



FAIRBANKS CITY COUNCIL
REGULAR MEETING MINUTES, APRIL 27, 2026
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

The City Council convened at 6:30 p.m. on the above date 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
 Sue Sprinkle, Seat C
 Crystal Tidwell, Seat D
 Lonny Marney, Seat E
 John Ringstad, Seat F

Absent: Valerie Therrien, Seat B (excused)

Also Present: D. Danyielle Snider, City Clerk
 Thomas Chard, City Attorney
 Michael Sanders, Chief of Staff (remotely)
 Margarita Bell, Chief Financial Officer
 Andrew Coccaro, Fire Chief
 Jeremiah Cotter, Public Works Director
 Jake Merritt, Human Resources Director
 Robert Pristash, City Engineer
 Timothy Zinza, Acting City Engineer
 Kirsten Loiza, Engineer II
 William Rogers, Engineer Assistant II
 Tyler Wilbur, Quality Control & Impound Lot Coordinator
 Christina Rowlett, Purchasing Agent
 Jennifer Payan, Grants Administrator (remotely)
 Brenda McFarlane, Community Response Coordinator

LAND ACKNOWLEDGEMENT

At the request of Mayor O'Neill, **Ms. Tidwell** read the land acknowledgement.

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

Mayor O'Neill led the flag salutation.

CEREMONIAL MATTERS

a) Proclamation Raising Awareness of Missing and Murdered Indigenous People

Mayor O’Neill read aloud the proclamation and presented a copy to Melissa Charlie, Executive Director of Fairbanks Native Association (FNA), and Shirley Lee, Deputy Director of FNA.

b) Proclamation in Support of Renaming Clean-up Day in Honor of Glenn Hackney

At the invitation of Mayor O’Neill, **Mr. Marney** shared a brief history of Glenn Hackney and read the body of the proclamation, with **Mayor O’Neill** reading the concluding declaration.

CITIZENS’ COMMENTS

[Clerk Note: Names of citizens who provide comments may not be spelled correctly if their name was illegible on the physical sign-up sheet or unclear during verbal testimony.]

Jonathan Huff – J. Huff shared that he and his wife are serial entrepreneurs who own multiple businesses. He spoke in support of Ordinance No. 6346. He noted that they were the prospective party in the proposed lease and that their goal was to open a coffee and gift shop in the log cabin on First Avenue. He stated that they intend to be open year-round, seven days a week, and work to revamp the riverside area of downtown.

Ms. Tidwell asked J. Huff if they intend to have an alcohol license as part of their business operations. J. Huff reported that they are in the process of a license transfer for one of their other businesses, 8 Star Event Center, through the Alcohol & Marijuana Control Office (AMCO).

Ms. Sprinkle asked J. Huff to confirm a rumor that they hoped to incorporate a beer garden. J. Huff reiterated that obtaining an alcohol license was both difficult and expensive but that the license at their other business may allow for off-site hosting of special events, with proper permitting. He discussed increased downtown traffic with the future installation of a new dock.

Pat Levy, Owner of Fairbanks Distilling Company – P. Levy spoke of safety in the downtown area, his own experiences as a business owner, and as a traveler abroad. He shared that he diligently pays alcohol sales taxes each month and has invested in his property for years yet never sees police walking around downtown. He discussed witnessing self-medication with unknown substances by people on the streets and a 24-hour party outside the bingo hall and bus station across the street from his business. He reported that customers often comment on the commotion. P. Levy admitted he did not have answers to the problems and that while he was empathetic to individuals’ mental health and addiction challenges, he believes there has to be a better place for people to receive services other than the core downtown business district.

Mr. Ringstad acknowledged the problems and that the Council did not have the answers but that they would like to pursue solutions and include individuals like P. Levy in the discussion. P. Levy shared that his business is located in the old City Hall building and while it is an honor to occupy such a historic building, the issues he shared are prevalent throughout downtown.

Mr. Marney asked P. Levy if he was aware of the seasonal officers who patrol the downtown area on foot each summer. He noted that they likely do not make it past Third Avenue but asked if doing so would help. P. Levy recounted that the City used to have officers on bicycles downtown and confirmed that any presence helps. He shared that the only time he sees law enforcement now is when officers are speeding down Cushman Street or stop at the bus station to break up fights.

Chris Miller, President of the Downtown Association of Fairbanks – C. Miller spoke in favor of Resolution No. 5211 and Ordinance No. 6346. He stated that his organization supports increased engagement and development in the downtown area while avoiding over analyzing things. He also advocated for a safer downtown.

Ms. Sprinkle asked C. Miller if he had ever been involved with a request for proposal (RFP) and what he thought about the two-month window associated with Resolution No. 5211. C. Miller stated that he had been involved with RFPs and that he believes the current draft has some unnecessary redundancies. He suggested keeping the RFP concise and focused on the desire for action, noting that more complicated asks require costlier investments for interested parties.

Mayor O’Neill, hearing no more requests for comment, declared Citizens’ Comments closed.

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Ms. Sprinkle pulled item 14(a), Resolution No. 5209, from the consent agenda.

Mr. Cleworth pulled item 14(c), Resolution No. 5211, and item 14(d), Ordinance No. 6346, from the consent agenda.

Mayor O’Neill called for objection to the motion to APPROVE the agenda and the consent agenda, as amended, and hearing none, declared the motion CARRIED.

Clerk Snider read the consent agenda, as amended, into the record.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- a) Regular Meeting Minutes of April 13, 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
727	Lavelle’s Bistro	Beverage Dispensary	Café de Paris Catering Company	575 1st Avenue
4846	Wal-Mart Supercenter #2722	Package Store	Walmart, Inc.	537 Johansen Expressway
710	Mecca Bar	Beverage Dispensary	JRB, Inc.	549 2nd Avenue
4772	Chickentown Teriyaki	Restaurant/ Eating Place	JWDY, LLC	1454 S. Cushman Street
1920	Salty’s on 2nd	Beverage Dispensary	Tres Amigas, LLC	706 2nd Avenue

5998	Riverside Eats & Drinks	Recreational Site	Malemute, Inc.	2010 2nd Avenue
995	Oaken Keg #2754	Package Store	Safeway, Inc.	3627 Airport Way
999	Oaken Keg #3410	Package Store	Safeway, Inc.	30 College Road

Mayor O’Neill called for Public Testimony.

Jody Blakely, Owner of Mecca Bar – J. Blakely stated she was grateful for the notice regarding the consideration of her application. She shared that the summer law enforcement foot patrol downtown made a huge difference but extended hours would be helpful.

