an RFP when it is ready. He suggested that it would be in everyone's interest to work collaboratively through the iterative process, noting that no matter what, the Council would have final say. Attorney Chard clarified that while a resolution conveys the desire of the Council, it did not carry the same weight as an ordinance. **Mr. Cleworth** asked to confirm how an ordinance would differ. Attorney Chard confirmed that an ordinance would carry the weight of law and direct the administration to take a specific action. **Mr. Cleworth** pointed out that despite the resolution indicating an effective date of six days after adoption, what they were hearing was that it would likely not take effect at all.

Ms. Therrien asked for clarification on rules for postponement. Attorney Chard recounted recent changes the Council had adopted and explained the parameters of postponing items. **Ms. Therrien** asked if postponement to late April would be acceptable or if they would need to start from scratch with a new resolution. Attorney Chard indicated that the latter option would be appropriate as they would be outside of the allowable postponement period. **Ms. Therrien** spoke in favor of allowing the mayor to gather community input, acknowledging that Resolution No. 5201, as Amended, which she was cosponsoring, would have to be scrapped. Attorney Chard added that they could

also pass the resolution with an effective date of two months out rather than the standard six days. **Ms. Therrien** asked if they would still be able to revise the RFP before the effective date. Attorney Chard advised that if the resolution was approved with an incorporated RFP that might need changed before its effective date, then it would be best to start from scratch. **Ms. Therrien** stated that while she wants to support the mayor's request, she did not like either option available to them regarding the resolution and that she would like to hear from other Councilmembers.

Ms. Tidwell noted that a public comment had suggested that the Council was unanimous in its support for the resolution but clarified that she was not in favor of it. She pointed out that the draft RFP was vague and stated that she would like to see what the mayor would produce. She added that she was also interested in community input and was reassured by the fact that the Council would have the ultimate say. She explained that she would like to see feedback from all sources and that there did not seem to be any point in passing the resolution. **Ms. Tidwell** stated that she trusted the mayor would incorporate important aspects of the Council's draft RFP into the version she creates and recounted that Mr. Marney, who was absent, had previously expressed a desire for the RFP to include a preference for companies that would hire local labor. She reiterated her belief that the RFP was not ready but that she looked forward to seeing it continue to develop.

Mr. Ringstad asserted that the RFP was vague in order to allow a wide range of proposals and that they could get a million ideas but ultimately they will only be able to consider those who have the funding to make it happen. He spoke in favor of getting things published soon because no real investor will get serious about development until the Council shows that it is serious first.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5201 BY ADDING A NEW SECTION 3, TO READ "THE ATTACHED RFP IS ADOPTED AS A PART OF THIS RESOLUTION", AS FOLLOWS:

YEAS: Sprinkle, Ringstad, Cleworth, Tidwell, Therrien

NAYS: None

ABSENT: Marney

Mayor O'Neall declared the MOTION CARRIED.

Mr. Cleworth stated that he should have written an ordinance rather than a resolution. He discussed the history and process of the Polaris Building becoming a City-owned property. He read from and applauded a recent editorial by the Fairbanks Daily News-Miner which asserted that what had occurred thus far regarding the property had not been a rushed process, that downtown had waited long enough, and that an RFP was overdue. He recounted that when he was the mayor, he would often listen to ideas that had no financial backing. **Mr. Cleworth** stated that despite so much conversation over the years, there would be nothing to evaluate until proposals were officially being requested. He expressed disagreement with suggestions that the Springhill Suites had been a "questionable project" and recounted that it was built with capital put up from a local Alaska Native organization along with another entity. He argued that it had become the hotel of preference due to its convenient location and that tourists love it. **Mr. Cleworth** shared that not a day goes by when he does not have a guest from the hotel visiting his own downtown business and declared that it was an economic driver in every way they could hope for. He added that the Mt. McKinley Bank building had also been denigrated despite being an expensive project with a long-term commitment to the downtown area. He suggested that it seemed no one could do anything good downtown since there would always be some who disagree with any project over supposed

values. **Mr. Cleworth** asked what people consider to be “Fairbanks culture” and if tourism and economic development in the core area were included. He asked how many rules and restrictions could be put into a new, potential RFP, before developers were dissuaded from making an offer. **Mr. Cleworth** stated that such things bother him and while he now realizes that approving the resolution may mean nothing, he might speak with others to determine whether they should bring forward an ordinance to accomplish the same goal. He reiterated that despite receiving hundreds of ideas for what should be done with the property, he had and would continue to have no idea what could be built until they put out an RFP and find out what ideas exist from those who have the capital to make it a reality. He stated that as far as he was concerned, they were years late.

Ms. Sprinkle shared that her secondary concern was how the property would look and be used while waiting for real development. She noted that it was still owned by the City and that they need to be mindful of its presentation in the interim.

Mayor O’Neill suggested that they agree on many things, that they all value what is going to happen downtown, but that a vision had not yet crystalized. She proposed they take the few extra months to find that vision rather than publishing what she considered a lackluster RFP containing no excitement. She asserted that people had not spoken with excitement over downtown Fairbanks for at least two decades. **Mayor O’Neill** expressed agreement that they want economic drivers and housing but noted that they had not identified what kind or for whom. She asked what values are driving their decisions and suggested that the issue impacted all of downtown, not just a single parcel. She acknowledged that the Council and community had been part of the discussion for a long time and that after four months of being mayor she had a new perspective and wanted to work with all stakeholders on a path forward. **Mayor O’Neill** reiterated that 90 days would not result in a delay as development was never going to begin in 2026. She stated that she was struggling with understanding why it was a big deal to take more time and put together something exciting.

Mr. Cleworth asked what she considered exciting. **Mayor O’Neill** stated that it was an elevated voice, a plan on a weekend, an invitation for friends, events, and ways to share about how their town is cooler, better, and neater than any other town in Alaska. **Mr. Cleworth** asked how that would translate into a building. **Mayor O’Neill** replied that she was not talking about a building but rather a vision for downtown which includes a parcel owned by the City and its residents. She indicated that their current effort felt tantamount to giving the property away.

Ms. Therrien asked to confirm that if they wanted to postpone the resolution for the timeframe the mayor was requesting, then they should really just vote it down. **Mr. Cleworth** stated that it seemed that even if approved it would not be followed by the administration. **Mayor O’Neill** indicated that she would prefer they start over as the current RFP felt tainted but that they were welcome to vote for the current version if that was their preference.

Ms. Sprinkle asked where the stumbling block would be if they adopted the resolution but the mayor used a different RFP later. **Mayor O’Neill** stated that it would give a mixed message to the community. Attorney Chard clarified that the previous amendment had incorporated the RFP.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5201, AS AMENDED, AS FOLLOWS:

YEAS: Ringstad, Cleworth, Sprinkle

NAYS: Therrien, Tidwell

ABSENT: Marney

Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5201, as Amended, APPROVED.

Note: FGC Sec. 3.1. requires that “An affirmative vote of four (4) councilmen, or three (3) councilmen and the mayor, shall be required to adopt an ordinance or resolution.” Additionally, FGC Sec. 4.2.(b) states: “The mayor shall vote only in case of numerical ties. [They] may cast the deciding vote, however, if a proposed ordinance or resolution receives three (3) affirmative votes.” In the previous vote, the mayor did not provide the necessary fourth affirmative vote and thus Resolution No. 5201, as Amended, was incorrectly declared as APPROVED. This procedural error was identified and addressed later in the meeting [see page 17].

- b) Ordinance No. 6340, as Amended – An Ordinance Amending the 2026 Operating and Capital Budgets for the First Time. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.

Mayor O’Neill asked Chief Financial Officer Margarita Bell to review a series of proposed amendments to the ordinance. **Ms. Therrien** asked if a public hearing should be held first. **Mayor O’Neill** stated that a public hearing would occur but that it was not required prior to a staff report. CFO Bell gave a brief summary of the actions related to the proposed amendments and noted that the result would bring their unassigned fund balances within the requirements established in FGC.

Mayor O’Neill called for testimony.

Savannah Fletcher, Vice President of Fairbanks HopeLink – S. Fletcher stated that she was aware of the intent for an amendment to be made that would provide \$40,000 in support for Fairbanks HopeLink (FHL), a local nonprofit organization operating a warming shelter during the winter months. She spoke in support of the potential amendment and discussed the difficult winter they had endured, with their hope to remain open through April. She shared that the majority of their funding comes from private donations and that \$40,000 was the equivalent of one month of operational expenses. She added that without it they would have to close the shelter at the end of March. S. Fletcher expressed support for FICS, noting the vital role that both the ESP and FHL play in the community. She noted that the low-barrier warming shelter is sometimes the only resources available for some individuals trying simply to survive the winter.

Mr. Cleworth asked if this would be a one-time ask. He expressed concern that such requests could become repetitious, with organizations relying increasingly on funding from the local government. S. Fletcher reported that FHL was only open for two months in its first year and four months the next year. She stated that in this, their third season, the goal was to remain open for six months, which would be through April 2026. She shared that they average 80 people per night, with as many as 100 on some nights. She added that their board of directors had acknowledged the need for a more sustainable funding model and would be meeting that summer to discuss the future.

Ms. Sprinkle asked to confirm that \$40,000 was their monthly budget. S. Fletcher explained that this amount covers their monthly operations during the winter months they are open. She added that they have some expenses in the summer such as rent, maintenance, and minimal staffing.

Ms. Tidwell asked to confirm their goal. S. Fletcher stated they hope to stay open until April 30. **Ms. Therrien** asked how much they had raised. S. Fletcher reported that over \$450,000 in private donations had been received in the three years since the organization was created, with almost \$200,000 of that being in the current year alone.

Brenda Riley, Board of Directors Member of Fairbanks HopeLink – B. Riley shared a brief history of FHL’s founding and management. She reported that of the \$460,000 raised since founding, \$60,000 had come from grants and \$250,000 was donated by a single individual who was now tapped out. She stated that the program is undersized, under-resourced, understaffed, and overcrowded, offering a low-barrier, but not rule-free, approach. She explained that the shelter utilizes two bays of an old fire station with less-than-ideal conditions, and that they do their best to ensure people have a safe option from harsh winter conditions. B. Riley noted that since opening their doors there had been a recognized reduction in both fires at vacant buildings and emergency room visits for those seeking acute care due to having nowhere to go overnight. She indicated that their board is aware that their funding model is unsustainable but reiterated that closing on March 31 would leave a gap in needs as the challenging winter came to a close. She asked for the City Council to consider supporting FHL through one-time funding to help keep them open to April 30.

Ms. Therrien stated that she would like to have a Special Work Session in the near future to discuss how the City can support the warming shelter in the following year.

There being no more comments, **Mayor O’Neill** closed the public hearing.

Ms. Tidwell, seconded by **Mr. Ringstad**, moved to ADOPT Ordinance No. 6340, as Amended.

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to AMEND Ordinance No. 6340, as Amended, by adding \$40,000 to the Mayor’s Department to give to Fairbanks HopeLink.

Ms. Therrien shared that her Rotary group had discussed fundraising for FHL but quickly realized their efforts would not cover all the organization’s needs. She asserted that the issue had not been on her radar when the 2026 budget drafted, otherwise she would have proposed the funding earlier.

Mr. Cleworth stated that this was a difficult request for him, noting that the City did not provide financial support for the Fairbanks Rescue Mission or Fairbanks Community Food Bank. He indicated that he was not opposed to helping in emergency situations but asked if Ms. Therrien’s intent was to establish recurring support. **Ms. Therrien** confirmed that she viewed the request as a one-time situation. She suggested that the issue was bigger than the Council and warranted a discussion that would include the community, Borough, local Alaska Native organizations, and the State Legislature. She stated that she wants to make sure FHL makes it to the end of the season.

Ms. Sprinkle concurred with the need to support FHL. She asked if the Rural Health Transformation Program would be a viable option. Chief of Staff Michael Sanders suggested that it would be appropriate for FHL to apply for those funds directly.

Ms. Tidwell spoke in favor of the amendment. She stated that while she was aware of FHL, she had no idea how many people utilized the service. She concurred that this was an emergency, that the request did not seem to be a long-term commitment, and that she did not want to see them close early. She expressed interest in the result of FHL’s board upcoming discussion about the future.

Mr. Ringstad agreed that it was a tough situation and that while he was also hesitant to support recurring financial contributions, he recognized the immediate need. He expressed concern over potential needs of the Public Works (PW) department and their inability to approve all requests. He discussed the prioritization of needs over wants but acknowledged that FHL's request constituted an urgent, current need for the sake of the community.

Mayor O'Neall recounted that she had included a request for funding for FHL in her original proposed 2026 budget. She asked the Council to consider who would answer this call for help if not the City, pointing out that they hold power over health and social services within the municipality. She concurred that a discussion for future support would be prudent at a later time, noting that the \$40,000 would be a band-aid at the end of such a hard winter.

Ms. Sprinkle suggested that this was literally a life and death situation for some people and that she would support a cut from somewhere else in the budget to make it happen.

Ms. Therrien added that two supporting emails had been received from community members.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY ADDING \$40,000 TO THE MAYOR'S DEPARTMENT TO GIVE TO FAIRBANKS HOPELINK AS FOLLOWS:

YEAS: Therrien, Cleworth, Sprinkle, Ringstad, Tidwell,

NAYS: None

ABSENT: Marney

Mayor O'Neall declared the MOTION CARRIED.

Ms. Tidwell recounted that the PW budget had been increased by \$86,490 to convert a temporary worker to permanent, part-time status but the budget for temporary labor had not been reduced to balance out the change.

Ms. Tidwell, seconded by **Ms. Sprinkle**, moved to AMEND Ordinance No. 6340, as Amended, by reducing the Public Works budget for temporary labor by \$86,490 to cover the new permanent, part-time custodian position.

