



FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, APRIL 7, 2026 AT 8 A.M.
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



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1. Roll Call
 2. 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. [advanced to April 13]
 3. A Resolution Opposing the Current Design and Funding Approach for FAST Planning’s Chena Riverwalk Stage III Project and Encouraging Consideration of More Cost-Effective Alternatives. [not introduced]
 4. A Resolution Authorizing the City of Fairbanks to Apply for and Accept Funding from the Bureau of Justice Assistance for the FY2025 Edward Byrne Memorial Justice Assistance Grant. [not introduced]
 5. Presentation on City of Fairbanks Procurement Procedures
 6. 123 Lacey Street (former Polaris Building site) RFP and Evaluation Criteria
 7. Finance Committee Report
 8. Mayor and Councilmember Comments
 9. Next Regular Work Session – Tuesday, April 21, 2026, 8:00 a.m.
 10. Adjournment

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.

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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

RESOLUTION NO. _____

A RESOLUTION OPPOSING THE CURRENT DESIGN AND FUNDING APPROACH FOR FAST PLANNING'S CHENA RIVERWALK STAGE III PROJECT AND ENCOURAGING CONSIDERATION OF MORE COST-EFFECTIVE ALTERNATIVES

WHEREAS, the Chena Riverwalk project has been under consideration for approximately two decades, with evolving designs, costs, and community priorities; and

WHEREAS, the current proposed design requires a significant public investment; and

WHEREAS, the design proposes constructing a 3,148-foot pathway for \$7,980,012, or \$2,534.82/foot and, for relative comparison, South Cushman was entirely reconstructed from Airport Way to 28th Avenue for \$9,774,900, or \$1,814/foot; and

WHEREAS, alternative routes and design approaches have been identified that would provide comparable non-motorized connectivity and community benefit for approximately \$1.8 million, a substantially lower cost; and

WHEREAS, the City of Fairbanks has a duty to prioritize fiscally responsible infrastructure investments that maximize public benefit relative to cost; and

WHEREAS, the current project diminishes the intended riverfront experience and limits public value by placing portions of the pathway far from the river corridor, with approximately 40 percent of the proposed route running along Peger Road; and

WHEREAS, the proposed design includes complex construction elements such as an elevated piling supported structure and environmental considerations that increase both initial costs and the risk of long-term maintenance obligations and repairs; and

WHEREAS, concerns have been identified regarding the overall cost, scope, and long-term sustainability of the project relative to alternative solutions.

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

SECTION 1. The City Council formally opposes the advancement of the Chena Riverwalk project in its current design and cost structure.

SECTION 2. The City Council encourages the Fairbanks Area Surface Transportation (FAST) Planning process and all relevant agencies to reevaluate the project, including serious consideration of lower-cost alternative routes that provide comparable community benefit.

SECTION 3. The City Council affirms that the City of Fairbanks does not intend to commit local matching funds toward the current Chena Riverwalk project as proposed.

SECTION 4. The City Council further affirms that the City of Fairbanks does not intend to assume ownership, operation, or long-term maintenance responsibilities for the project in its current form.

SECTION 5. The City Council encourages continued pursuit of cost-effective, practical, and sustainable non-motorized transportation improvements that align with community priorities and fiscal responsibility.

SECTION 6. The effective date of this resolution is six days after adoption.

Mindy O’Neill, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

Introduced by:
Introduced: April 13, 2026

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR
AND ACCEPT FUNDING FROM THE BUREAU OF JUSTICE ASSISTANCE
FOR THE FY2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE
GRANT**

WHEREAS, the City of Fairbanks received notification of funding through the Bureau of Justice Assistance for the FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$37,965 to assist units of local government with their criminal justice needs; and

WHEREAS, the City of Fairbanks Police Department will use funds to purchase vehicle radios (\$22,115), pepper balls (\$2,650), taser cartridges (\$5,700), and launchers (\$7,500); and

WHEREAS, the City of Fairbanks is not required to provide a match.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the Mayor or her designee is authorized to execute any and all documents required for requesting and accepting funds on behalf of the City for this grant.

PASSED and APPROVED this 13th Day of April 2026.

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

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: _____

Abbreviated Title: FY2025 Justice Assistance Grant (JAG) Federal Program

Department(s): FPD

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:

PROJECTS:	Contract	Equipment	Personnel	Total
Vehicle Radios		\$22,115		\$22,115
Pepper Balls		\$2,650		\$2,650
Taser Cartridges		\$5,700		\$5,700
Launchers		\$7,500		\$7,500
TOTAL	\$0	\$37,965	\$0	\$37,965

FUNDING SOURCE:	Contract	Equipment	Personnel	Total
Grant Fund (Federal)	\$0	\$37,965		\$37,965
TOTAL	\$0	\$37,965	\$0	\$37,965

The operations and maintenance costs associated with the equipment will be incorporated in the annual general fund budget.

Reviewed by Finance Department:

Initial jp

Date 3/31/2026

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 RFP will be released by May 1, 2026.

SECTION 4. The closing date on the RFP will be July 31, 2026.

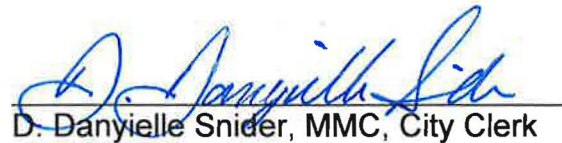
SECTION 53. The effective date of this resolution is six days after adoption.


Mindy O'Neill, Mayor

AYES: Tidwell, Cleworth, Marney, Ringstad, Sprinkle, Therrien
NAYS: None
ABSENT: None
ADOPTED: March 23, 2026

ATTEST:

APPROVED AS TO FORM:


D. Danyielle Snider, MMC, City Clerk


Thomas A. Chard II, City Attorney



City of Fairbanks Finance Committee Meeting Report March 26, 2026

Committee Members Present: Margarita Bell
Joshua Church (online)
Councilmember Cleworth
Alesia Kruckenberg
Michael Sanders
Councilmember Tidwell

Committee Members Absent: Councilmember Sprinkle (excused)

Other Staff Present: None

Committee members reviewed the following reports as of February 28, 2026:

- General Fund Balance Sheet with a fund balance of \$13.9 million
- Cash Flow Report with a balance of \$26.0 million
- General Fund Revenues and Expenditures Report with revenues of \$10.8 million and expenditures of \$9.5 million

Committee members reviewed the 2025 balance sheet and statement of revenues, expenditures and changes in fund balance report for all funds.

Committee members postponed the discussion about parking services for the next meeting.

Committee members discussed room rental sales tax requirements and requested a copy of the code with comparison of the Fairbanks North Star Borough code for discussion at the next meeting. Committee members also discussed the citizen comment about a general sales tax and requested a chart of the options and an estimate for discussion at the next meeting.

The next Finance Committee meeting is scheduled for Thursday, April 23, 2026, at 7:00 a.m. in the Meeks Conference Room.