Mr. Marney asked J. Blakely what hours she would prefer. J. Blakely noted that many flights and tour busses come in the evening and that patrols until 10:00 p.m. would be beneficial. She reported that the police presence during the daytime helps, but the nonsense returns once their shift ends.

Vanessa Stebbins and Monica Kissinger, Owners of Salty’s on 2nd – V. Stebbins shared that they had been in business for seven years but that they had seen several challenges in the last 18 months. She acknowledged that some aspects regarding their business did not look great on paper but indicated that everything had been taken care of and that they were up to date with the City. She stated that they looked forward to continuing to operate and serve the community. M. Kissinger added that she often provides free food to those in need in the downtown area.

Mr. Marney asked to confirm a rumor that they were planning to reopen the former Library restaurant. V. Stebbins explained why that business had closed and their plans for the location along with the associated alcohol license. **Mr. Marney** asked if the plan would further stretch their finances. V. Stebbins clarified that it would be a completely separate venture from Salty’s on 2nd.

Franklin Eagle – F. Eagle shared that he was one of the owners of the former Lavelle’s Bistro and clarified that his alcohol license required renewal even though it was currently suspended. He urged the Council to approve all of the applications before them and asserted that the Council’s support for small businesses in the community makes Fairbanks a better place.

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

Mayor O’Neill noted within the agenda packet a memo from the Chief Financial Officer recommending a protest of License No. 1920, Salty’s on 2nd.

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

Mr. Cleworth asked for more details on the recommendation for protest. CFO Margarita Bell explained the process for the Finance Department’s review of applications that come from the City Clerk. She shared that they noted the 2026 business license for Salty’s on 2nd had not been renewed, that an outstanding general bill existed, and that a recent history of late tax filings was concerning. She reported that all items had been resolved since her initial recommendation of protest but that she felt the Council should still be aware that the business had multiple late filings over the last two years. **Mr. Cleworth** asked if the late filings had been assessed penalties and interest. CFO Bell reported that the majority of filings were received on time and thus received no late penalty but that late payments did include interest.

Ms. Sprinkle asked for confirmation that, in general, the late payments were received no more than one month past their due date. CFO Bell confirmed that was correct for most but not all. She shared that she had spoken with one of the owners to reaffirm the obligation to remit taxes on time.

Mr. Marney asked if the Council could approve a license application on a probationary status. Clerk Snider provided details on how the State of Alaska Alcoholic Beverage Control (ABC) Board handles protests from local municipalities.

Mr. Ringstad spoke in support of the business being discussed.

Mr. Cleworth stated that he was okay approving the applications but noted that if the issues behind the CFO's protest continue, there should be no surprise if the Council protests the license in the future. He noted that it was uncommon to see so much delinquency with an alcohol licensee.

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

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

REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)

Mayor O'Neall invited Melissa Charlie, Executive Director of FNA, to provide a report.

M. Charlie expressed appreciation for the opportunity to strengthen the collaboration between the City and Fairbanks Native-based organizations. She shared that FNA faces similar issues with the downtown area as had been discussed earlier in the meeting and that they share the same concerns as the City over the mentally ill, homeless, and those suffering from addiction. She provided details on the various treatment programs available and the ongoing discussions with the Mayor on how to serve the most vulnerable members of the community with an open heart. M. Charlie acknowledged that they did not have all the answers but were committed to continuing the Alaska Native Roundtable meetings to explore opportunities and solutions. She extended an invitation to the upcoming Gathering of Remembrance for Missing and Murdered Indigenous People (MMIP). She encouraged all Councilmembers to follow FNA's social media and website to stay informed on their many programs and events. She thanked the Council for the City's continued partnership.

Mr. Cleworth thanked M. Charlie for the report and asked for more details about three FNA programs listed in her handout under Behavioral Health. M. Charlie shared information about the programs. **Mr. Cleworth** asked if the Housing First program was under FNA. M. Charlie explained that the program was under another entity, Tanana Chiefs Conference (TCC), and that their representative would be the best one to provide additional details.

Mr. Ringstad asked if FNA is at capacity for the Behavioral Health programs M. Charlie had discussed. M. Charlie reported that they typically have a waitlist and outlined specifics for the

various programs. **Mr. Ringstad** asked if the waitlist is primarily a result of staffing shortages or the number of beds available. M. Charlie stated that both are factors.

Ms. Sprinkle expressed appreciation for M. Charlie's presence and thanked her for the report.

MAYOR'S COMMENTS AND REPORT

Mayor O'Neall invited Fairbanks North Star Borough (FNSB) Assemblymember Kristan Kelly to provide a report on Borough matters.

K. Kelly discussed the FNSB annual budgeting process and gave details about the current draft budget. She shared updates about various Borough matters and noted that there was still disagreement about the appropriate next steps with lapsed, unspent funds that had been returned by the school district. She reported that there should not be any increase to property taxes and that the Assembly had just approved renaming Pioneer Park back to Alaskaland.

Mr. Marney referred to a \$45,000 grant that the Borough would be giving to the Fairbanks Arts Association and asked if that would be a recurring award. K. Kelly stated that it was only proposed and discussed as a one-time grant to support the organization and its service to the community. She added that Explore Fairbanks would also receive a couple hundred thousand more in funding.

Mayor O'Neall invited Community Response Coordinator Brenda McFarlane to give a report on the Housing, Engagement, and Recovery Transitions (HEART) grant.

B. McFarlane shared that the contract has just been signed with Fairbanks Integrated Community Services (FICS) to implement a street outreach team—the new HEART Services program—funded by opioid settlement funds the City had received [*see Resolution No. 4987*]. She explained that the money would fund the team for a whole year and provide targeted outreach to the unhoused community to build engagement, connect with resources, aid in transportation, and assist during appointments with providers. She asserted that FICS had been phenomenal as the Emergency Service Patrol (ESP) operator and was well suited to run the HEART program. She discussed the data that would be collected through the program and its uses.

Mr. Marney expressed concern with the staffing level and operating hours of FICS in relation to the scope of the program. B. McFarlane explained that the grant would allow them to hire more staff which would be a different team than the ESP, with a requested split of time between working in the field and case management duties. She noted that it would equate to two full-time positions.

Ms. Sprinkle asked if there would be overlap and collaboration with the City's Community Paramedic program. B. McFarlane confirmed that is part of the agreement. She added that for safety considerations a two-person minimum for outreach work was expected.

Ms. Tidwell asked where FICS operates from. B. McFarlane explained that they have a large office space in City Hall as well as another small location in town.