Mr. Ringstad asked if this would have a net-zero impact. CFO Bell stated that this was correct.

Mr. Cleworth discussed the importance of PW's temporary labor budget in relation to snow removal, noting that a perfect storm was possible given their heavy snowfall and concerns over flooding in the spring. He noted that a potential emergency in the near future could easily be planned for, that the end of each year also included a few months of winter, and urged caution.

Ms. Sprinkle asked for details on how much of the temporary labor budget had been spent so far in 2026. CFO Bell shared that 22% had been utilized in January and that the PW Director had a report which compared the current and previous few years' numbers, noting that 2023 was being viewed as the most comparable in recent history.

Ms. Tidwell stated that she agreed with Mr. Cleworth on the importance of the temporary labor budget but clarified that the amendment was to balance a previous change. She recounted that the associated employee was currently being paid via the temporary labor account. She noted that the Council had already decided to not outright add the new position during the regular budgeting process, so this shift was meant to fulfil the request but with a net-zero impact.

Mr. Ringstad asked if the \$250,000 set aside for emergencies was only available for PW usage. CFO Bell confirmed that this was correct. She reviewed the amounts spent on temporary labor over the previous couple years. **Mr. Ringstad** asked for additional analyses from the department. PW Director Jeremiah Cotter reviewed recent expenditures and forecasts for temporary labor. **Mr. Ringstad** asked if there is still a need for temporary labor once snow removal operations cease for the season. J. Cotter confirmed that if snow melts faster than normal they may utilize temporary labor to help clear storm drains. **Mr. Ringstad** asked for an estimate on how much they should reserve for the first couple months of winter at the end of 2026. J. Cotter provided an estimate.

Ms. Sprinkle suggested that this was a commonsense amendment. **Mr. Ringstad** concurred

Mr. Cleworth discussed the big picture of temporary labor needs reiterated that very little funds would remain for additional amendments as the year progressed. **Ms. Therrien** noted the \$250,000 that was set aside for emergencies and that the forecast for more snow seemed to qualify as an emergency given what had already transpired that winter. CFO Bell clarified that those funds could only be utilized if the mayor had declared an emergency and all other temporary labor funds had been spent. She added that any money used from this fund was also required to be replenished. **Ms. Therrien** asked when the funds would need to be replaced. CFO Bell explained that they would typically be replenished within the current year, unless the emergency occurred late in 2026.

Mr. Ringstad asked where the \$250,000 in emergency funds is reflected in the budget. CFO Bell clarified that the funds are not included in any year's budget but instead set aside in reserves and committed according to the explained parameters. **Mr. Ringstad** asked how often the fund is utilized. CFO Bell reported that it had not been used in her seven years as CFO.

Mayor O'Neall directed the discussion to return to the amendment as stated.

Mr. Cleworth suggested that whether or not the amendment passed, there would be no impact on the budget. **Ms. Tidwell** clarified that if the amendment to reduce the temporary labor budget failed, the associated increase of the same amount was still included in the ordinance and thus there would be an overall increase in expenditures.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY REDUCING THE PUBLIC WORKS BUDGET FOR TEMPORARY LABOR BY \$86,490 TO COVER THE NEW PERMANENT, PART-TIME CUSTODIAN POSITION AS FOLLOWS:

YEAS: Sprinkle, Therrien, Ringstad, Tidwell

NAYS: Cleworth

ABSENT: Marney

Mayor O'Neall declared the MOTION CARRIED.

Ms. Sprinkle asked for more details about the proposed public safety conference tied to the request for \$25,000 under the Mayor's Department. M. Sanders recounted that he had provided a memo outlining the proposed conference at the last Work Session and stated that if the Council considered this a want rather than a need then they would understand seeing it cut. He explained that when the idea had originated, the total remaining balance for the year was not as slim as it was now.

Mr. Ringstad expressed concern over their whittling reserves and spoke again of wants versus needs, noting the remaining items being proposed within the ordinance. He suggested that with \$40,000 now dedicated to FHL, some of the other requests would need more scrutiny. He pointed out that if they say yes to everything, they will essentially have nothing left for what might come along over the summer or in the fall.

CFO Bell noted that the \$20,000 increase to computer fiber services under the Information Technology (IT) budget was a legal obligation and from increased fees under an existing contract.

Ms. Tidwell asked if failure to approve the \$82,000 increase under the IT budget to replace knoxboxes would mean first responders would be unable to access properties in an emergency. M. Sanders clarified that access is still currently possible, just inefficiently, and that upgrading the boxes would be best done all at once. He suggested that the City should at least upgrade the units on its own buildings but that about \$40,000 of the proposed increase within the ordinance could potentially be shifted to the business owners who utilize the program. **Ms. Tidwell** asked to confirm that the project could be adjusted to only replace a portion of the total boxes within the community. M. Sanders confirmed that the Fire Chief had proposed that, if needed, the Council could reduce the increase to \$42,000 which would cover all upgrades for City-owned buildings.

Ms. Sprinkle, seconded by **Mr. Cleworth**, moved to AMEND Ordinance No. 6340, as Amended, by reducing the increase to outside contracts to replace knoxboxes under the IT budget from \$82,000 to \$42,000.

Ms. Sprinkle pointed out that this adjustment would offset the \$40,000 commitment to FHL.

Ms. Therrien recounted that M. Sanders had mentioned in a past meeting that it would be cheaper to upgrade all boxes at the same time and asked if that was correct. M. Sanders clarified that the main concern is that the current boxes use a physical key which could access all units, creating a liability should a key be lost. He explained that the new system would include programmable access cards, which could be deactivated if lost, similar to City employee building access cards.

Fire Chief Andrew Coccaro shared that some jurisdictions cover all costs of upgrades while others shift the cost to the user. He explained that if they reduce the amount for the upgrade it would simply create an unfunded mandate within their building code for those that utilize knoxboxes, which would require a one-time expense between \$350-\$400 to the business sometime in the next 12 to 24 months. He confirmed that the City would have a reduced liability with a keycard system.

Mr. Cleworth asked if all business owners would be mandated to use the system and thus pay for the upgrade. Chief Coccaro stated that the only businesses required to use the system are those with installed fire sprinklers or alarm systems. He noted that some other businesses volunteer to have boxes installed to prevent having doors damaged by crews gaining access in an emergency.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY REDUCING THE INCREASE TO OUTSIDE CONTRACTS TO REPLACE KNOXBOXES UNDER THE IT BUDGET FROM \$82,000 TO \$42,000 AS FOLLOWS:

YEAS: Cleworth, Tidwell, Ringstad, Sprinkle
NAYS: Therrien
ABSENT: Marney
Mayor O'Neall declared the MOTION CARRIED.

Mr. Cleworth stated that without more concrete numbers, he would prefer to not fund the additional expense for a public safety conference, citing a hope that the event could be revised and not require as much for renting space through a potential partnership with the Borough.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Ordinance No. 6340, as Amended, by removing the \$25,000 increase to community promotions to host a public safety conference under the Mayor's budget.

Ms. Sprinkle stated that the event was important and that she would hope to see it brought back in the future. M. Sanders indicated that they would keep the idea on hand for another time.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY REMOVING THE \$25,000 INCREASE TO COMMUNITY PROMOTIONS TO HOST A PUBLIC SAFETY CONFERENCE UNDER THE MAYOR'S BUDGET AS FOLLOWS:

YEAS: Cleworth, Tidwell, Ringstad, Sprinkle
NAYS: Therrien
ABSENT: Marney
Mayor O'Neall declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Ordinance No. 6340, as Amended, by removing the \$7,000 increase to community promotions for city presence and participation in public events under the Mayor's budget.

Mr. Cleworth explained that \$23,000 was already budgeted for community promotions between the contingency funds for the Mayor's Office and General Fund, which he believes is sufficient.

Ms. Tidwell asked if this \$7,000 was tied to any specific plans. **Mayor O'Neall** shared it would be used for advertising, supporting their participation with the Tanana Chiefs Conference's annual conference, and other downtown events. She explained that the existing contingency funds are already used for many purposes, with a lot of expectations and very little wiggle room. She stated that she would use the proposed increase to strengthen the City's relationship with the public.

Mr. Ringstad suggested it was a nice idea but reiterated his thoughts about wants versus needs.

Mr. Cleworth discussed how contingency funds had been used during his time as mayor and asked if there were any current restrictions in place. CFO Bell explained that usage of the funds is at the

mayor's discretion but noted that in recent years the account had been heavily utilized for employee wellness and subsidizing certain grant-funded social services positions under the department. **Mayor O'Neall** pointed out that although the money was designated for community promotions, the funds had not been used for that purpose for some time due to strong expectations of continued funding for various other matters which had been cut from previous years' budgets. She respectfully asked that they support the increase.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY REMOVING THE \$7,000 INCREASE TO COMMUNITY PROMOTIONS FOR CITY PRESENCE AND PARTICIPATION IN PUBLIC EVENTS UNDER THE MAYOR'S BUDGET AS FOLLOWS:

YEAS: Tidwell, Ringstad, Cleworth
NAYS: Sprinkle, Therrien
ABSENT: Marney
Mayor O'Neall declared the MOTION CARRIED.

Mr. Ringstad asked for additional details on the \$15,000 increase request to professional services for consulting services under the General Account. CFO Bell explained that this was primarily for conducting salary surveys as well as advertisements, in lieu of the Public Information Officer position that was requested but not included within the 2026 budget.

Ms. Sprinkle asked when the last time a salary survey had been conducted by the City. CFO Bell stated that, to her knowledge, they had never done one. **Ms. Sprinkle** asked if this was a fair price for such a project. **Mayor O'Neall** suggested that it was pretty low and that the goal was to help get the message out to the public about what they are doing at the City, which she recalled was something Councilmembers had expressed a desire for in the past.

Mr. Ringstad asserted that during prior labor contract negotiations he had seen various salary surveys which he assumed had come from the Alaska Municipal League. M. Sanders suggested that the proposal may have come from recent discussions about reviewing the salaries of elected officials across the state *[see Ordinance Nos. 6337 and 6338]*.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Ordinance No. 6340, as Amended, by removing the \$15,000 increase to professional services for consulting services under the General Account.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340, AS AMENDED, BY REMOVING THE \$15,000 INCREASE TO PROFESSIONAL SERVICES FOR CONSULTING SERVICES UNDER THE GENERAL ACCOUNT AS FOLLOWS:

YEAS: Ringstad, Sprinkle, Cleworth, Tidwell
NAYS: Therrien
ABSENT: Marney
Mayor O'Neall declared the MOTION CARRIED.

Mr. Cleworth asked for additional details on the \$5,000 increase to contingency for sponsorships and employee engagement. **Mayor O'Neall** gave a summary of the types of usage for this line

item. M. Sanders noted that this item fell under the General Account rather than the Mayor's Office and thus had a broader scope of potential uses. **Mr. Cleworth** indicated that he did not oppose this item and next asked for more information about the \$42,000 increase to professional services for the Stryker equipment maintenance agreement under the Fire Department's budget. He noted that the original document for the equipment was from 2021 and asked why the maintenance cost was not included in the 2026 budget. M. Sanders explained that the company had experienced accounting issues which resulted in invoices not being sent to the City in time for inclusion during the regular budgeting process in late 2025. He added that certain equipment was slated for delivery later in the year and that if they opted to not pay the additional \$42,000 for the maintenance agreement, the City would also lose out on seven pieces of equipment each valued at \$45,000.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6340, AS AMENDED, AS FOLLOWS:

YEAS: Sprinkle, Therrien, Cleworth, Tidwell, Ringstad

NAYS: None

ABSENT: Marney

Mayor O'Neall declared the MOTION CARRIED and Ordinance No. 6340, as Amended, ADOPTED.

City Attorney Thomas Chard noted that a procedural error had occurred earlier in the meeting. He cited Section 3.1 of the City's Charter, which requires an affirmative vote of four Councilmembers, or three Councilmembers and the mayor for the adoption of any ordinance or resolution. He recounted that Resolution No. 5201, as Amended, had been declared as approved despite only receiving three affirmative votes. He clarified that the resolution had not in fact been properly adopted and discussed how this procedural error could be rectified. Deputy Clerk Colt Chase added that Sec. 4.2.(b) allows for the mayor to cast the deciding vote if a proposed ordinance or resolution receives only three affirmative votes. He noted that during the roll call vote on the motion to approve the resolution, after all Councilmembers had voted, with the result of three Yeas and two Nays, Mayor O'Neall had not been called upon to exercise this voting right, if she chose to do so. He asked if returning to the point of the roll call vote would be the most prudent solution. Attorney Chard discussed the typical parameters for reconsideration but advised that because of the procedural misstep had occurred, it would be appropriate to simply retake the vote. C. Chase indicated that he was ready to retake the roll call vote.

Mr. Cleworth called a POINT OF ORDER to note that the matter was back before the Council.

Mr. Cleworth moved to POSTPONE Resolution No. 5201, as Amended, to the Regular Meeting of March 9, 2026.

Attorney Chard stated that while a motion to postpone is a privileged motion and may be in order, he noted that the current action was to retake the vote and that he would need a moment to determine appropriate guidance.

Mayor O'Neall called for a brief recess at 9:15 p.m. The meeting resumed at 9:25 p.m.

Attorney Chard explained that Robert's Rules of Order indicates that when a vote is being taken, no interruption is permitted from the time any member had actually voted until the time when all

members have presumably voted. He declared that he had not heard any Councilmember cast a vote and asked the for confirmation. Deputy Clerk Chase stated that although he had called upon the first name (Mr. Ringstad) to begin the retaking of the roll call vote, no response had been given prior to Mr. Cleworth's motion to postpone. Attorney Chard ruled that because the beginning of a vote was considered to be the moment when the first vote is cast, rather than when the first name is called, the motion to postpone was therefore in order. Deputy Clerk Chase noted that he had not heard a second on the motion to postpone and that such should be offered for it to be entertained.