Mayor O'Neall stated the program is an important milestone in City services. She clarified an earlier statement by noting that only one police officer was confirmed for the downtown foot patrol.

COUNCILMEMBERS' COMMENTS

Mr. Cleworth thanked Mr. Marney and Clerk Snider for their work on the proclamation to rename Clean-Up Day, recounting a time when Glenn Hackney had been injured while collecting trash on the side of the road, and how after a hospital stay and recovery, was right back at it. He thanked C. Miller for his testimony and work on the original RFP. He pointed out that item 14(c) on the agenda would likely take some time and suggested the Council take up item 14(d) first as a courtesy to J. Huff who was staying for any questions pertaining to Ordinance No. 6346. **Mayor O'Neall** called for objection to the request to swap the order of 14(c) and 14(d) and hearing none, so ordered.

Mr. Ringstad provided a report on his and Ms. Therrien's recent trip to Juneau to meet with legislators about the City's priorities for 2026.

Mr. Marney suggested that the recurring theme of the night was the need to work on downtown issues from all sides and that this should be their primary focus after the RFP is finished.

NEW BUSINESS

- a) Resolution No. 5209 – A Resolution in Honor of Robert H. Pristash, P.E., and in Recognition of His Decades of Service to the City of Fairbanks and Its Residents. Sponsored by Mayor O'Neall and Councilmember Cleworth.

All present Councilmembers not already listed requested to be added as sponsors to the resolution.

Ms. Sprinkle read aloud the full text of the resolution. **Mayor O'Neall** presented City Engineer Robert Pristash with a custom gold pan. R. Pristash spoke of the incredibly positive experience of his career at the City. He declared that it had been a joy to work on so many good projects with so many good people.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5209.

There being no further discussion, **Mayor O'Neall** called for objection to the motion to APPROVE Resolution No. 5209 and, hearing none, declared the MOTION CARRIED.

- b) Resolution No. 5210 – A Resolution Awarding a Contract to Colaska, Inc. for the Shannon Drive Utility Improvements Project in the Amount of \$1,387,520. Sponsored by Mayor O'Neall.

APPROVED on the CONSENT AGENDA

- d) Ordinance No. 6346 – An Ordinance Authorizing the Lease of the Log Cabin Located at 550 1st Avenue to Alaska Universal Productions, Inc. Sponsored by Mayor O'Neall.

Mr. Cleworth, seconded by **Ms. Tidwell**, moved to ADVANCE Ordinance No. 6346.

Ms. Sprinkle stated that she supports the overall idea of the proposed lease and that she views J. Huff and his wife's business ventures to be positive components in the community. She expressed concern over the process that brought about the ordinance. She indicated that she would hold her questions for a later date but reiterated that she would like more details on the process used.

Mr. Cleworth stated that he pulled the ordinance primarily to highlight a discrepancy in the rental rate between the fiscal note and the draft lease. CFO Bell confirmed that she would correct the amounts to match. **Mr. Cleworth** noted that a request for information (RFI) had been published for the log cabin and asked what the submission deadline had been. **Mayor O'Neall** stated that she did not recall. **Mr. Cleworth** asked how many respondents there were. **Mayor O'Neall** shared that there had been three. **Mr. Cleworth** asked if Alaska Universal Productions (AUP) had been one of those three. **Mayor O'Neall** reported that they had not but that the three submissions had been deemed non-responsive. **Mr. Cleworth** asked if there had been any pushback from those three entities. **Mayor O'Neall** indicated that there had not. **Mr. Cleworth** asked how many total proposals were received after the initial RFI. **Mayor O'Neall** shared that there had been two. **Mr. Cleworth** asked if both proposals had been evaluated by staff. **Mayor O'Neall** confirmed that they had. **Mr. Cleworth** asked if the other proposer had been deemed non-responsive. **Mayor O'Neall** stated that they had not been deemed non-responsive.

Mr. Ringstad discussed his concerns with the process, recounting that the Council was not aware of the RFI until after it was published, that the last report from the Chief of Staff had indicated that several entities were interested in the building, that the Council should see more on the matter in the coming months, and that significant work was needed on the structure once the current tenant moved out. He stated that it was surprising to suddenly be presented with an ordinance to approve a lease and that he would like more details on the necessary repairs, particularly with the sod roof.

Mayor O'Neall asked Chief of Staff Sanders to provide additional details. M. Sanders asserted that correct process was followed and that it is staff—not the Council—who typically handles procurement matters. He acknowledged that the RFP for the Polaris Building site was the unusual one. He confirmed that Public Works had inspected the building and would begin work soon.

Mr. Marney explained that his concern was based on specifically having asked at the last meeting about the process and was surprised to learn that things had advanced quicker than what was stated at that time. He asked what had changed. **Mayor O'Neall** explained that the Yukon Quest's anticipated move-out date was still June 1 and that they were working with the City to allow repairs to begin prior to them vacating. She shared that Public Works leadership was confident they could accomplish the work in time. **Mr. Marney** asked about the cost of repairs. M. Sanders reported that estimated repairs were minimal and would be covered under the facilities maintenance budget.

Ms. Sprinkle asked if there would be a gap between the Yukon Quest moving out and the new tenant moving in. **Mayor O'Neall** reiterated that repairs were going to be accomplished prior to the move-out date so the new tenant could occupy the building right away.

Mayor O'Neall called for objection to the motion to ADVANCE Ordinance No. 6346 and, hearing none, declared the MOTION CARRIED.

- c) Resolution No. 5211 – A Resolution Approving the Request for Proposals and Evaluation Criteria for the Redevelopment of 123 Lacey Street, the Former Site of the Polaris Building. Sponsored by Mayor O’Neill.

Mr. Cleworth, seconded by **Ms. Tidwell**, moved to APPROVE Resolution No. 5211.

Mr. Cleworth stated that there would likely be much discussion and several amendments to consider and suggested the Council go through the RFP page-by-page. **Mayor O’Neill** asked Mr. Cleworth if he had a fully revised version to propose as a substitute. **Mr. Cleworth** stated that he did not and that he anticipates working off the version presented.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211 by adding the words “Sale and” before “Redevelopment” in the title.

Mr. Cleworth clarified that the intent of the motion included updating the title of the RFP to reference the “Sale and Redevelopment” of the property.

Mayor O’Neill asked the City Attorney if an amendment modifying the title raised any issues with what had been publicly noticed. City Attorney Thomas Chard stated that he does not believe there would be an issue as the attached RFP implied the City’s intent to sell the property.