Mr. Ringstad indicated that he seconded Mr. Cleworth's motion to POSTPONE Resolution No. 5201, as Amended, to the Regular Meeting of March 9, 2026.

Mr. Cleworth explained that his reason for postponement was as a courtesy to Mr. Marney, who was absent, to allow him to vote on what he believes is an important issue.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO POSTPONE RESOLUTION NO. 5201, AS AMENDED, TO THE REGULAR MEETING OF MARCH 9, 2026 AS FOLLOWS:

YEAS: Ringstad, Therrien, Cleworth, Sprinkle

NAYS: Tidwell

ABSENT: Marney

Mayor O'Neill declared the MOTION CARRIED and Resolution No. 5201, as Amended, POSTPONED.

NEW BUSINESS

- a) Resolution No. 5203 – A Resolution Authorizing the City of Fairbanks to Apply for and Accept Funding from the Rural Health Transformation Program. Sponsored by Mayor O'Neill.

Mayor O'Neill asked Chief of Staff Michael Sanders to provide details about the resolution.

M. Sanders explained that the Rural Health Transformation Program is a massive effort to transform healthcare systems from the federal level down to local communities. He reported that the State of Alaska would receive \$272MM a year for the next five years and that the State had approached them with a request to develop a robust program centered around the City's community paramedic program. He shared that the intent was to fully fund the program with 24/7 staff, including transportation services, and reshape the local healthcare landscape. M. Sanders stated that the state's medical director had recognized the value of the program and that comprehensive data would help guide changes across the board with insurance companies and other entities. He noted that one benefit would be the ability to bill for community paramedic services and that support had been conveyed from the Department of Corrections and Foundation Health Partners. He reiterated that this was unlike other, smaller grants. M. Sanders asserted that if after the five years the program was unsustainable or the Council at that time did not want to continue, they could end the program. He shared that he and the Chief Cocco had already been discussing sustainability and that the transportation component would play a large part. He reiterated that the goal for the program was to fundamentally transform local healthcare and that those taking the lead had shown success in many areas, including new ideas, in recent years.

Mr. Ringstad asked for a total budget on the program, noting its large scope and estimated staff of 14. M. Sanders acknowledged the size of the proposal and reiterated that once the grant had ended, the Council could decide whether the program was worthy of continued funding. He cited the fiscal note and pointed out that the State would be providing about \$15MM over five years, \$6MM of which would be capital funding.

Ms. Sprinkle asked if they would have to reapply for the grant each year. M. Sanders confirmed that they would but that this was no different than virtually all federal grants they receive. **Ms. Sprinkle** asked for more details on the inclusion of Fire Station 2 in the program's plan. M. Sanders explained that the currently decommissioned facility would be utilized to store various program equipment and house the mobile, integrative health program, including some telehealth services. **Ms. Sprinkle** asked about the additional proposed Assistant Fire Chief position. M. Sanders stated that this position would oversee the program and be based out of Fire Station 2.

Mr. Cleworth asked why the City was being asked to implement the program rather than the local hospital. M. Sanders stated that they were recognized by the State as an entity already running a successful, albeit small community paramedic program. He declared that many people do not realize that for many years the City of Fairbanks had been looked to as the example of a municipality doing things right, noting that they implement programs to the fullest degree of a model whenever possible. He added that they had met with the hospital and received their support for the City running the program. **Mr. Cleworth** asked if they would be allowed to move the two current community paramedic positions to operate under the grant. M. Sanders stated that would be considered supplanting and was not allowed under this or other federal grants. **Mr. Cleworth** asked if there would be rules on which positions could or could not be eliminated if the City was facing budget constraints and needed to reducing staff, noting that some past grants had been very particular. M. Sanders pointed out that the positions under the grant would be funded by the federal government. CFO Bell confirmed that this was not considered a hiring grant and thus came with fewer stipulations on staffing levels. **Mr. Cleworth** pointed out that the fiscal note referenced an obligation for the City to incur some expenses, particularly maintenance costs for vehicles used with the program. M. Sanders confirmed that they had anticipated having Public Works handle general maintenance but noted that they had not yet written the grant and could incorporate the maintenance cost into the proposal if the Council so desired. **Mr. Cleworth** expressed a preference to not see any cost incurred by Public Works. He asked for more details about the \$4MM referenced within the fiscal note for design work. M. Sanders described the timeline and suggestions for design and renovation work that had been provided by the Building Official.

Ms. Sprinkle pointed out that his timeline would require another location for the first two years of the program and asked where they would be housed. M. Sanders provided details about tentative plans for the early years and acknowledged that bay space for vehicles was a primary challenge.

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5203.

Mr. Cleworth expressed concern with what would happen in the final year of the program. He suggested that even though it had been stated that they could lay off the staff if the program was unsustainable, the reality was that the room would be packed with advocates demanding that the positions remain funded by the City after the conclusion of the grant. He asked where in a normal budget they would fit those positions, asserting that it would be cruel for people to put five years into a job only to see it go away. **Mr. Cleworth** stated that the program would ultimately establish

a \$2MM liability after the five years came to a close. M. Sanders reiterated that the reason the City of Fairbanks had been chosen was based on the likelihood that they would do things right and that the goal was to finally be able to bill for community paramedic services, which they already offer, creating a new revenue source to cover much of the program. He shared that he and Chief Coccaro had already discussed how the transportation piece could further meet this goal. He asserted that the track record of those leading the program leads him to believe that they would be looking at a very successful program by the end of the five-year period. **Mayor O’Neill** added that this was a program greatly needed by the community.

Mr. Ringstad asked if the positions could be added as contractors rather than employees. M. Sanders explained why that approach would likely not be feasible or allowed.

Ms. Therrien spoke in favor of the resolution. She discussed the intent of the overall program, to initiate major transformations across the healthcare landscape in the country. She pointed out that they may not even be awarded the grant but expressed the belief that it would be unwise to not try for it and seek an innovative solution to some of the problems faced by the community.

Ms. Tidwell suggested that if they were being specifically invited to apply for the grant that they definitely should pursue it. She noted the capital benefits they would receive, and keep, within the first year alone, and that they would have several years to iron out any issues to ensure success. She expressed support in being able to bill for services as a way to fund the program long-term.

Ms. Sprinkle pointed out the staffing levels and asked to confirm that this would allow for all-day service. M. Sanders confirmed that the plan would cover 24 hours a day and discussed the community health needs that often occur outside standard business hours.

Mr. Cleworth asserted that the City was ultimately not the right body to operate such a robust program and that such should be handled by the hospital and its associated entities. He acknowledged that the City does what it does very well but pointed out that the community paramedic program was still very new to them. He expressed concern over the source of the grant money being a deficit-funded bill from the federal government. **Ms. Sprinkle** pointed out that the money would be allocated somewhere in Alaska, regardless of their feelings on the matter.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5203 AS FOLLOWS:

YEAS: Tidwell, Ringstad, Sprinkle, Therrien

NAYS: Cleworth

ABSENT: Marney

Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5203 APPROVED.

- b) Resolution No. 5204 – A Resolution Authorizing the City of Fairbanks to Apply for FFY2027 Congressionally Directed Spending (CDS) for Vehicle Barriers and 911 Integrated Drone Network. Sponsored by Mayor O’Neill.

Ms. Sprinkle, seconded by **Ms. Therrien**, moved to APPROVE Resolution No. 5204.

M. Sanders discussed the rationale behind applying for the grant, including details about the vehicle barriers and integrated drone network for first responders. He shared that the company producing the drones had already provided units to the Alaska Department of Transportation and thus concerns about their operation in a northern climate had already been addressed.

Ms. Sprinkle asked to confirm that the proposal would require no additional cost to the City. M. Sanders confirmed that this was correct.

Mr. Ringstad asked for more information on how the drones operate within a system. M. Sanders explained the functionality of the network, storage, and how they could be utilized.

Mr. Cleworth recounted that the police department had been provided with some drones in the past. M. Sanders clarified that those units continue to be utilized manually but are different than the autonomous system of the proposed equipment. He gave additional examples of usage. **Mr. Cleworth** asked if they would be responsible for any repairs or maintenance years down the road. M. Sanders confirmed that they would, noting that even the best equipment does not last forever.

Ms. Therrien asked if he was aware of estimated operation and maintenance costs of the drones. M. Sanders stated that they did not have those numbers and explained that the resolution was simply to authorize the administration to apply for the CDS funds first. He noted that more details would be available later and that it would be a few years before any equipment was purchased.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5204 AS FOLLOWS:

YEAS: Ringstad, Therrien, Tidwell, O'Neall

NAYS: Cleworth, Sprinkle

ABSENT: Marney

Mayor O'Neall declared the MOTION CARRIED and Resolution No. 5204 APPROVED.

- c) Ordinance No. 6341 – An Ordinance Amending Fairbanks General Code Section 2-654, Unexpended Appropriations; Intradepartmental Transfers, Requiring Council Approval of Any Transfer for \$10,000 or More. Sponsored by Councilmembers Sprinkle and Ringstad.

Mr. Ringstad, seconded by **Ms. Sprinkle**, moved to ADVANCE Ordinance No. 6341.

Mr. Ringstad stated that after their recent discussions, he understands that the suggested \$10,000 threshold was too low and that, should the ordinance move forward, an amount of at least \$25,000 would make more sense. **Ms. Therrien** suggested that it would be appropriate to amend that number now, as she would not support the ordinance if the amount remained at \$10,000.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADVANCE ORDINANCE NO. 6341 AS FOLLOWS:

YEAS: Ringstad

NAYS: Tidwell, Therrien, Sprinkle, Cleworth

ABSENT: Marney

Mayor O’Neill declared the MOTION FAILED and Ordinance No. 6341 FAILED TO ADVANCE.

- d) Ordinance No. 6342 – An Ordinance Amending Fairbanks General Code Section 54-39(b), Contract Award Authority, Requiring the Council Award Any Contract for \$100,000 or More. Sponsored by Councilmembers Sprinkle and Ringstad.

Ms. Sprinkle, seconded by **Mr. Ringstad**, moved to ADVANCE Ordinance No. 6342.

Ms. Sprinkle acknowledged that after bringing forward the ordinance she had learned that the implementation would create more challenges, slow down several processes, especially early in the year, and ultimately not accomplish what she was hoping for. She explained that what she wanted was to be more informed about some of the larger expenditures over the course of the year.

Mr. Ringstad agreed that he would like the Council to be more in the loop earlier as some projects tend to go over budget and catch them off guard when they are asked to approve increases. He stated that the goal was to have better numbers upfront since the Council’s hands are often tied once a project is well underway.

Ms. Sprinkle added that she now understood that when those situations occur, the money is typically already budgeted. She reiterated that the ordinance would not fix what it is they wanted but that they could find other approaches. **Mr. Cleworth** suggested that they could simply ask for notification. **Mayor O’Neill** stated that she would also be happy to work with them to provide the information they were seeking. **Ms. Sprinkle** indicated that she had a good idea of the direction she would like to go and would come back later with a recommendation and request.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADVANCE ORDINANCE NO. 6342 AS FOLLOWS:

YEAS: None
NAYS: Sprinkle, Therrien, Cleworth, Ringstad, Tidwell
ABSENT: Marney
Mayor O’Neill declared the MOTION FAILED and Ordinance No. 6342 FAILED TO ADVANCE.

COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

Mr. Cleworth stated that they had accomplished a lot of business and thanked everyone for their time and commitment.

Ms. Therrien spoke of having had the opportunity to meet Reverend Jesse Jackson, who had recently passed away, and stated that she would like the flags to be flown at half-mast to recognize the work he had done for the Civil Rights Movement. She thanked the Council for approving the financial support to the warming shelter and shared additional thoughts about FHL. She discussed matters related to the Legislative Committee.

Ms. Sprinkle stated that she would be representing the Council at that week’s meeting of the Borough Assembly and would be asking for an update on when the Assembly would be sending a representative to their Council meetings as had been previously committed.

Ms. Tidwell asked to be excused for the following Work Session and Regular Meeting as she would be traveling and unavailable to attend remotely. **Mayor O’Neill** called for objection to excusing Ms. Tidwell’s absences for the next Work Session and Regular Meeting and heard none.

CITY CLERK’S REPORT

Deputy Clerk Chase stated that he had nothing to report.

CITY ATTORNEY’S REPORT

Attorney Chard shared that he would be gone for the next Regular Meeting and that the Deputy City Attorney would be attending in his place.

Ms. Therrien noted that a motion for summary judgement had recently been filed by the City and asked when the Council would hear an update on the matter. Attorney Chard indicated that it would be more appropriate to discuss the matter at another time.

ADJOURNMENT

Mayor O’Neill declared the meeting adjourned at 10:10 p.m.

MINDY O’NEALL, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK



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 19, 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
5436	Hoarfrost Distilling	Distillery Manufacturer	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F
15732	Hoarfrost Distilling	Distillery Retail	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F

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 licensee.

These renewal applications will be considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is April 21, 2026.

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

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’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.

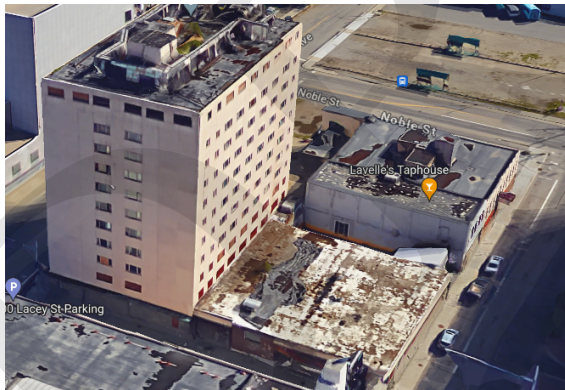
SITE OVERVIEW

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.

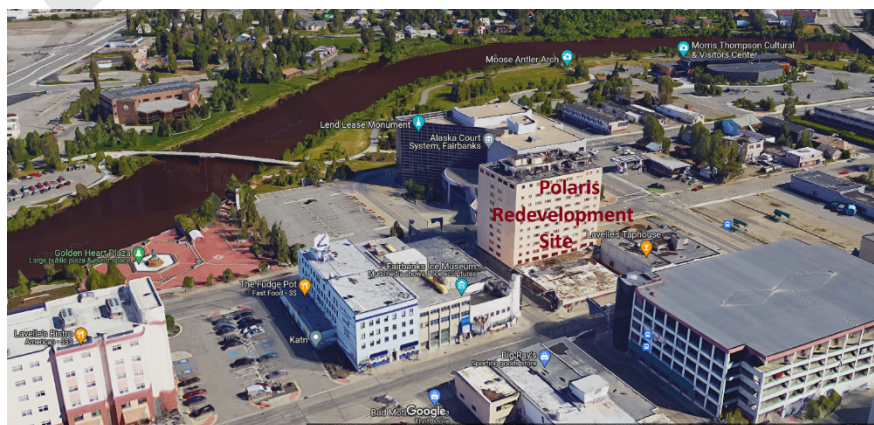
Up to three development firms/teams will be interviewed followed by preliminary selection of 1-3 proposals for further evaluation. Recommended selection of a preferred development firm (or team) will be made based on both written and oral presentations – utilizing the above noted criteria plus any additional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

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’Neill, 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 40 years, commencing on 04/01/2026, and ending at midnight on 03/31/2066.

4. Early Cancellation/Termination.

4.1 Lessee Termination. The Lessee may terminate this Lease before the end of the term by providing the Lessor with at least 90 days' prior written notice.

4.2 Lessor Termination. The Lessor may terminate this Lease before the end of the term by providing the Lessee with at least 90 days' prior written notice if the Lessee has materially breached this Lease or has engaged in, or allowed to continue, conduct amounting to gross negligence that creates a safety concern.

4.3 Surrender of Premises. Upon termination by either party, the Lessee shall surrender the premises in a clean and neat condition.

4.4 Survival of Claims. The Lessor's right to recover any damages resulting from the Lease, including unpaid rent or costs arising from the Lessee's breach, survives early termination.

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'Neall, 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

ORDINANCE NO. 6345

AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION 74-40, SALES AND EXCISE TAX REQUIREMENTS DEFINITIONS, SECTION 74-116, ROOM RENTAL TAX DEFINITIONS, AND SECTION 74-118, ROOM RENTAL TAX LEVY AND COLLECTION TO ADD MARKETPLACE FACILITATOR

WHEREAS, there are multiple operators using marketplace facilitators to conduct short-term rental businesses within the city; and

WHEREAS, the Council would like to establish the responsibilities of marketplace facilitators to collect room rental taxes on behalf of an operator or as the seller.

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 ~~font~~]:

SECTION 1. Fairbanks General Code Section 74-40, Sales and Excise Tax Requirements Definitions, is hereby amended to read as follows [new text in **bold** font; deleted text in ~~font~~]:

* * * * *

Estimated tax means the tax determined under section 74-45.

Marketplace facilitator means a person or entity that contracts with sellers to facilitate for consideration, regardless of whether deducted as fees from the transaction, the sale or rental of the seller's property, product, or services through a physical or electronic marketplace operated by the person.

Nontaxable sales mean any sale made within the city that is exempt from levied taxes.

* * * * *

SECTION 2. Fairbanks General Code Section 74-116, Room Rental Tax Definitions, is hereby amended to read as follows [new text in **bold** font; deleted text in ~~font~~]:

* * * * *

Guest or renter means an individual, firm, partnership, joint venture, club, fraternal organization, association, corporation, estate, trust, receiver, or any other entity or group who pays rent for a room for 30 consecutive days or less.

Marketplace facilitator means a person or entity that contracts with sellers

to facilitate for consideration, regardless of whether deducted as fees from the transaction, the sale or rental of the seller's property, product, or services through a physical or electronic marketplace operated by the person.

Permanent resident means any natural person who has or will have the right of occupancy of any room or rooms for more than 30 consecutive days.

* * * * *

SECTION 3. Fairbanks General Code Section 74-118, Room Rental Tax Levy and Collection, is hereby amended to read as follows [new text in **underlined bold** font; deleted text in ~~strikethrough~~ font]:

- (a) There is levied and imposed upon the use and privilege of renting a room within the city a tax equal to eight percent on the daily rate charged for each such room rented for each 24-hour period or any portion of such period. This tax is imposed upon all room rentals unless the rental is specifically exempted herein or by other applicable law. The tax will not be levied and imposed upon a permanent resident of a room.
- (b) The ultimate incident of and liability for payment of the tax will be borne by the person who occupies the room, and such person is referred to as a guest or renter.
- (c) The tax levied in this section is paid in addition to any and all other taxes and charges. It is the duty of the seller providing rentals taxable under this article to act as trustee for and on account of the city and to secure the tax from the guest or renter of the room and remit the tax as provided in this article.
- (d) Every seller **or marketplace facilitator** required to collect the tax levied by this article must secure the tax from the guest or renter at the time of rental payment for the room. Upon the invoice, receipt, or other statement or memorandum of the rent given to the guest or renter at the time of payment, the amount due under the tax provided in this article must be stated separately on the documents.
- (e) Accurate records of all taxes levied and collected must be maintained by the person required to collect the tax levied by this article.
- (f) Any seller seeking an exemption under section 74-119(4) or 74-119(5) must keep on file, available for inspection, a lease, contract, or other document detailing the terms of the occupancy.

SECTION 4. The effective date of this ordinance is six days after adoption.

Mindy L. O'Neill, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney




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: ARDOR Committee Representative

DATE: March 19, 2026

As you know, the Fairbanks Economic Development Corporation (FEDC) was recently designated as the Alaska Regional Development Organization (ARDOR) for Interior Alaska. The FEDC Board of Directors authorized the creation of an ad hoc ARDOR Committee at its February 20 meeting and is requesting the appointment of a City designee.

The ARDOR Committee's aims to:

1. Envision ARDOR possibilities
2. Create ARDOR-related goals and objectives
3. Ensure all ARDOR responsibilities are met, and
4. Work through the Board of Directors to fully integrate ARDOR organizational needs into FEDC's articles, bylaws, plans, finances, staffing, and other operational areas.

Please review the following Q&A regarding the ARDOR Committee:

1. Is the ARDOR Committee temporary? *While it is currently an ad hoc committee, the FEDC Board of Directors is working on bylaw changes that would establish the ARDOR Committee as a permanent, standing committee.*
2. How are members designated and removed? *The City designee may be changed by the City Council at any time.*
3. Who is the chair of the ARDOR Committee? *The Committee chair is Elena Sudduth, the current FEDC Board of Directors Vice Chair.*
4. How often will the ARDOR Committee meet? *The Committee will meet monthly, although dates and times will not be established until the members are established and decide the best regular meeting times. The Chair has indicated that she would like to hold the first meeting at the end of March.*

At the March 9 regular City Council meeting, Mayor O'Neill requested that any Councilmember interested in serving as the City designee to the ARDOR Committee contact the City Clerk. To date, I have been contacted by three interested Councilmembers: Mr. Marney, Ms. Therrien, and Ms. Sprinkle.



Mindy O'Neall, Mayor

MEMORANDUM

To: City Council Members
From: Mindy O'Neall, City Mayor *mjo*
Subject: Request for Concurrence – Permanent Fund Advisory Board Seat A
Date: March 23, 2026

There is a vacancy in Seat A on the Permanent Fund Advisory Board caused by a recent member resignation.

Kimberly McGinnis has applied to serve on the Board and meets the required qualification for seat A. I hereby request your concurrence to the following appointment:

Ms. Kimberly McGinnis Seat A Term to expire: December 31, 2028

Ms. McGinnis' application and resume are attached.

Thank you.





CITY OF FAIRBANKS
Office of the City Clerk
800 Cushman Street
Fairbanks, Alaska 99701
Ph 907-459-6774 | Fax 907-459-6710
cityclerk@fairbanks.us

Please complete this form and submit it to the City Clerk's Office.

CITY BOARD AND COMMISSION APPLICATION FORM

Please note that profile information may be available to the public.

First Name _____ Last Name _____ Date _____

Email Address _____

Board/Committee _____

Phone Number _____ cityclerk@fairbanks.us _____ Alternate Number _____

Residence Address _____

City _____ State _____ Zip Code _____

Mailing Address _____

City _____ State _____ Zip Code _____

Employer (if applicable) _____ Job Title _____

Interests & Experiences - Please tell us about yourself and why you want to serve. Why are you interested in serving on a board or commission? What life experience can you contribute to the benefit of the board or commission?

Brief Personal Biography (or attach resume)

Professional Licenses/Training

KIMBERLY E. MCGINNIS

EDUCATION

Doctor of Business Administration	April 2023
PEPPERDINE UNIVERSITY	Malibu, CA
Master of Business Administration	May 2015
UNIVERSITY OF CALIFORNIA - BERKELEY	Berkeley, CA
Master of International Affairs (Economic & Financial Policy)	May 2009
COLUMBIA UNIVERSITY	New York, NY
Bachelor of Arts (Political Science, Management)	May 2005
VANDERBILT UNIVERSITY	Nashville, TN

CURRENT POSITION

UNIVERSITY OF ALASKA – FAIRBANKS Fairbanks, AK
College of Business and Security Management

Assistant Professor and Harold T. Caven Professor of Business and Finance

- Leads UAF's Student Investment Fund, a student-directed \$3.7M equity fund nationally recognized for its investment performance (Quinnipiac GAME conference, 2025) and innovative programming (*Journal of Student Managed Investment Funds*).
- Teaches MBA capstone strategy course and oversees all capstone projects.
- Conducts mixed-methods research with an emphasis on strengthening Alaskan organizations. Scholarly interests include governance, organizational design and novel organizational forms, social impact, and the scholarship of teaching and learning.
- Designs and oversees multiple high-impact cross-sectoral partnerships, including TCC Career Explorers and the UAF-Alaska Angel Conference partnership.

RESEARCH

Refereed Articles and Case Studies

1. Miranda-Reina, G.A. & McGinnis, K. (2025). The Role of values and interdisciplinary group composition in students' understanding of corporate social responsibility. *Journal of Management Education*. <https://doi.org/10.1177/10525629251380508>
2. McGinnis, K., Sauter, D., & Hopper, H. (2025). Incorporating angel investing into a student-managed investment fund program: A case study from Alaska. *Journal of Student Managed Investment Funds*.
3. Zeisberger, C., Goodson, P., McGinnis, K., Louie, D., & Shannahan, N. (2018). Private Equity Achieve Returns Through Operating Improvement: CD&R's Acquisition and Turnaround of Hertz. Fountainebleu, France. Reference no. 218-0024-1. INSEAD Case Publishing.
4. Goodson, P., McGinnis, K., & Zeisberger, C. (2017). Differentiation Beyond Price: CD&R's Strategy in Acquiring Hussmann. Reference no. 03/2017-6251. Fountainebleu, France: INSEAD Case Publishing.

5. Zeisberger, C., Goodson, P., & McGinnis, K. (2016). PE in emerging markets: Can Mekong Capital's operating advantage boost the value in its exit from Golden Gate Restaurants? Reference no. 316-0077-1. Fountainebleau, France: INSEAD Publishing.
6. Robinson, D., & McGinnis, K. (2016). *Geely buys LTI*. London, ON. Reference no. 9B15A058. New London, ON: Ivey Publishing.

Book Chapters

1. McGinnis, K., & Goodson, P. (2017). *PE in Emerging Markets: Can Mekong Capital's Operating Advantage Boost the Value in its Exit from Golden Gate Restaurants?* In Zeisberger, C., Prahl, M., & White, B.(Eds.), *Private Equity in Action* (pp.127-154). Chichester, West Sussex, United Kingdom: John Wiley & Sons.

Refereed Presentations

1. McGinnis, K. & Morillo-Herrin, A. (2026). *The land-Indigenous wellbeing nexus in the circumpolar North: An integrative review*. 22nd International Conference on Environmental, Cultural, Economic & Social Sustainability. Virtual.
2. McGinnis, K. (2025, July 29). *Extending the benefits of community-based enterprise*. Academy of Management Annual Meeting. Copenhagen, Denmark.
3. McGinnis, K. & Langhorst, A. (2025, March 28). *Rebuilding trust in the university and society at large: Teaching strategies for social cohesion*. UA Faculty Alliance Thought Leaders Forum. Virtual.
4. McGinnis, K. & Pecchia, M. (2025, January 6). *Understanding student-athletes' financial acumen in light of N.I.L. money*. Academy of Business Research. Virtual.
5. McGinnis, K. (2023, October 16). *Climate paradox in Indigenous organizations*. 16th Annual Ivey/ARCS Sustainability Academy. London, ON, Canada.
6. McGinnis, K. (2023, August 12). *Inclusive governance in Indigenous for-profit corporations*. International Academy of Indigenous Management and Organizational Research Conference. Ottawa, ON, Canada.
7. McGinnis, K. and Gibson, C. (2022, August 9). *Including community in governance to deliver on social issues*. Academy of Management Annual Meeting. Seattle, WA.
8. McGinnis, K. (2022, June 28). *Social impact and for-profit Indigenous businesses*. Pepperdine Center for Applied Research Doctoral Conference. Irvine, CA.
9. McGinnis, K. (2021, November 18). *Meaningful work and career opportunities in Interior Alaska*. Tanana Chiefs Conference Education Summit, Fairbanks, Alaska.
10. McGinnis, K. (2021, September 8). *Inclusive governance and social impact*. Engaged Management Scholarship Conference Doctoral Consortium. Miami, FL.