Ms. Tidwell asked if there were any likely scenarios where the City would entertain a proposal to redevelop the site without the City actually selling the property. Attorney Chard explained that without the word “Sale” in the title, it was possible that a potential proposer might believe that the City was interested in someone redeveloping the site while maintaining ownership, thus the amendment clarified the intent. He reiterated that the RFP reflected that intent and that updating the title would simply bring that notion to the forefront. **Mayor O’Neill** asked if this meant proposals would need to affirm the intent to purchase the property. Attorney Chard stated that such was unnecessary as it was implied that upon completion a transfer of ownership would occur.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211 and, hearing none, declared the MOTION CARRIED.

Mr. Cleworth moved to AMEND Resolution No. 5211, as Amended, by replacing the two paragraphs under “Supplemental Materials” on page two of the RFP with the following language from the draft RFP produced by Ms. Sprinkle which had been considered at the Regular Meeting of February 23, 2026: “Redevelopment: Phase 1 Market Assessment is attached. Attached is a plot plan (a digital file is available upon request).”

[Clerk Note: No second to the motion was recorded. However, the Chair permitted discussion to continue and the motion was entertained. Additionally, the draft RFP from the February 23, 2026 meeting was hereafter referred to as the “Sprinkle Version.”]

Mayor O’Neill asked Mr. Cleworth if he had his amendments prepared in writing in advance. **Mr. Cleworth** stated that he did not, that he had several to make and that he believed other Councilmembers did as well. He recounted that they had been told at the last work session that members would be able to take the resolution through an amendment process prior to adoption, as

they had not been provided with a copy of it at the work session. **Mayor O'Neall** asserted that she had followed the timeline she shared in past meetings.

Ms. Sprinkle concurred and asked if it would be prudent to postpone the resolution so they could review it thoroughly at the next work session. **Ms. Tidwell** pointed out that doing so would prevent the RFP from being published by the May 1 deadline. **Mayor O'Neall** suggested that the most efficient method would have been to see a proposed substitute. **Ms. Sprinkle** acknowledged that voting the resolution down was also an option but clarified that was not her intent. She expressed willingness to go through each Councilmember's list of individual amendments.

Attorney Chard advised that exact wording for amendments would be important given the nature of the resolution. **Mayor O'Neall** reiterated that having amendments written out would have been ideal. **Mr. Marney** recounted that the Mayor had assured the Council that members would be able to offer amendments from the floor. **Mayor O'Neall** clarified that she believes it would be fairer for everyone if amendments were in writing instead of having to digest potentially significant revisions immediately after a verbal amendment. **Ms. Sprinkle** recounted that her draft RFP had been agreed upon by the majority of the Council in February, which the Council had ultimately removed to allow time for the Mayor's desired process to be implemented. Clerk Snider displayed a copy of the Sprinkle Version on the overhead screen. She suggested, with the consent of Mayor O'Neall, that if several amendments would be drawing from this version, it would be prudent, for efficiency and accuracy, to use the document directly.

Mayor O'Neall called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking the following paragraph from page three of the RFP:

“In addition to financial feasibility and design quality, proposals should demonstrate how the project delivers inclusive, year-round access, meaningful community benefit, and long-term value for Fairbanks residents and businesses. These considerations are embedded throughout the evaluation criteria and should be reflected in proposal materials.”

Mr. Cleworth stated that he liked the first of the two paragraphs in red text on page 3 but found the second to be abstract and difficult to respond to as a proposer. He asserted that his goal was to keep it simple and inviting.

Ms. Tidwell expressed disagreement and explained that the language outlined that there were other aspects Council deems important, in addition to financial considerations. She asserted that the paragraph was not so lengthy as to affect the RFP's simplicity and was important for the document.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5211, AS AMENDED, AS FOLLOWS:

YEAS: Cleworth, Marney, Ringstad
NAYS: Sprinkle, Tidwell

ABSENT: Therrien

Mayor O’Neill declared the MOTION CARRIED.

Mr. Marney noted two terms on page three, “value engineering” and “supportive financing,” and asked for a definition of each. **Mayor O’Neill** stated that she was unsure of their definitions and that she did not recall drafting the language. **Ms. Sprinkle** recounted that the terms had come from the RFP drafted by the consultant the City hired in 2025.

Ms. Sprinkle, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by striking the following from the middle of page three of the RFP: “The City is supportive of innovative approaches to quality design coupled with value engineering and supportive financing.”

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth stated that he did not support the Council advocating for low- or no-cost parking, based on fairness to all other downtown visitors and business owners.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5211, as Amended, by striking the phrase “low or no-cost” from the fourth bullet point under “Preferred Outcomes” on page four of the RFP.

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Ms. Sprinkle, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5211, as Amended, by adding the following language as a new bullet point under “Preferred Outcomes” on page four of the RFP: “Active use of property for people—no uses like warehousing or parking lots.”

Mr. Ringstad noted that the fourth bullet point indicated that parking space specific to the building would be allowed and asked if the amendment would conflict with that. Attorney Chard confirmed that he understood the intent of the amendment is to ensure that the entire property would not be developed as commercial parking lot but acknowledged that the Council could modify the language if there was a concern over potential confusion.

Ms. Tidwell suggested that the Council’s thoughts on parking were already covered in the RFP. She pointed out that if the intent is to simplify, remembering that the Council would have the final say, it would not be feasible to list everything the Council did or did not want.

Ms. Sprinkle, with concurrence of the second, withdrew the motion to amend.

Mr. Cleworth asked if anyone could explain the fifth bullet point under “Preferred Outcomes” on page four of the RFP, which read: “Consideration of a below market land or site value transaction with future payback when identified financial performance benchmarks are achieved.” Attorney Chard suggested that it conveyed the City would not be opposed to a transaction that involved less financial benefit to the City in the earlier stages in exchange for more later on.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking the fifth bullet point under “Preferred Outcomes” on page four of the RFP.

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Ms. Sprinkle asked for more details on what “incentive funding” meant, citing the term used in the paragraph titled “Cover Letter” on page four of the RFP. **Mr. Cleworth** recounted past discussions indicating that would imply an incentive provided by the City to a potential developer, which he did not believe was something the Council was interested in doing.

Ms. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking “incentive funding proposed,” under “Cover Letter” on page four of the RFP.

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking the following sentence under “Project Overview” on page five of the RFP: “Proposals should also illustrate how site design, circulation, and public-facing elements support adjacent uses, year-round usability, and inclusive access for a diverse range of users.”

Mr. Cleworth stated he found the sentence abstract and subjective, straying from the Council’s goal for simplicity. He stated that he could see proposers second guessing what was being asked.