Public Speaking, Invited Lectures, Panels, and Symposia

1. McGinnis, K. (2026). One Health Global Symposium. Conservation and sustainability. Invited facilitator.
2. McGinnis, K. (2026). *Student Managed Investment Funds: Best Practices for Engaging and Educating Future Leaders*. GAME Forum. New York, NY. Invited panelist.
3. McGinnis, K. (2025, October 30). *Continuation Vehicles and Pass-the-Parcel Exit Strategies*. UC Berkeley Haas Evening and Weekend MBA course: Private Equity: Leadership in Creating Value. Invited guest lecturer.
4. McGinnis, K. (2025). *Investing 101*. UAF Native Alaskan Business Leaders club. Guest

lecture.

5. McGinnis, K. (2025, October 14). *Due Diligence, Term Sheets, and Valuation*. Alaska Investor Network. Virtual. Invited lecturer.
6. McGinnis, K. (2025, October 7). *Market Sizing and Scalability*. Alaska Investor Network. Virtual. Invited lecturer.
7. McGinnis, K., Langhorst, A., & Kates, J. (2024, October 16). *Career Explorers*. Yukon-Koyukuk School District Board meeting. Fairbanks, AK. Invited speaker.
8. McGinnis, K. (2025, July 29, 2025). *Building community inside and out: Empirical evidence for novel mechanisms and processes*. Academy of Management Annual Meeting. Copenhagen, Denmark. Organized and facilitated symposium.
9. McGinnis, K. (2023, March 1). *Just and regenerative businesses*. Center for One Health Research One Health One Future Conference. Fairbanks, AK. Organized and facilitated panel.
10. McGinnis, K. (2023, March 1). *Indigenous economies*. Center for One Health Research One Health One Future Conference. Fairbanks, AK. Organized and facilitated panel.
11. McGinnis, K. and Gibson, C. (2022, August 9). *Redefining the relationship with community*. Academy of Management Annual Meeting. Seattle, WA. Organized and facilitated symposium.

Non-Refereed Publications

1. McGinnis, K. (2026, February 8). Understanding endowments. *Fairbanks Daily Newsminer*.
2. McGinnis, K. (2024, August 19). A smaller population doesn't mean disaster. *Anchorage Daily News*. <https://www.adn.com/opinions/letters/2024/08/19/letter-a-smaller-population-doesnt-mean-disaster/>
3. McGinnis, K. (2024, February 27). The true cost of school closures. *Fairbanks Daily Newsminer*. https://www.newsminer.com/opinion/community_perspectives/the-true-cost-of-school-closures/article_6151fac4-d52c-11ee-94da-8b5cf9a73fb0.html

GRANTS, AWARDS, & HONORS

- **Harold T. Caven Professorship, \$20,000, 2025-27.** Awarded biennially to outstanding faculty within the UA system, the Caven Professorship supports the extension of UA's business and finance research and outreach activities throughout Alaska.
- **Co-PI, Federal and State Technology (FAST) Partnership Program continuation grant, \$125,000, 2005-26.** Supports the only FAST program in Alaska dedicated to empowering the state's high-tech innovators to access appropriate federal grant programs.
- **Principle Investigator, Tanana Chiefs Conference Career Explorers program, \$480,000, 2021-2025** (competitively renewed annually). Designed and administers a culturally responsive dual-enrollment career and vocational education program for students in the region served by TCC, a consortium of 42 Interior Alaskan tribes.
- Fellow, 16th Annual Ivey/ARCS Sustainability Academy, 2023-24.
- Winner, Most Impactful Paper, Ivey/ARCS Sustainability Academy, 2023, \$500.
- Recipient, URSA Innovative Technology in Teaching Grant, \$5,000, 2021. Implementing market research software in the business school curriculum.
- Nominee, Oikos Case Writing Competition for Outstanding Case Study, 2019.

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- 1st Place, Haas / Boalt Joint Venture Structuring Competition, 2015.
- Fellow, Forté Foundation, 2013-2015.
- Fellow, Consortium for Graduate Studies in Management, 2013-2015.

FORMAL RESEARCH MENTORSHIP AND ADVISING

- Chair /Co-chair, 3 current Interdisciplinary PhD committees.
- Mentor, RISE-UP fellow.
- Faculty mentor, 3 URSA travel awards.
- Committee member, interdisciplinary BA.

TEACHING

University of Alaska- Fairbanks, Assistant Professor

Current:

- Corporate Strategy: MBA capstone; in-person & online; Quality Matters certified.
- Student Investment Fund: in-person & hybrid.
- Portfolio Management: in-person & hybrid.
- Advanced Topics in Business: New Venture Finance & Angel Investing, online synchronous.

Previous:

- Corporate Strategy: BBA capstone; in-person & online; Quality Matters certified.
- Rural Economy of Alaska: general education requirement; online.
- Real Estate Investment Trust Fund: in-person.
- Organizational Behavior & Theory: in-person & online.
- International Business: in-person.

University of California – Berkeley, Graduate Student Instructor

- Introduction to Marketing (undergraduate): In-person discussion sections.
- Corporate Finance (graduate): Led weekly in-person discussion sections and review.

Columbia University, Teaching Assistant

- Introductory Economics (Executive Master of Public Administration; combined microeconomics and macroeconomics): Led weekly in-person labs.

PROFESSIONAL WORK EXPERIENCE

1. GE CAPITAL, Public Affairs and Commercial Finance (2009– 2013).
2. HSBC GLOBAL ASSET MANAGEMENT, Emerging Markets Research (2007-2009).
3. AMERICAN CHAMBER OF COMMERCE IN SHANGHAI, Research and Editorial (2005-2006).

Full resume with detailed professional work experience available upon request.

SERVICE

Service to University

Leadership Positions

- Director, Northern Leadership Center, 2026-present.
- Program Director, Master of Business Administration, 2019-2024.
- Program Director, Bachelor of Business Administration, 2019-2022.
- Lead, Master in Healthcare Management and Leadership degree proposal, 2022.

Committee Chair

- CBSM Curriculum Review Committee, 2019-2024.
- MBA Assurance of Learning Committee, 2019-2024.
- Chair, BA faculty search committee, 2021.
- Chair, BA Assurance of Learning Committee, 2019-2022.

Committee Memberships

- Member, CBSM Curriculum Review Committee, 2019-present.
- Member, CBSM Scholarship Review Committee, 2019- present.
- Member, CBSM Executive Committee, 2019-2024.
- Member, BAM faculty search committee, 2023.
- Member, CBSM Assurance of Learning Committee, 2016-2020.
- Member, UAF R1 DEIA working group, 2023-2024.
- Member, Undergraduate Research Advisory (URSA) Board, 2023-2024.
- Member, UAF Program Review Committee, 2018.
- Alternate, UAF Faculty Senate, 2016-2018.
- Member, UAF Faculty Development, Assessment, and Improvement Committee, 2017-2018.

Student-Oriented Service

- Faculty Advisor, Alternative Investments Club, 2025-present.
- Organizer and chaperone, NYC finance career treks, 2016-2019, 2021, 2023-2025.
- Organizer and emcee, MBA Mixer, 2024 & 2025.
- Faculty mentor, Alaska Angel Conference (Venture Capital Investor team), 2023 and 2024.
- Emcee, Student Investment Fund 30th Anniversary Alumni and Student Event, 2021.
- Faculty mentor, URSA student project (portfolio management), winner, Dean's award, 2019.
- Faculty mentor, Chartered Financial Analyst Research Challenge, 2017, 2018, and 2019.
- Organizer and chaperone, student participation, Alaska Permanent Fund Corporation Board of Directors Meetings, 2018 and 2019.
- Organizer, Training the Street extracurricular Excel workshops, 2017 and 2018.
-

Service to Profession

- Invited Reviewer, *Journal of Student Managed Investment Funds*, 2025.
- Reviewer, Academy of Management, Social Issues in Management and Strategic Management Divisions, 2022-present.

- Mentor, Pepperdine executive DBA mentorship program, 2025-present.
- Judge, Center ICE Demo Day Pitch Competition, 2024.
- Reviewer, Society of Business Ethics, 2024.
- UAF One Health One Future Conference planning team, 2023.
- UAF lead organizer, Just and Regenerative Business speaker series, in partnership with UAA, UAS, and UA Foundation, and the Kroeker-Leeds Foundation, 2023.
- Review Board, Responsible Research in Business & Management Exemplary Paper, 2022.
- Judge, Student Managed Investment Funds Conference, 2021.

Service to Community

- Vice-Chair, Economic Development Commission, Fairbanks North Star Borough, 2026-present.
- Commissioner, Economic Development Commission, Fairbanks North Star Borough, 2024-present.
- Board Member, Fairbanks Economic Development Corporation, 2026-present.
- Mentor, gBETA Alaska start-up accelerator mentor swarm, 2025-present.
- Volunteer Coach, Fairbanks Youth Soccer Association, 2024-present.
- Board Member, A/B Analytics, a San Diego-based asset management firm, 2019 – 2022.
- Board Member, Opportunity Junction, a workforce development NGO, Contra Costa County, California, 2013-2014.

PROFESSIONAL AFFILIATIONS

- Academy of Management, Social Issues in Management Division.
- Academy of Management, Strategic Management Division.
- Academy of Management, Strategizing Activities and Practices Division.
- European Group for Organizational Studies.
- The Collab, an invitation-based consortium of organization studies scholars.
- International Academy of Research in Indigenous Management and Organizational Studies.
- Alaska Investor Network.

SKILLS

Languages: English – Native; Mandarin Chinese – intermediate proficiency; French – intermediate proficiency; Gwich'in (a Dene/Athabaskan language)– intermediate proficiency.

Technology: SPSS; R; Qualtrics; AMOS for SPSS; NVivo; Otter.Ai; Tableau; LIWC, VOSViewer; Bloomberg; Capital IQ; Factset.

Learning Management System Experience: Blackboard; Canvas.

CONTINUING PROFESSIONAL DEVELOPMENT

- Participant, The Business of AI, Berkeley Haas Executive Education.
- Participant, Global Asset Management in Education Conference, New York, 2017, 2018, 2019, 2024, 2025, 2026.
- Invited Participant, Social Issues in Management and Organizations and the Natural Environment Junior Faculty Consortium, Academy of Management, 2023.
- Invited Participant, Social Issues in Management Doctoral Consortium, Academy of Management, 2022.
- Invited participant, Machine Learning and Big Data for Managers, Georgia Tech, 2022.
- Invited participant, Global Responsible Research Roundtable, King's College, London, 2021.
- Participant, S&P Real Estate Investment Trust School, Chicago, IL, 2018.
- Participant, Bloomberg for Education Conference, New York, 2016, 2018.
- Ivey Business School Case Writing Seminar, Anaheim, CA, 2016.

FAIRBANKS NORTH STAR BOROUGH
Chena Riverfront Commission
October 22, 2025
12:09 p.m.

A. CALL TO ORDER

A regular meeting of the Chena Riverfront Commission was held Wednesday, October 22, 2025, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

B. ROLL CALL

There were present:

Julie Jones

Buki Wright

Christy Everett

Annette Freiburger

Robert Henszey, Vice-Chair

Comprising a quorum of the Commission, and

Sue Sprinkle, City of Fairbanks Representative, Ex Officio Member

Kellen Spillman, Community Planning Director, Ex Officio Member

Kimberly Diamond, Parks Project Coordinator, Ex Officio Member

John Netardus, AK DOT&PF Representative, Ex Officio Member

Adam Pruet, Flood Plain Administrator

Melissa Kellner, Community Planning Deputy Director

Kayde Whiteside, Planner III Long Range

Aurora Marhenke, Assistant Clerk I

Members Excused

Kevin Fraley

Wade Binkley, Chair

Josephine Morgan

C. MESSAGES

C.1. Chair's Comments

Vice-Chair Henszey apologized for the delay while quorum was reached.

MESSAGES – continued

C.2. Citizens’ Comments - limited to three (3) minutes

C.2.a. Agenda items not scheduled for public hearing

NONE

C.2.b. Items other than those appearing on the agenda

NONE

C.3. Disclosure and Statement of Conflict of Interest

NONE

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of the consent agenda passes all routine items indicated by asterisk (*) on the agenda. Consent agenda items are not considered separately unless any commission member or citizen so requests. In the event of such a request, the item is returned to the general agenda.

JONES, moved to reorder the agenda to hear item
Seconded by FREIBURGER G.1 after item G.3.

VOTE ON MOTION TO REORDER THE AGENDA TO HEAR ITEM G.1 AFTER ITEM G.3.

Yeses: Jones, Freiburger, Everett, Wright,
Henszey

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

JONES, moved to approve the agenda and consent
Seconded by EVERETT agenda, as amended.

VOTE ON MOTION TO APPROVE THE AGENDA AND CONSENT AGENDA, AS AMENDED.

Yeses: Wright, Everett, Freiburger, Jones, Henszey

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

E. MINUTES

E.1. *Special Chena Riverfront Commission meeting minutes from June 10, 2025.

Without objection this measure was read by title and approved under the consent agenda.

E.1. *Chena Riverfront Commission meeting minutes from July 23, 2025.

Without objection this measure was read by title and approved under the consent agenda.

F. REPORTS

F.1. Communications to the Chena Riverfront Commission.

Kellen Spillman, Community Planning Director, reported on Commission seats expiring and the process to apply for another term, the importance of forming a subcommittee for the Chena Riverfront Plan, and congratulated Commissioner Julie Jones on being awarded for her work by the Downtown Association of Fairbanks.

F.2. Update from Adam Pruett, Flood Plain Administrator, on the Chena Riverfront Commission project list, to include a question and answer period.