Ms. Sprinkle asked if the use of “inclusivity” was not already covered by the obligations to follow the Americans with Disabilities Act (ADA). **Mayor O’Neill** suggested that it could apply to more categories of users than just those required by the ADA. She asserted that it was an important sentence, would be key for the evaluation process, and that it spoke to part of the overall goals as stated at the top of page three, particularly to catalyze “broader economic vitality across the City and Borough.” She added that they should want to learn from past mistakes on other projects and focus on how the development would fit into the overall downtown landscape.

Ms. Tidwell indicated that she liked the sentence and would prefer to leave it as-is. She pointed out that the Council had struck another reference to year-round usage and expressed concern that removing all such language may be unwise, even if they assume proposers will think it is implied.

Mr. Cleworth read the immediately preceding sentence: “Proposals should demonstrate a clear architectural and place-based vision appropriate to downtown Fairbanks, as design quality will be a key evaluation factor.” He suggested that captures the wishes that had just been expressed.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5211, AS AMENDED, AS FOLLOWS:

YEAS: Ringstad, Marney, Cleworth

NAYS: Tidwell, Sprinkle
ABSENT: Therrien
Mayor O’Neill declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5211, as Amended, by striking the fifth bullet point under “Detailed Project Description” on page five of the RFP, which read: “Development intensity with floor area ratio (FAR) calculations (defined as gross building area divided by site area) for portion(s) of site to be built – by phase.”

There was no discussion on the motion to amend.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth noted that the items listed under “Community Use & Access” at the bottom of page five of the RFP covered a lot of the items the Council had already stricken.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by substituting the five items listed under “F. Preliminary Market & Financial Feasibility” on page six of the RFP with the following two items from the comparable section in the Sprinkle Version:

- “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.”

Ms. Tidwell asked if there would be legal concerns by removing language in item four. Attorney Chard, with confirmation from the Purchasing Agent, explained that the parameters were also in the Fairbanks General Code (FGC) and would still be followed. He added that while he had seen past RFP drafts, the version before the Council had not undergone a full legal review.

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by substituting the two paragraphs under “Additional Follow-Up Responses & Review” on page seven of the RFP with the following language from the Sprinkle Version:

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

There was no discussion on the motion to amend.

Mayor O'Neall called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Ms. Sprinkle and **Mr. Ringstad** each asked for clarification on item five on page seven of the RFP, which pertained to exclusive negotiations and confidentiality. Attorney Chard provided information on how laws pertaining to Executive Sessions would apply should the Council choose to enter exclusive negotiations with a proposer. He recommended keeping the language.

Ms. Sprinkle spoke of the financial documents requested within item four on page seven of the RFP and asked if it was standard. **Mayor O'Neall** confirmed that it was and that it essentially served as an audit of a proposer's financial capacity. **Mr. Ringstad** concurred that this was an important piece to retain for verification purposes and to potentially narrow down proposals.

Mr. Cleworth asserted that the RFP could be clearer about what financial statements are required.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5211, as Amended, by adding the term "most current" before "CPA-prepared" in item four on page seven of the RFP.

There being no discussion, **Mayor O'Neall** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by adding the word "Council" before "-designated" in the first sentence on page eight of the RFP.

Mr. Cleworth stated that he would imagine those involved with the evaluation committee, for at least the first round, would include staff from the Finance and Engineering Departments, the Purchasing Agent, and the City Attorney. He explained that rather than making an assumption, he would like it clear that the Council would be involved with that selection process. **Mayor O'Neall** asked why the Council would not just list who would be on the evaluation committee. **Mr. Ringstad** suggested that the Council would not want its hands tied when that time came.

Mayor O'Neall asked how they would go about choosing the evaluation committee and what would happen if there were dissenting opinions. **Ms. Sprinkle** asked for suggestions on how to list the makeup of the committee. **Mayor O'Neall** indicated that she would suggest the Council trust the administration to handle procurement procedures the way it is supposed to. **Ms. Sprinkle** pointed out that nothing about the project had been or is typical. **Mayor O'Neall** argued that did not mean the Council needed to make it even more weird.

Ms. Sprinkle confirmed her preference for the Council to have a hand in that step, that she agreed it should not get into the matter right now, and that she was not looking for a fight. **Mr. Cleworth** concurred that the Council should have a say on the matter.

Ms. Tidwell recounted that the Council had discussed the issue in the past and confirmed that it should be involved in such key steps.

Mayor O’Neill expressed concern for Councilmembers putting themselves at risk if a proposer advocated for their submission directly to any Councilmember. **Ms. Sprinkle** asserted that members would disclose and, if necessary, recuse themselves should that occur. **Ms. Tidwell** pointed out that the amendment did not make the Council itself the evaluation committee but rather the ones who would dictate the committee’s makeup. She predicted that the Council’s choices would likely align with the administration’s but that keeping the Council involved was prudent.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth stated that he would prefer a single-stage evaluation process instead of two stages.

Mr. Cleworth, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by striking the entire “Stage 2” section on page eight of the RFP.

Mr. Cleworth noted that he had additional suggestions prepared, if the motion passed.

Ms. Sprinkle asked why the proposed two-stage approach would be better. **Mayor O’Neill** explained that it allowed for a larger discussion with interested developers, followed by a narrower conversation with those who met the criteria of the initial evaluation. **Ms. Sprinkle** asked how that varied from the RFI and earlier phases. **Mayor O’Neill** stated that the RFI was intentionally broad to see what ideas were out there. **Ms. Sprinkle** asserted that the RFI had included plenty of details of what the City wanted and that the amendment seemed to simplify the future steps, whereas a two-stage evaluation process only added more time.

Mr. Cleworth clarified that the intent of his amendment included updating the parent section header from “Two-Stage Evaluation Process” to just “Evaluation Process,” and the section header of “Stage 1: Initial Proposal & Shortlisting” to just “Proposal & Shortlisting.”

Ms. Tidwell stated that she was not opposed to the single-stage approach but was concerned with how much was being removed with the striking all of the “Stage 2” language. She asked where the Council would come in during that phase of the process. **Mayor O’Neill** clarified that the Council would not be involved in that step as it would be the evaluation committee’s job to score the proposals. She explained that would give the City more agency to communicate with candidates who could share additional, potentially proprietary information. She pointed out that once it came before the Council, everything would be open to the public.

Ms. Sprinkle contrasted the RFP and approval process to lease the former Boys & Girls Club space in City Hall to the Fairbanks Children’s Museum. **Mayor O’Neill** confirmed that the two were not the same, as the sale and development of property differed from leasing part of a building.