Adam Pruett, Flood Plain Administrator, reported on the status of the Chena Riverfront Commission project list and gathered feedback from the commissioners.

F.3. Updates from Sue Sprinkle, City of Fairbanks Representative, on City of Fairbanks riverfront projects.

Sue Sprinkle, City of Fairbanks Representative, provided updates on the newly elected and re-elected city council members and the Lacey Street starter block.

F.4. Updates from John Netardus, AK DOT&PF Representative, on Alaska Department of Transportation and Public Facilities (AK DOT&PF) riverfront projects.

John Netardus, AK DOT&PF Representative, provided updates on the following:

- Chena River Walk right of way acquisition.
- Bike lane signage and striping near riverfront.
- Collaboration with FAST planning.
- Collaborative projects with Pioneer Park.
- Morris Thompson Center enhancements.

G. NEW BUSINESS

G.1. Presentation by Ivet Hall, Alaska Department of Transportation and Public Facilities (AK DOT&PF) Representative, on NFHWY01102, the FAST ADA Improvements: Shared-Use Path Resurfacing: Steese Hwy, Chena Ridge Spur Rd, and Phillips Field Rd project, to include a discussion and potential recommendation.

Clerk's Note: This item was reordered to be heard immediately after item G.3.

Anthony Hunt, Engineering Assistant, and Ivett Hall, Design Manager; representatives from AK DOT&PF, gave a presentation.

Discussion ensued on the following:

- Steese Highway Shared-Use Path project.
- 3rd Street reconstruction and GARS intersection project.
- Pathway from 10th Avenue to the Riverwalk.

FREIBURGER,
Seconded by JONES

moved to approve a recommendation of support for the AK DOT&PF FAST ADA Improvements: Shared-Use Path Resurfacing Project (NFHWY01102).

VOTE ON MOTION TO APPROVE A RECOMMENDATION OF SUPPORT FOR THE AK DOT&PF FAST ADA IMPROVEMENTS: SHARED-USE PATH RESURFACING PROJECT (NFHWY01102).

Yeses: Wright, Freiburger, Everett, Jones, Henszey

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

G.2. Presentation by John Netardus, Alaska Department of Transportation and Public Facilities (AK DOT&PF) Representative, on NFHWY00845, the Fairbanks Airport Area Non-Motorized Path Wayfinding Signage project, to include a discussion and potential recommendation.

NEW BUSINESS – continued

John Netardus, Engineering Manager, gave a presentation.

Discussion ensued on the following:

- Sign composition and continuity.
- Color coding signs according to districts.
- Highlighting the presence of the Chena River.
- Wayfinding signage in other states.

JONES,
Seconded by FREIBURGER

moved to approve recommendation of support of the Fairbanks Airport Area Non-Motorized Path and Wayfinding Signage Project (NFHWY00845).

VOTE ON MOTION TO APPROVE RECOMMENDATION OF SUPPORT OF THE FAIRBANKS AIRPORT AREA NON-MOTORIZED PATH AND WAYFINDING SIGNAGE PROJECT (NFHWY00845).

Yeses: Freiburger, Jones, Everett, Wright, Henszey

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

G.3. Presentation by John Netardus, Alaska Department of Transportation and Public Facilities (AK DOT&PF) Representative, on NFHWY00914, the FAST Area Surface Upgrades FFY2026 project, to include a discussion and potential recommendation.

John Netardus, Engineering Manager, gave a presentation.

Discussion ensued on the following:

- DOT improvement program.
- Metro Plan Organization.
- DOT overlap with city projects.

No action was taken on this item.

G.4. Appointment of the Chena Riverfront Plan Subcommittee for the purpose of developing draft revisions of the Chena Riverfront Plan to include collecting public input and coordinating with Community Planning staff.

NEW BUSINESS – continued

Adam Pruet, Flood Plain Administrator, and Kellen Spillman, Community Planning Director, provided a presentation.

Discussion ensued on the following:

- Formation of a subcommittee.
- Minimal staff capacity.
- The subcommittee being less formal.
- Public outreach.
- Appointing more subcommittee members in the future.
- External assistance.

HENSZEY,
Seconded by EVERETT

moved to appoint Commissioners Everett, Jones, and Henszey to the Chena Riverfront Plan Subcommittee.

VOTE ON MOTION TO APPOINT COMMISSIONERS EVERETT, JONES, AND HENSZEY TO THE CHENA RIVERFRONT PLAN SUBCOMMITTEE.

Yeses: Jones, Freiburger, Wright, Everett, Henszey

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

H. EXCUSE FUTURE ABSENCES

Commissioner Wright may be unavailable to attend the meeting scheduled for January 28, 2026 but could possibly participate remotely.

I. COMMISSIONERS' COMMENTS/COMMUNICATIONS

Commissioner Jones discussed Festival Fairbanks, proposals for the Polaris site, the starter block on Lacey Street, and a temporary ice rink downtown and thanked the City of Fairbanks and the Borough.

Commissioner Freiburger complimented the Open House at Pioneer Park and the positive improvements that had been occurring there and encouraged expiring seats to apply for another term.

Commissioner Everett congratulated Sue Sprinkle on her re-election to City Council.

COMMISSIONERS' COMMENTS/COMMUNICATIONS – continued

Commissioner Wright mentioned the process to renew his appointment as a commissioner.

Commissioner Henszey told the commissioners that they were all very much appreciated and encouraged them to apply again and praised the work of Commissioner Jones.

Ex Officio Member Sprinkle discussed proposals for the starter block and vibrant downtown improvements.

J. ADJOURNMENT

There being no further business to come before the Chena Riverfront Commission, the meeting was adjourned at 1:35 p.m.

Approved: January 28, 2026

FAIRBANKS NORTH STAR BOROUGH
Historic Preservation Commission
December 2, 2025
5:30 p.m.

A. CALL TO ORDER

A regular meeting of the Historic Preservation Commission was held Tuesday, December 2, 2025, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

B. ROLL CALL

There were present:

Martin Gutoski

John Poirrier

Joshua Reuther

Patricia Peirsol, Vice-Chair

Matthew Reckard, Chair

Comprising a quorum of the Commission, and

Kayde Whiteside, Long-Range Planner III

Allison Donovan, Assistant Clerk I

Excused

Amy Viltrakis

C. MESSAGES

C.1. Citizens' Comments - limited to three (3) minutes

C.1.a. Agenda items not scheduled for public hearing

NONE

C.1.b. Items other than those appearing on the agenda

NONE

MESSAGES – continued

C.2. Disclosure and Statement of Conflict of Interest

NONE

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of consent agenda passes all routine items indicated by asterisk (*) on the agenda. Consent agenda items are not considered separately unless any commission member or citizen so requests. In the event of such a request, the item is returned to the general agenda.

REUTHER, moved to approve the agenda and the
Seconded by PEIRSOL consent agenda as read.

VOTE ON MOTION TO APPROVE THE AGENDA AND THE CONSENT AGENDA AS READ.

Yeses: Poirrier, Gutoski, Reuther, Peirsol, Reckard

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

E. MINUTES

E.1. *Historic Preservation Commission meeting minutes from September 2, 2025.

Without objection this measure was read by title and approved under the consent agenda.

F. REPORTS

F.1. Report from Melissa Kellner, Community Planning Deputy Director, and Kayde Whiteside, Long-Range Planner III.

Kayde Whiteside, Long-Range Planner III, reported on the Alaska Cultural Resource Program Working Group meeting notes from April 29, 2025.

F.2. Update from Public Works on the S.S. Nenana.

Kayde Whiteside, Long-Range Planner III, provided an update on water damage restoration completed during the fall and future construction plans.

Chair Reckard, without objection, reordered the agenda to hear Item F.4. next.

REPORTS – continued

F.3. Report from Chair Reckard.

Chair Reckard reported on the following:

- Annual Conference of the Association for Preservation Technology.
- Reminder of the Commission’s priorities.
- Tax incentive programs for rehabilitation and new construction.

Chair Reckard, without objection, reordered the agenda to hear Item G.3. next.

Clerk’s Note: Item F.4. was reordered and heard immediately after Item F.2.

F.4. Update on the Historical Cultural Resources Program at Eielson Air Force Base (AFB).

Brooks Lawler, 354th Fighter Wing of Eielson Air Force Base Civil Engineer Squadron Representative, provided an update on the following:

- Final review process of the Programmatic Agreement (PA) between the Department of the Air Force (DAF) Eielson AFB, the State of Alaska Historic Preservation Office (AK SHPO), the Advisory Council of Historic Preservation (ACHP), and consulting Federally Recognized Tribes for the ongoing maintenance of Eielson's historic buildings and a streamlined approach to National Historic Preservation Act (NHPA) Section 106 review.
- Memorandum of Agreement (MOA) draft regarding the proposed Quarry Hill consolidation of munition facilities at Eielson AFB.

G. NEW BUSINESS

G.1. Review and potential recommendations regarding Section 106 National Historic Preservation Act Consultation Letters.

Kayde Whiteside, Long-Range Planner III, provided a staff report on letters of concurrence regarding the proposed addition of electrical wiring on Eielson Building 1140 and emergency fire damage repairs to Eielson Building 1132, and how no historical properties would be adversely affected.

Discussion ensued on the Alaska State Historic Preservation Office’s findings of fact and the reason for redacting contact information on 106 letter applications.

No action was taken regarding Eielson Building 1140 and 1132.

NEW BUSINESS – continued

Kayde Whiteside, Long-Range Planner III, provided a staff report on a letter for a proposed cell tower installation in the Haystack Subdivision and how no historical properties would be adversely affected.

Discussion ensued on the following:

- Land ownership and surveying.
- Size and location of the tower.
- Conducting an archaeological survey of the site and access road.
- Consultation with Denakkanaaga, Inc. regarding traditional knowledge.

No action was taken on the letter regarding the Haystack Subdivision cell tower installation.

Kayde Whiteside, Long-Range Planner III, provided a staff report on a letter regarding the proposed upgrades and improvements to Minnie Street between Illinois Street and Old Steese Highway and how no historical properties would be adversely affected.

Discussion ensued on the Commission not receiving the original contractor's report for review before providing recommendations and suggesting the entire Slaterville neighborhood, including the Minnie Street corridor to be eligible for the National Register of Historic Places.

Chair Reckard provided a draft letter of recommendation to the Alaska Department of Transportation and Public Facilities regarding the Commission not being able to concur with findings before reviewing the contractor's report and to request that future correspondence be sent directly to the commission.

PEIRSOL,
Seconded by REUTHER

moved to approve the draft letter of recommendation to the Department of Transportation and Public Facilities regarding the proposed Minnie Street Improvements project.

No discussion ensued.

NEW BUSINESS – continued

VOTE ON MOTION TO APPROVE THE DRAFT LETTER OF RECOMMENDATION TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES REGARDING THE PROPOSED MINNIE STREET IMPROVEMENTS PROJECT.

Yeses: Poirrier, Reuther, Gutoski, Peirsol, Reckard

Noes: None

MOTION CARRIED 5 Yeses, 0 Noes

G.2. Review and potential recommendations regarding Alaska Historic Preservation Act Consultation Letters.

Kayde Whiteside, Long-Range Planner III, stated that no letters had been received for review and/or a recommendation from the Commission.

Clerk's Note: Item G.3. was reordered and heard before Item G.1.

G.3. Presentation by Brooks Lawler, 354th Fighter Wing of Eielson Air Force Base Civil Engineer Squadron Representative, regarding a future survey of the Air Force Birch Lake Recreation Area, to include a discussion and potential recommendations.

Brooks Lawler, 354th Fighter Wing of Eielson Air Force Base Civil Engineer Squadron Representative, provided a report on the following:

- Review of the archaeological survey phases and evaluation for the National Register of Historic Places.
- Grants and funding.
- Historic property identification.
- Project plans and comment period on the scope of work.

Discussion ensued on future phases and funding to evaluate the site's significance.

No action was taken.

G.4. Discussion with Community Planning Staff regarding the possible nomination of Pioneer Park for the National Register of Historic Places.

Kayde Whiteside, Long Range-Range Planner III, provided a staff report on draft nomination material.

NEW BUSINESS – continued

Discussion ensued on the following:

- Application process.
- Communication with the State Historic Preservation Office.
- Suggested revisions to the nomination application and resources needed.
- Future plans for re-submission of the application.
- Pioneer Park Master Plan.

G.5. Discussion with Community Planning Staff on grants and project ideas regarding the Historic Chena Building.

Kayde Whiteside, Long Range-Range Planner III, provided a staff report on the Certified Local Government Program grant application and draft nomination material.

Discussion ensued on the following:

- Current application deadline uncertainties.
- Pre-development grant preparation.
- Plans for exploring other funding sources and project proposal research.

G.6. Update and discussion with Community Planning Staff on tax exemptions for historical properties.

Kayde Whiteside, Long Range-Planner III, provided a staff report on the City of Fairbanks' new property tax rebate program.

Discussion ensued on the following:

- Tax incentives for rehabilitation and new construction.
- Possible work session with representatives of the City of Fairbanks to collaborate on recommendations to the Administration.

H. EXCUSE FUTURE ABSENCES

NONE

I. COMMISSIONERS' COMMENTS/COMMUNICATIONS

Vice-Chair Peirsol thanked staff for their work and commented on the online meeting agenda.

K. ADJOURNMENT

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 6:52 p.m.

APPROVED: March 3, 2026.

FAIRBANKS NORTH STAR BOROUGH
Special Historic Preservation Commission
January 2, 2026
2:11 p.m.

A. CALL TO ORDER

A special meeting of the Historic Preservation Commission was held Friday, January 2, 2026, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

B. ROLL CALL

There were present:

Martin Gutoski	Joshua Reuther
Patricia Peirsol, Vice-Chair	Matthew Reckard, Chair

Comprising a quorum of the Commission, and

Kayde Whiteside, Long-Range Planner III
Allison Donovan, Assistant Clerk I

Excused

Amy Viltrakis	John Poirrier
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Clerk's Note: Chair Reckard attended the meeting telephonically, therefore in accordance with FNSB Code 4.04.155(G) the Vice-Chair presided over the meeting.

C. MESSAGES

C.1. Citizens' Comments - limited to three (3) minutes

C.1.a. Agenda items not scheduled for public hearing

NONE

C.1.b. Items other than those appearing on the agenda

NONE

MESSAGES – continued

C.2. Disclosure and Statement of Conflict of Interest

NONE

D. APPROVAL OF AGENDA

REUTHER, moved to approve the agenda.
Seconded by RECKARD

VOTE ON MOTION TO APPROVE THE AGENDA.

Yeses: Gutoski, Reuther, Peirsol, Reckard

Noes: None

MOTION CARRIED 4 Yeses, 0 Noes

E. UNFINISHED BUSINESS

E.1. Review and potential recommendations regarding a Section 106 National Historic Preservation Act Consultation Letter on Minnie Street Improvements (NFHWY00509/0634(005)); a request from the State of Alaska Department of Transportation and Public Facilities (AKDOT&PF) for improvements to the Minnie Street corridor.

Kayde Whiteside, Long Range Planner III, provided a staff report on the following:

- Response from the project archaeologists to the commission’s letter in December.
- Area of Potential Effect (APE).
- Minnie Street Historic Properties Study Report.
- Eligibility for Slaterville to be a historic district.
- No historic properties being adversely affected.

Discussion ensued on the following:

- Properties along Minnie Street that contribute to historic district qualification.
- Exclusion of commercial properties from the area’s historic value.
- Assessment of the historic district.
- Criteria for determining historic integrity.

No formal action was taken on the letter regarding Minnie Street Improvements.

F. NEW BUSINESS

F.1. Review and potential recommendations regarding a Section 106 National Historic Preservation Act Consultation Letter on Pioneer Park Boat Launch/Parking/Plug-Ins & Peger Road Path (NFHWY00891/0002547); a request from the State of Alaska Department of Transportation and Public Facilities (AKDOT&PF) for improvements to the north end of Pioneer Park to include parking lot improvements, Chena riverbank and channel modifications, and improvements to Peger Road.

Kayde Whiteside, Long Range Planner III, provided a staff report on the following:

- Planned improvements.
- Geotechnical investigations involving drilled test holes.
- Area of Potential Effect (APE).
- No historic properties being adversely affected.

Discussion ensued on the following:

- Traffic noise and privacy.
- Consideration of Section 4(f) of the United States Department of Transportation Act with regards to De Minimis Exemption applicability.
- Proposed landscaping and fencing's effectiveness as a visual and noise screen.
- Pioneer Park's nomination as a historic district.
- Concurrence of no historic properties being adversely affected.

Informal comments were provided to staff to convey to the AKDOT&PF regarding the proposed landscaping and inquiring if Section 4(f) considerations have been addressed.

F.2. Review and potential recommendations regarding a Section 106 National Historic Preservation Act Consultation Letter on Elliott Highway MP 12-18 Rehabilitation (NFHWY00754/Pending); a request from the State of Alaska Department of Transportation and Public Facilities (AKDOT&PF) for improvements to the Elliott Highway including roadway widening, culvert placement, replacement of Willow Creek Bridge, and vegetation clearing.

Kayde Whiteside, Long Range Planner III, provided a staff report on the proposed improvements and the recommendation of a cultural resource survey of the area.

Discussion ensued on the clarification of the status and location of Snowshoe-Beaver Trail, and evaluations of archaeological and paleontological sites.

NEW BUSINESS – continued

Informal comments were provided to staff to convey to the AKDOT&PF regarding if more information is available on Snowshoe-Beaver Trail, and to survey site LIV-00029 for survived cultural resources, and to evaluate the nearby horse and bison site for paleontological remains.

G. ADJOURNMENT

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 2:56 p.m.

APPROVED: March 3, 2026.



BOARD OF PLUMBER EXAMINERS
REGULAR MEETING MINUTES, 16 December 2025
HELD IN FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Board of Plumber Examiners convened at noon on the above date, to conduct a meeting in the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, with the following members in attendance:

Members Present: JT McComas-Roe, Seat A Citizen at Large
Aaron Mabee, Seat B Master Plumber
Vacant, Seat C Journeyman Plumber and City Resident
Kraig Hogenson, Seat E Journeyman Plumber and City Resident

Christoph Falke, Ex-officio

Absent: Dan Portwine, Seat D – Master Plumber

Also Present: Michael Davis, Plumbing Inspector
Royce “Rick” Eagle

APPROVAL OF PREVIOUS MINUTES

Member JT, seconded by Member Aaron, moved to APPROVE the Agenda.

Chair Kraig called for objection and, hearing none, so ORDERED.

UNFINISHED BUSINESS

Reviewed Exam B answer sheet. Aaron asked for the Exam B and Answer Sheet to be emailed to him. Aaron did not receive the last email. Aaron will send a test email to verify his email address on file.

NEW BUSINESS

There were two applicants that completed the Master Plumber Exam. They are Jered Dulany and Dwayne Roberts. Both passed the exam. They were approved to receive their Master Plumber License.

Rick Eagle addressed the Board. Rick submitted two documents that he asked to be added to the meeting record. Christoph will submit the documents to the legal department for review and direction. After delivering the documents Rick left the meeting.

DISCUSSION ITEMS

Christoph addressed the Board. Dan Portwine notified us by email that he is stepping down from the Board. Seat D will be vacant at the end of December. Christoph discussed the changes to the Board Seats and their requirements. Seat A is now a Citizen at Large. JT will continue to fill that seat. We have received an application from Dino Nafpliotis which has been accepted. Dino will fill the vacancy at Seat D starting in 2026.

BOARD MEMBER COMMENTS

JT made the motion to approve and issue master plumber licenses to the two applicants. Kraig seconded the motion.

ADJOURNMENT

Chair Kraig declared the meeting adjourned at 12:45 pm.

 3-17-26

Kraig Hogenson, Chair



FAIRBANKS DIVERSITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 18, 2025, 5:30 – 7:00 P.M.
HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The **Fairbanks Diversity Council** (FDC) met on the above date to conduct a Regular Meeting via Zoom Webinar and at the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska. **Chair Karen Blackburn** (Seat I) was physically present, and the following members were in attendance:

Members Present (In Person):

Erica Dillard, Seat A
June Rogers, Seat C
Terry Norman, Seat E
Jake Merritt, HR Director
Herb Butler, Seat J
Mindy O’Neill, Mayor
Lonny Marney, City Council Member

Members Absent:

Vacant, Seat B
Dorothy Shockley, Seat F (excused)
Vacant, Seat G
Vacant, Seat H
Deirdre Hamilton, Seat K

Also Present:

D. Danyielle Snider, City Clerk

Members Present (Zoom):

Juanita Webb, Seat D

CALL TO ORDER (Reading of Mission Statement and Land Acknowledgement)

Chair Blackburn called the meeting to order at 5:30 p.m. **E. Dillard** read the land acknowledgement, and **J. Rogers** read the mission statement.

PLEDGE OF ALLEGIANCE

Chair Blackburn led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor O’Neill requested that New Business item (a) be addressed prior to Unfinished Business.

J. Webb, seconded by **E. Dillard**, moved to approve the agenda. There being no objection, the agenda was approved.

APPROVAL OF PREVIOUS MINUTES

a) Regular Meeting Minutes of October 14, 2025

J. Webb, seconded by **J. Rogers**, moved to approve the meeting minutes. There being no objection, the meeting minutes were approved.

CITIZENS' COMMENTS (Limited to 3 Minutes)

J. Rogers asked the audience member to introduce herself, and she introduced herself as Kelley Lassey, EEO & Employee Relations Specialist at the Fairbanks North Star Borough (FNSB).

REPORT FROM THE CHAIR

- a) Introduction of Members and Mayor O'Neall

Each member provided a brief introduction of themselves in the following order: E. Dillard, K. Blackburn, J. Rogers, T. Norman, L. Marney, H. Butler, J. Merritt, M. O'Neall, J. Webb.

NEW BUSINESS

- a) Review of Mission, DAP, and Strategic Discussion

This item was moved up at the request of Mayor O'Neall during the approval of the agenda.

Mayor O'Neall stated it was time to have a frank conversation about the mission and goals of the FDC. She stated that part of her background in communications is facilitating meetings and strategic discussions. She commented that the FDC's mission statement seems passive, and typically, mission statements contain some sort of action. She opened the floor for discussion.

H. Butler stated that the mission statement and the Diversity Action Plan (DAP) go hand-in-hand and that they need continual refinement. He commented that the DAP is very old, and he read through all four points.

J. Webb stated the FDC has done things to make a difference, but the group has recently been struggling. She listed several events the FDC participates in each year, including the Race Against Racism, the Midnight Sun Intertribal Powwow, the Human Library, and International Friendship Day. She indicated that there are still many people who are not aware the FDC exists. She stated that the group needs to put in some effort and have some "punch" in the DAP.

L. Marney stated he has observed low energy in the group and believes that people are afraid to talk. He added that preparation for events is very last-minute and that the group needs excitement.

J. Rogers agreed with others and stated that she is still a part of the FDC because she believes in the work that needs to be done. She remarked that there has been poor leadership and support from the Mayor's Office for some time and that it is difficult to move forward when the leader is not on board. She stated she is unsure where the new starting point is but that a few people can accomplish a lot. She stated she does not consider the past as a failure because the FDC is still here.

E. Dillard stated it is hard to feel excitement when there is a lack of leadership. She stated it was embarrassing to have a lackluster, bare table at the International Friendship Day event and that

there should have been things to hand out. She stated that she wants to get people excited about diversity.

H. Butler stated that it is difficult for a member to play an active role unless there is infrastructure in place where responsibilities are identified and assigned. He commended those who volunteer to serve and emphasized the importance of good leadership. He indicated that none of the items in the DAP seem current, and he agreed with the Mayor about the FDC's mission statement needing to be reviewed and updated. He shared much about his background and personal experiences.

T. Norman, tagging onto H. Butler's comments, spoke briefly about the harm the lack of fish is doing to the Indigenous culture. She stated there are several items missing on the FDC calendar.

Mayor O'Neall, in response to all the input provided, indicated that the FDC mission statement should be reviewed regularly and suggested having bylaws or similar rules in place for the FDC. She commented on the group's struggle with reaching a quorum for meetings and stated that the FDC seems to have lost its pep. She remarked that community engagement is desired but is lacking, and funding is needed to help with energy. She spoke about the need for sustainability which would help the FDC thrive through changes in administration. She commented on the formal setting of the Council Chambers and suggested holding a work session where the group could start small and build from there. She stated that she would work with the Clerk on organizing a work session in the new year.

T. Norman spoke in favor of the FDC hosting a table at community events. She suggested putting out a survey for people to provide input on what they believe the FDC should be doing.

Mayor O'Neall shared some ideas she researched to help the FDC gain momentum. She reiterated that there would be a strategic session for members to talk and reset.

UNFINISHED BUSINESS

- a) Human Library Update – Event Coordinators: Marney, Webb
Noel Wien Library, January __, 2026

J. Webb stated that she would soon be leaving the state for two weeks but indicated that the Human Library event could be held in January. She asked members to share their availability in January with Clerk Snider. She added that she has some volunteers to serve as “books.”

- b) Resolution No. 2025-01, Recommendation to City Council on Reading of a Land Acknowledgement

Chair Blackburn stated that D. Shockley had requested that the FDC consider the resolution but that she was not present to discuss it.

J. Webb commented that D. Shockley's attendance has become an issue.

J. Webb, seconded by **H. Butler**, moved that the FDC approve the resolution and forward it to the City Council.

There being no discussion or objection, the resolution was approved.

c) Calendar of Events (informational only)

J. Webb reported that she had secured the \$200 for the FDC to register for the 2026 Race Against Racism event but stated that a date has not been set yet.

Chair Blackburn asked if anyone objected to the FDC's continued involvement with the Race Against Racism event. No members objected. **Chair Blackburn** stated she would like there to be more participation from members in the future. **J. Rogers** added positive notes about the event.

FDC MEMBERS' COMMENTS

J. Webb thanked Mayor O'Neill for attending the meeting and fellow members for all they do.

E. Dillard shared that her involvement is limited due to the other boards she is involved with and due to her kids' schedules. She indicated that she would be able to help more with things like policy review. She spoke in favor of FDC swag and offered to help design things if need be.

J. Rogers expressed that her feelings about the future are summed up by the fact that there is a leader in the FDC's midst—something that has been lacking for some time. She stated she believes the FDC is on good, stable ground now.

T. Norman stated that she may not be able to help with the Race Against Racism unless it is on a Monday or a Tuesday because of her business downtown. She commented that she would send a list of events to Clerk Snider to be added to the FDC calendar. She expressed gratefulness to have such a community-based Mayor with fresh ideas and added that she is thrilled to be a part of the team. She spoke about the vast experience amongst all the FDC members and about improving the Fairbanks community.

H. Butler thanked Mayor O'Neill and fellow members for attending the meeting. He requested a report from the Mayor at the next meeting on the condition of the City. He commented that the FDC used to receive regular reports from and attendance by members of the Fairbanks Police Department (FPD) and added that it is good for everyone to understand the health of the city. **J. Rogers** agreed with H. Butler and added that the FPD still requests volunteers from the FDC to help with job interviews.

L. Marney stated that he looks forward to the future.

J. Merritt stated that he is excited by the excitement of fellow members.

Clerk Snider reminded everyone of the December potluck.

Mayor O’Neill commented that she would like to take the conversation to the Alaska Municipal League (AML) conference she will attend in December. She stated that the FDC is really important and that she is looking forward to working with everyone.