Attorney Chard spoke of the Council’s desire to preserve its role as the final vote of what happens to the property, which would make the extent of their direct involvement in the entirety of the process problematic. He admitted that the piece of the RFP that gave him more concern from a legal perspective was the “Stage 2” language. He advised that it would be best to make it more objective and prescriptive.

Ms. Tidwell shared her concern was with wanting to be involved every step of the way. She noted that if the Council removes the language conveying what it wants and is excluded from the evaluation process, it would be involved even less. She argued that “Stage 2” should remain.

Ms. Sprinkle asked why she would assume the Council would be kept in the dark. **Mayor O’Neill** stated that the RFP was meant to outline exactly what the City wants so that the evaluation committee may grade proposals on the established criteria. **Ms. Sprinkle** explained that her hangup was with being so firm on what the Council wants when it would be another entity putting forth its own money and effort to develop the property. She suggested that if the Council wants to set the project up for success it should not limit it with specific hopes and dreams.

Mr. Cleworth spoke of the provision stating that “Up to three (3) development teams may be shortlisted for further consideration.” He pointed out that the evaluation committee would review all submissions and had no prohibition against seeking follow-up details from any proposer. He recounted that leading up to the Marriott Hotel’s construction, the evaluation committee for that project could not decide between two proposals and brought them both before the Council. He shared that both entities provided presentations before the Council made its selection. **Mr. Cleworth** explained that the sale of property falls under a different section of the FGC and required action via an ordinance, which guarantees the involvement of the Council and the public. He asserted that the evaluation committee should have latitude to do its work and that he agrees with the advice of the City Attorney. He reiterated his preference for a single-stage evaluation process.

Mr. Ringstad stated that after trusting the committee to do its job, if the Council feels that something was not right, members have every right to ask their own questions, as a form of checks and balances. **Mayor O’Neill** suggested that Mr. Ringstad’s comments provided all the more reason to ensure that the Council include in the RFP exactly what it wants from proposers.

Attorney Chard spoke of a hypothetical scenario where two proposals are submitted, one for a restaurant and one for a roller-skating rink, with the restaurant being chosen by the evaluation committee and an ordinance drafted by the administration to be brought before the Council for approval. He explained that the Council could certainly request a presentation from the restaurant proposer and have a chance for questions and answers, to help members make a decision of whether or not to adopt the ordinance. Attorney Chard elaborated that the problem in that scenario would arise should the Council learn that a roller-skating rink was the unselected proposal, find that option intriguing, and then request to hear from that entity as well. He explained that the unwinding and diminishment of the process, while allowable, would set the City up for appeals.

Mayor O’Neill suggested that if the Council prefers to avoid specifying a type of development, it could at least convey its desired outcomes of the development.

Ms. Sprinkle asked what the City Attorney would suggest if the Council kept the two-stage process. Attorney Chard indicated that they should firm up the parameters, such as making it clear that any interview phase would include consistent questions across all proposers. He explained that a system comparing apples to apples would help ensure that a final decision could be defended. He noted that the current “Stage 2” language gave him pause as it did not include many details.

Ms. Tidwell asked Attorney Chard if he believed there should be a second stage of evaluation. Attorney Chard asserted that, given that he was not an elected official, it would be inappropriate for him to say whether the Council should or should not have an evaluation process of one or two stages. He clarified that he could only advise as to what should be included with either option.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5211, AS AMENDED, BY STRIKING THE ENTIRE “STAGE 2” SECTION ON PAGE EIGHT OF THE RFP AS FOLLOWS:

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

Mr. Marney asked for clarification on the last bullet point of page eight of the RFP, which discussed waiving building, developer, and other fees. **Mayor O’Neill** explained that it would allow the City to waive fees typically associated with development in order to support the project.

Mr. Ringstad suggested that the Council would always have the option to do that and that it was unnecessary to include it in the RFP. **Mayor O’Neill** indicated that she had noted the same. **Mr. Ringstad** proposed keeping that option for final negotiations instead. **Mayor O’Neill** concurred.

Ms. Sprinkle, seconded by **Mr. Cleworth**, moved to AMEND Resolution No. 5211, as Amended, by striking the last bullet point on page eight of the RFP, which read:

“Waiver of building and developer fees (as currently available) possibly in conjunction with waiver of other fees (which currently are not being generated at this site) but as may be demonstrated necessary to achieve a financially feasible project.”

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Ms. Sprinkle discussed items from the Sprinkle Version that had not been included in the proposed draft, which she believed were relevant to the current section being reviewed, “Threshold Project Requirements,” and kept the property safe from land-banking, such as:

- Not using the space solely for parking
- At least 50% of the site should be a built structure
- A firm project completion deadline
- A minimum dollar amount of investment

Mayor O’Neill pointed out that the current version establishes that construction would commence within 12 months.

Mr. Cleworth addressed the fifth bullet point on page nine of the RFP which discussed “incentives important to project feasibility” and stated that it was unclear what incentives were being referenced. He suggested that the proposer’s financial picture would come through in the required

statements accompanying their submission. He expressed concerned that the language could be interpreted as the City providing unidentified incentives. Attorney Chard recounted that part of the discussion in 2025 included an idea that certain property tax incentives could be offered to generate greater interest, to which Mr. Cleworth had voiced objection at the time. He concurred that the item was unclear and that the associated footnote did not provide much clarity. He suggested that at the very least the wording be revised.

Mr. Ringstad asked if the intent of the paragraph was to ask proposers to be upfront if they have any incentive requests from the City. **Mayor O’Neill** confirmed that the City would like to know from the start if someone had incentive ideas that would help make the project feasible, such as a federal grant or partnership with which the City could assist.

Ms. Sprinkle suggested that including language with unclear meaning seemed like a fool’s errand and that it may be best to remove it. She noted that anyone with such an idea could include it in their proposal. **Mr. Cleworth** concurred and predicted that proposers would not be shy about it.

Mr. Marney, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking the fifth bullet point on page nine of the RFP, which read:

“Identification of development incentives important to project feasibility (excluding any direct outlays of local taxpayer funding) – including documentation of agency contacts with responsibility for considering incentives deemed as potentially pivotal to project feasibility.”

There being no further discussion, **Mayor O’Neill** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Marney asked for clarification on the meaning of “bond counsel,” citing the second to last bullet point on page nine of the RFP. Attorney Chard explained that in some instances with large projects, specialized attorneys can review parameters to ensure bonding requirements are met. He suggested that it was unlikely that their project would be of such a scale but that he could reach out for such counsel should the need arise.

Mr. Cleworth, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by striking, from the resolution itself, the fifth whereas statement and Section 2, which read:

“WHEREAS, the RFP includes a two-stage evaluation process designed to assess development team qualifications, project feasibility, design approach, and overall alignment with City goals.” and “SECTION 2. The City Council supports the use of the evaluation criteria and two-stage review process outlined in the RFP to identify the most responsive and capable development team.”

Ms. Sprinkle asked why the entire sections referenced should be removed rather than just revising them to eliminate the reference to a two-stage evaluation process, which had been removed earlier. **Mr. Cleworth**, with concurrence of the second, withdrew the amendment.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by changing “a two-stage evaluation” to “an evaluation” in the fifth whereas statement and striking “two-stage review” in Section 2.

There was no discussion on the motion to amend.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Cleworth, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by substituting the “Stage 1 Threshold Project Evaluation” and “Stage 2 Supplemental Project Evaluation” with a proposed amended version he had previously distributed.

Ms. Tidwell asserted that the amendment contained far too many changes than she could support in one fell swoop. She suggested that although they amended the RFP to make for a single-stage evaluation process, she believed that some aspects of the “Stage 2” chart would still be prudent.

Mayor O’Neill shared that she had also received feedback from City staff for changes to the “Project Evaluation” and reviewed the various proposed revisions.

Mr. Cleworth asked if the “Project Evaluation” document must be included when the RFP is published or if the RFP could be released without it to allow for a work session to finalize the parameters. **Ms. Sprinkle** spoke against that approach. **Ms. Tidwell** also disagreed, stated that publishing the RFP without the evaluation criteria would not be ideal. **Mr. Cleworth** clarified that it could be completed before the next meeting and published as an addendum to the RFP. He stated that he was open to doing the work at the present meeting but acknowledged there were multiple changes to consider. **Ms. Sprinkle** advocated for completing all edits before publishing the RFP.

Ms. Tidwell suggested that rather than adopting the proposed substitute Mr. Cleworth had provided, the Council work off the original version and go through each item, considering amendments along the way. **Mayor O’Neill** added that if the Council chooses that route, she would call for a short break to allow her time to produce copies of the various proposed changes from staff so Councilmembers could all see the suggested changes in writing.

Mr. Cleworth, with concurrence of the second, withdrew his amendment.

Mayor O’Neill called for a brief recess at 9:39 p.m. The meeting resumed at 10:04 p.m.

Mayor O’Neill provided an amended, proposed version of the Project Evaluation document.

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5211, as Amended, by substituting “Stage 1 Threshold Project Evaluation” and “Stage 2 Supplemental Project Evaluation” of the RFP with the newly drafted proposed version.

There was no discussion on the motion to amend.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mayor O’Neill reported that during the recess, the Purchasing Agent had explained that Evaluation Criteria (EC) No. 1 was unnecessary as it was already part of the standard review process, thus it had been removed in the amended version. She noted that she had not reallocated the scoring weight that had been freed up from removed items and thus 18% was still unallocated.

Ms. Tidwell, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by increasing the weight of EC No. 2 of the RFP, “Development Team Qualifications & Local/Alaska Experience,” from 5% to 15%.

Ms. Sprinkle asked for Ms. Tidwell’s reasoning on the increase for that item. **Ms. Tidwell** indicated that she really liked that particular criterion. She stated she was open to other distribution preferences of the available 18%. **Ms. Sprinkle** suggested that 15% for EC No. 2 was too high.

Ms. Sprinkle, seconded by **Mr. Cleworth**, moved to AMEND the amendment by increasing EC No. 2 to 10% instead of 15%.

Mr. Ringstad stated that until they review the rest of the EC he was unsure of how important other items may be. He suggested making percentage adjustments after review of the list.

Ms. Sprinkle, with concurrence of the second, withdrew the amendment to the amendment.

Ms. Tidwell, with concurrence of the second, withdrew the amendment.

Mayor O’Neill reviewed the changes to the rest of the EC items. **Ms. Sprinkle** suggested that the parking garage referenced in EC No. 8 be called by its full name, “Lavery Transportation Center.” **Mayor O’Neill** agreed to the suggestion and reviewed the additional parameters that had been added as footnotes to the document, such as the ability to score using half-point increments, the requirement that proprietary information be labeled as such, and a tie-breaking process.

Ms. Sprinkle noted that EC No. 6 included consideration that the project “reflect local Alaska Native culture.” She suggested that some buildings may not need this and asked if it meant the evaluation committee could score a proposal higher because of a cultural nod over a project that may be more economically feasible and better for the City. She acknowledged that the thought brought mixed feelings and that she supports the idea but did not like it as a benchmark. **Mayor O’Neill** explained that community feedback had included a desire to see aspects of local culture reflected in the project, including that of local Alaska Natives, mining, baseball, and more. She asserted that it was an important distinction to recognize the Indigenous people who lived here first. She discussed the balancing of weighted scores across other areas, which ensures that the overall best proposal would be selected. She reiterated her desire for a benchmark that reflects local Alaska Native culture. **Ms. Sprinkle** stated that she still felt uneasy about the language.

Mr. Marney pointed out that Fairbanks as it is would not exist if the Pioneers had not settled in the area. **Mayor O’Neill** stated that she did not want to get into a discussion about the value of

such distinctions and noted that other aspects of Fairbanks history were implied in the term “heritage.” **Mr. Marney** suggested that the word conveys different meaning to different people.

Mr. Ringstad expressed the belief that identifying one group by name conveyed a higher priority to them. **Mayor O’Neill** stated that the Indigenous people were not the same as the Pioneers. **Mr. Ringstad** asserted that if the City is asking a company to spend a large amount of its own money, it would be inappropriate to set such specific criteria. **Mayor O’Neill** suggested that it was just a design concept and that a proposer could choose to not incorporate such a reference.

Mr. Ringstad, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by striking the phrase “and reflect local Alaska Native culture” from EC No. 6 of the RFP, Design Concept & Identity Alignment.

Mayor O’Neill suggested that the motion seemed retaliatory. **Ms. Sprinkle** expressed a desire to not see the discussion devolve and that such feelings made it even clearer that the language they use should be as neutral as possible. **Ms. Tidwell** suggested that if such was the case, the entirety of EC No. 6 should be eliminated. **Ms. Sprinkle** asserted that the first line, “Building rendering and/or massing diagram plus conceptual site plan...” was essential.