Chair Blackburn welcomed T. Norman and expressed excitement about moving forward. She agreed that the Chambers is a very formal setting for FDC meetings and appreciated the Mayor’s suggestion to have a discussion about moving to a different meeting room.

MEETING DATES

- a) Next Regular Meeting Date, January 13, 2026 (December 9 will be a potluck gathering)

ADJOURNMENT

Chair Blackburn declared the meeting adjourned at 6:46 p.m.



Karen Blackburn, Chair



D. Danyielle Snider, MMC, City Clerk

Transcribed by: DS



DIVERSITY COUNCIL
REGULAR MEETING MINUTES
JANUARY 13, 2026, 5:30 – 7:00 P.M.
HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Fairbanks Diversity Council (FDC) met on the above date to conduct a Regular Meeting via Zoom Webinar and at the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska. **Mayor O’Neill** served as the Chair via Zoom, and the following members were in attendance:

Members Present (In Person):

Erica Dillard, Seat A
Terry Norman, Seat E
Herb Butler, Seat J

Members Present (Zoom):

June Rogers, Seat C
Juanita Webb, Seat D
Dorothy Shockley, Seat F
Jake Merritt, HR Director

Members Absent:

Vacant, Seat B
Vacant, Seat G
Vacant, Seat H
Karen Blackburn, Seat I
Deirdre Hamilton, Seat K
Lonny Marney, Councilmember (excused)

Also Present:

D. Danyielle Snider, City Clerk

CALL TO ORDER (Reading of Mission Statement and Land Acknowledgement)

Mayor O’Neill called the meeting to order at 5:36 p.m. At the Mayor’s request, Clerk Snider read the mission statement and the land acknowledgement.

PLEDGE OF ALLEGIANCE

Members joined Mayor O’Neill in the Pledge of Allegiance.

APPROVAL OF AGENDA

J. Rogers, seconded by **E. Dillard**, moved to approve the agenda. There being no objection, the agenda was approved.

APPROVAL OF PREVIOUS MINUTES

a) Regular Meeting Minutes of November 18, 2025

J. Rogers, seconded by **T. Norman**, moved to approve the minutes. There being no objection, the agenda was approved.

CITIZENS’ COMMENTS – None

REPORT FROM THE CHAIR

This item was not addressed as Chair Blackburn was absent.

UNFINISHED BUSINESS

a) Human Library Update

Since event coordinators L. Marney and J. Webb were not present, this item was not addressed.

b) Review of Mission, DAP, and Strategic Discussion

Mayor O’Neill recounted that at the last meeting, the FDC discussed setting the “reset” button through a strategic planning session and stated that she prepared a strategic plan outline. She proposed holding a 4-hour work session on January 31 or February 14 in lieu of a regular meeting. She offered to provide guidance in advance for members to consider prior to the session.

Members discussed the options and decided to meet February 14 from 11 a.m. to 3 p.m. in lieu of a regular February meeting. **T. Norman** stated that she could provide input in advance since she would be unable to attend. **D. Shockley** commented that it would be helpful for members to have guidelines in advance. **J. Rogers** stated that the FDC has reviewed the Diversity Action Plan (DAP) many times over the years but has never developed actionable items as a result.

The group discussed its desire to collaborate and find a good path going forward. **Mayor O’Neill** shared that her intent is to frame the discussion around advocacy, education, and collaboration. She asked members for input on other themes. **H. Butler** recommended that the FDC review the DAP by section and record proposed changes to each before moving to the next. **J. Rogers** stated that a great deal of discussion has been given to ethnicity, but discussions regarding other forms of diversity, such as age, disability, and other aspects, have not been given as much discussion. **Mayor O’Neill** received consensus from the group that civility should be a part of the discussion. **H. Butler** spoke about diversity, equity, and inclusion (DEI) and suggested it be a part of the conversation. **J. Rogers** emphasized the need for inclusion and for making people feel welcome.

H. Butler requested that the FDC establish some sort of communication system amongst members. He stated he has no idea who other FDC members are since they meet only once a month and that he would like to overcome that. Clerk Snider confirmed that she could provide a contact list to members but cautioned members that as an advisory body to the City Council, it falls under the provisions of the Open Meetings Act (OMA). She spoke of how the FDC formerly had subcommittees with a set purpose or were assigned to work on special projects. She suggested that something like that, made up of 2-3 members at a time, may accomplish what H. Butler is suggesting. **H. Butler** expressed support for the idea.

D. Shockley stated that an Alaska State Trooper (AST) shooting occurred on January 1, and it may have been something for the FDC to address, although it did not occur in the city. She expressed confusion about the FDC’s role in happenings such as this within the community. **T. Norman** expressed gratitude for D. Shockley raising the issue. She indicated that one of the reasons she wanted to join the FDC is to learn how to handle community issues like that. She stated she would like the FDC to have a voice in the form of issued statements. She expressed confusion about the FDC’s powers and limitations. **Mayor O’Neill** pointed out that the FDC is an advisory body to the City Council and Borough Assembly but added that the FDC’s role is certainly something that can be discussed. She spoke briefly about building a better FDC partnership with the Borough.

D. Shockley asked Mayor O’Neill to clarify the purpose of the education component—specifically, whether it is intended for FDC members or for the broader community. **Mayor O’Neill** suggested that it could be both and that the FDC is charged with educating the community on certain diversity-related things. She spoke about possible partnerships and what that outreach might look like. **H. Butler** questioned whether any FDC members are trained as educators.

Mayor O’Neill thanked members for providing input. She stated she would put together some guidelines for the February 14 meeting.

c) Calendar of Events (informational only)

Mayor O’Neill asked Clerk Snider to speak about the calendar. Clerk Snider shared that the FDC had requested that there be a calendar included on regular agendas so that members could track upcoming community events and so the group could identify and plan for events for the FDC to participate in. She stated that some event dates could not be found and asked anyone with verified information to contact her.

NEW BUSINESS – None

FDC MEMBERS’ COMMENTS

H. Butler commented on what is happening throughout the nation, particularly in Minneapolis, MN. He suggested that FDC members pay attention to the news and share things they feel are important with the body.

D. Shockley stated it is important that people feel safe—especially children. She stated that the present time is a trying time and encouraged vigilance. She stressed the importance of helping police officers and others in positions of power to understand how people are feeling and where they are coming from. She described a personal experience from a few years earlier when she was pulled over by AST and felt intimidated as two officers approached her vehicle.

J. Rogers thanked D. Shockley for her comments. She briefly discussed the FDC’s relationship with the Fairbanks Police Department (FPD). She spoke about the responsibility that lies with the FDC for not having a consistent quorum and lacking follow-through on certain things. She expressed hope that the FDC could make strides in collaboration and work ethic before trying to address larger community or national issues. She stated that since 2013, many FDC meetings have been cancelled due to a lack of participation. She suggested that the FDC should not invite guest speakers or presenters to meetings until there is more accountability from within.

T. Norman stated she feels more committed when there is a stronger sense of purpose and direction. She regretted that she would be unable to attend the February work session. She stated that when members understand the FDC’s role and power in the community, there will likely be a greater commitment amongst members.

H. Butler spoke about the potential of what Immigration and Customs Enforcement (ICE) could do in the Fairbanks community.

Mayor O'Neall thanked members for their comments. She stated this is a good opportunity for the FDC to regroup and decide a path forward. She recognized the dedication of those who spoke.

MEETING DATES

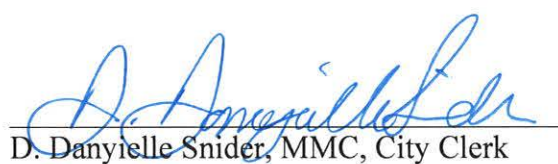
The February 10 regular meeting was rescheduled as a work session on Saturday, February 14 from 11 a.m. to 3 p.m.

ADJOURNMENT

Mayor O'Neall declared the meeting adjourned at 6:25 p.m.



Mayor O'Neall, Chair



D. Danyielle Snider, MMC, City Clerk

Transcribed by: DS

Fairbanks Diversity Council: Strategic Re-Launch Session Notes

Purpose of Session:

The purpose of the session was to strengthen our connections as a Council by getting to know one another on both a personal and professional level, while also laying the foundation for how we will collaborate moving forward. Together, we co-created a Shared Values and a set of Group Norms to guide our work and ensure a respectful, inclusive, and effective environment. Additionally, the session provided an opportunity for members to offer direct, actionable input on the existing Diversity Action Plan (DAP), helping shape its implementation and ensure it reflects the Council's collective insight and priorities.

Key Accomplishments:

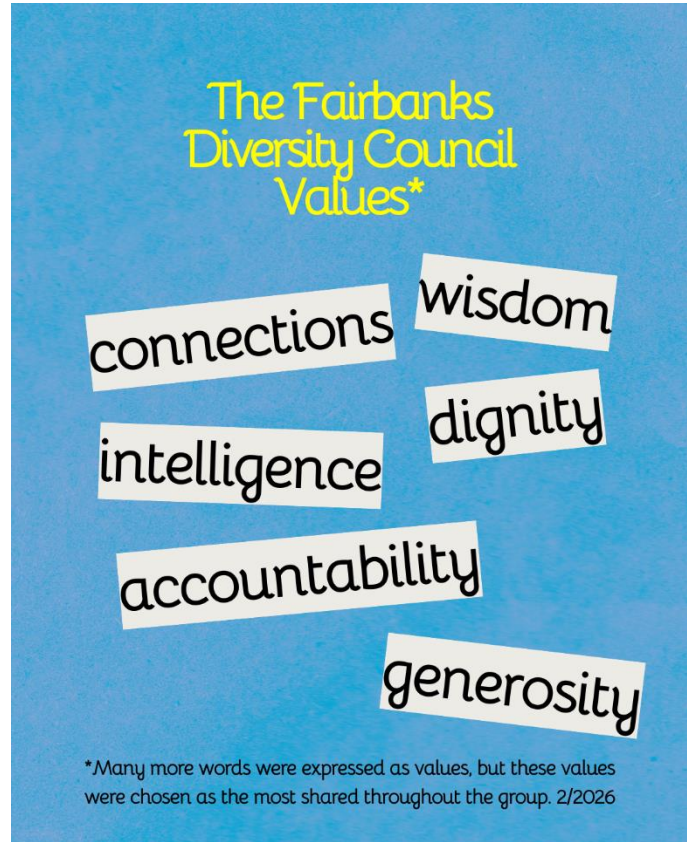
- **Established Group Norms:**

- Assume Good Intentions
- Be Present and Open Minded
- Open to Learn
- Inclusive of ideas, cultures, ways of thinking and perspectives

By co-creating these norms, the group ensures a safe, respectful and productive space for conversations. As we understand diversity to be a dynamic and broad topic, these group norms serve to guide us in decisions and topics that can have meaningful impact. When we are lost or frustrated with a topic, and when we welcome a new member to the group, we revert to these group norms to frame how we think about and act on this council.

- **Identified Diversity Council Shared Values.** The group discussed what values are important to them and discussed the top six values below. By establishing values, we broaden our understanding of each other, and can base our discussions on shared values that promote effective group norms and productivity.
- **Reorganized and Prioritized the DAP.** Reviewing the Fairbanks Diversity Action Plan comments ranged from “get rid of the whole thing and start over” to “Focus on smaller wins”. The group discussed the need for a plan that is actionable by the committee, but not overwhelming to accomplish and not over prescriptive to the city staff.

The group reorganized goals to prioritize the two existing goals:



1. **Education and Training** – Provide multi-tiered and ongoing strategic and collaborative education to the city of Fairbanks leaders, staff and residents.
2. **Financial Resources** – ensure sufficient resources are available to implement the DAP.

Refining the goals, tasks, results, responsibilities and timeline is the next step for the group to review.

Action Items & Owners:

Throughout the session, action items were identified as “easy and meaningful wins” to direct the FDC in future activities:

- **Membership and Recruitment**
 - Identifying gaps in group membership and recruiting more individuals to participate. (All)
- **Formality of meetings**
 - FDC identified the meeting structure is too “formal”– review code and provide direction (Mayor).
 - Quorum has been challenging with monthly meetings – go back to quarterly meetings for quorum and offer events or work sessions in the between months. (Beginning Q2 – 2026)
- **Opinion/ Letter to the Editor**
 - This tool can be utilized to promote the group, outreach activities, and goals for the community, and a way to highlight diversity in our community surrounding recent events that have impacted diversity in some way (negative or positive). (FDC + Mayor)
- **Offering Resolutions**
 - Using the structure of local government to highlight issues or circumstances that should be reviewed by the City Council and the FNSB Assembly. (FDC)
- **Talk with Media**
 - Inviting media to talk about initiatives or events (FDC)
- **Guest Speakers – FDC Volunteer(s)**
 - Inviting guest speakers to regular meetings times and make it available to the community as a talking circle or space to share, heal, understand and grow. Topics identified were:
 - Mental Health
 - Military
 - Ethnic Groups
- **Events**
 - Hosting special events that showcase diversity within our community, and/or supporting diverse events that already happen. (FDC)
- **Public Survey**
 - Sending out a public survey to ask the community what they think is important for a diversity council to focus on and provide for and with the public. (FDC, with Mayor to distribute).

Next Steps:

- Change meeting schedule so that a quorum is only required quarterly.
- Identify 1-3 community events that the FDC can support.
- Secure funding for promotion of the mission, training, guest speakers, events and outreach, swag.
- Refine goals within the DAP for “easy, meaningful wins”
- Revise agenda with less formality and inclusion of action items such as Resolutions, Training, and Events.



The Fairbanks Diversity Council met on February 21 for a Strategic Planning Session, where members shared food and fellowship while grounding the Diversity Action Plan and Council's work in foundational group norms and shared values.