Mr. Cleworth added that “modernization” means a lot of things to different people and that over the years there had been wildly varying community input on what new developments in Fairbanks should look like. He agreed that the bulk of the wording in EC No. 6 was problematic, which was why his earlier amended version had removed all but the first phrase. He suggested that if the Council wants to include references to Fairbanks’ heritage, then groups should be equally referenced. He acknowledged that doing so would make the item overly complicated. **Mr. Ringstad** expressed agreement along with a desire for more neutral language.

Mr. Ringstad, with concurrence of the second, withdrew his amendment.

Mr. Ringstad, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5211, as Amended, by striking all language after “site plan” in EC No. 6 of the RFP, such that it read: “Design Concept & Identity Alignment. Building rendering and/or massing diagram plus conceptual site plan.”

Mayor O’Neill recommended that the Council reduce the weight of EC No. 6 to 1% if the amendment was adopted. **Ms. Sprinkle** stated she did not believe that was appropriate and pointed out that the Council agreed to wait to adjusting percentages until after the review was complete.

Mr. Cleworth discussed potential options that could reference a similar notion of what the original language had conveyed. **Ms. Sprinkle** suggested that doing so was still too leading. She noted that she did like the idea of local material utilization. **Mr. Cleworth** indicated that was also vague.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMENDED RESOLUTION NO. 5211, AS AMENDED, AS FOLLOWS:

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

Mr. Cleworth stated that he supported all other changes to the EC as presented.

Ms. Sprinkle, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5211, as Amended, by increasing the weight of EC No. 2 of the RFP, "Development Team Qualifications & Local/Alaska Experience," from 5% to 10%.

There was no discussion on the motion to amend.

Mayor O'Neall called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Mr. Marney suggested that EC No. 6 could have a higher percentage. **Ms. Sprinkle** questioned making the item more than 15%. **Ms. Tidwell** recounted that safety in the downtown area was a frequent, major topic in the community feedback they had received over the previous few months of input and expressed support for an increase.

Mr. Marney, seconded by **Ms. Tidwell**, moved to AMEND Resolution No. 5211, as Amended, by increasing the weight of EC No. 4 of the RFP, "Safety, Cleanliness & Winter Maintenance Plan," from 15% to 20%.

There being no further discussion, **Mayor O'Neall** called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Ms. Sprinkle, seconded by **Mr. Cleworth**, moved to AMEND Resolution No. 5211, as Amended, by increasing the weight of EC No. 6 of the RFP, "Design Concept & Identity Alignment," from 12% to 20%.

Ms. Tidwell pointed out that the item no longer had any criteria to judge. **Ms. Sprinkle** suggested that they would know what they like when they see it. **Ms. Tidwell** questioned whether that approach amounted to nothing more than opinions. **Ms. Sprinkle** replied that it would be a matter of taste as well as how the building sits on the land, which she believed was a big deal. **Ms. Tidwell** recounted the discussion around setting clear, tight criteria as the only way to convey what the Council hoped to see. She noted that when the Council eventually chooses the evaluation committee, it would be asking those individuals to make decisions based on opinions rather than their expertise, and that guidelines would be important. **Ms. Sprinkle** suggested the Council consider including an architect on the evaluation committee.

Mayor O'Neall stated that after removing all parameters for EC No. 6, the Council is basically asking for a box structure. **Ms. Sprinkle** expressed disagreement and asserted that nothing would prohibit a proposer from submitting any design they choose. **Mayor O'Neall** clarified that the Council is no longer providing any specific guidance on what the City wants in this category.

Ms. Tidwell asked if the Purchasing Agent could weigh in on whether the vague, amended language of EC No. 6 would be problematic for the evaluation committee. Purchasing Agent

Christina Rowlett stated that even if the language was vague, the full context of the RFP is what would be referenced when the evaluation committee considered the category.

Ms. Sprinkle pointed out that many aspects from the removed language already exist elsewhere in the RFP. C. Rowlett confirmed that she did not believe the amended EC would be problematic.

Attorney Chard stated that he agreed with the Purchasing Agent. He shared that his review of the rest of the RFP confirmed that many of the concepts that had been identified as important to certain Councilmembers and the Mayor, including things that had been removed from EC No. 6, did exist elsewhere in the overall document.

Mayor O’Neill called for objection to the motion to AMEND Resolution No. 5211, as Amended, and hearing none, declared the MOTION CARRIED.

Clerk Snider noted that a statement at the bottom of the original version of the “Stage 2 Supplemental Project Evaluation” document had not been included in the amended version. She asked if the following should still be incorporated:

“Note: Proprietary information provided by the developer is understood as not subject to public disclosure. Conclusions of independent financial review will be subject to public disclosure.”

Mayor O’Neill asked the City Attorney if the newly adopted language, which read: “All proprietary information must be labeled as such” was sufficient. Attorney Chard stated that if the Council wanted to incorporate the language Clerk Snider had referenced, doing so at the start of Item No. 5 on page seven of the RFP may be more appropriate. C. Rowlett clarified that the RFP would include boiler plate language that covered the item.

There was no further discussion on the main motion.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5211, AS AMENDED, AS FOLLOWS:

YEAS: Tidwell, Cleworth, Marney, Ringstad, Sprinkle

NAYS: None

ABSENT: Therrien

Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5211, as Amended, APPROVED.

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

a) Appointment to the Fairbanks Diversity Council

APPROVED on the CONSENT AGENDA

b) Permanent Fund Review Board Meeting Minutes of January 26, 2026

COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

Mr. Cleworth thanked the Public Works Director for the almost overnight improvement of street and sidewalk conditions along Second Avenue downtown.

Ms. Sprinkle reported that she would be attending her first official meeting of the Economic Development Commission.

Ms. Tidwell shared that the owner of the Boatel had donated a stage to be used for summer events at the Starter Block on Lacey Street and that a work party was scheduled for Saturday to prepare the stage for relocation. She stated that anyone was welcome to join the work party.

CITY CLERK'S REPORT

Clerk Snider wished her daughter a happy birthday.

CITY ATTORNEY'S REPORT

Attorney Chard stated that he had nothing to report.

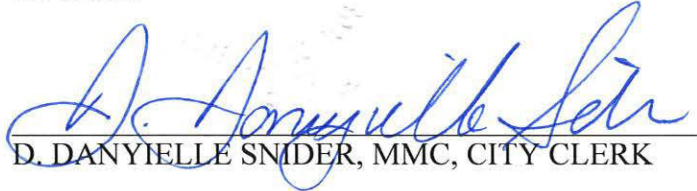
ADJOURNMENT

Mayor O'Neall declared the meeting adjourned at 10:42 p.m.



MINDY O'NEALL, MAYOR

ATTEST:



D. DANYELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC