



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-08
REGULAR MEETING – APRIL 27, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

REGULAR MEETING

6:30 p.m.

1. ROLL CALL

2. LAND ACKNOWLEDGEMENT: We respectfully acknowledge the Dena people upon whose traditional lands we reside. We honor the Dena who have been the stewards of Interior lands and waters for centuries, the Elders who lived here before, the Dena people of today, and future generations to come. We also recognize that Alaskan Native people would traditionally gather here and harvest Native foods.

3. INVOCATION

4. FLAG SALUTATION

5. CEREMONIAL MATTERS (Proclamations, Introductions, Recognitions, Awards)
 - a) Proclamation Raising Awareness of Missing and Murdered Indigenous People
 - b) Proclamation in Support of Renaming Clean-up Day in Honor of Glenn Hackney

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 April 13, 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 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

10. REPORT FROM FAIRBANKS ALASKA NATIVE ORGANIZATIONS
(second meeting of every other month)

11. MAYOR'S COMMENTS AND REPORT

a) Special Reports

12. COUNCILMEMBERS' COMMENTS

13. UNFINISHED BUSINESS

14. 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.
- *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.
- *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'Neall.
- *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.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- *a) Appointment to the Fairbanks Diversity Council
- *b) Permanent Fund Review Board Meeting Minutes of January 26, 2026

16. COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

17. CITY CLERK'S REPORT

18. CITY ATTORNEY'S REPORT

19. EXECUTIVE SESSION

20. ADJOURNMENT



FAIRBANKS CITY COUNCIL
REGULAR MEETING MINUTES, APRIL 13, 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
Valerie Therrien, Seat B
Sue Sprinkle, Seat C
Crystal Tidwell, Seat D
Lonny Marney, Seat E
John Ringstad, Seat F

Absent: None

Also Present: D. Danyielle Snider, City Clerk
Thomas Chard, City Attorney
Michael Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Ron Dupee, Police Chief (remotely)
Andrew Coccaro, Fire Chief
Jeremiah Cotter, Public Works Director
Robert Pristash, City Engineer
Teal Soden, Public Information Officer (remotely)
Jennifer Payan, Grants Administrator (remotely)

LAND ACKNOWLEDGEMENT

At the request of Mayor O’Neill, **Mr. Ringstad** read the land acknowledgement.

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

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

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.]

David Hayden – D. Hayden shared that he is an architect and also serves on the board of directors for the Downtown Association of Fairbanks. He listed several large projects he had been involved

with in the downtown area and stated that he has a different vision for the City-owned property at 123 Lacey Street. He noted that the surrounding structures block sunlight and views, suggesting that the location was not ideal for any large new building or activity. D. Hayden asserted that the downtown area could use a venue for live music and provided a handout demonstrating his vision. He indicated that the handout was his intellectual property and not for the Council to keep or share.

Mr. Marney acknowledged that the downtown core lacked musical venues and that he liked the idea. D. Hayden shared that his vision would not include a kitchen in order to encourage patronage of nearby restaurants. He added that downtown needs more attractions for younger people.

Ms. Sprinkle asked D. Hayden if his concept would also allow for showing films. D. Hayden shared that he would use a flat floor with removable theater-style seating. He discussed the similarities and differences between his idea and the former Blue Loon venue in Ester.

Ms. Therrien asked D. Hayden if he envisioned having dancing at the venue. D. Hayden stated that he did. **Ms. Therrien** asked D. Hayden if he had any interested investors. D. Hayden indicated that he did not but that he had a strong client base he intended to contact.

Mayor O'Neill asked D. Hayden if he was aware that the Request for Proposal (RFP) would be published by May 1 and whether he believed 60 days was sufficient time to prepare a proposal. D. Hayden stated that he was aware of the RFP release date but did not know if 60 days was adequate.

Meredith Coats – M. Coats spoke of the proposed Chena Riverwalk project and how neither she nor the neighbors she spoke to had even heard it, despite it being adjacent to their subdivision. She questioned the assertion by someone involved with the project that about 1,200 people a day use the existing path on the south side of the river. She recounted that it was better to raise concerns during the design phase rather than after construction begins. She pointed out that anyone could walk from Noble Street to Pioneer Park and be along the river the majority of the trip.

Ms. Therrien acknowledged that M. Coats had called her over the weekend. She asked M. Coats if she was happy with the current path. M. Coats indicated that she is and asserted that Fairbanks is a vehicle-focused town. She stated that she did not understand the importance of spending so much money on such a project and that it would likely not get much use six months out of the year.

Julie Jones, Executive Director of Festival Fairbanks – J. Jones spoke in favor of the Chena Riverwalk project and against Resolution No. 5207. She shared that Festival Fairbanks had been involved with the project for a long time but had to hand it off when the Alaska Railroad expressed a desire to work with the local municipality. She acknowledged that the price tag for the current phase was overblown and that they believe the cost would drop significantly, potentially down to \$3MM – \$4MM, if Fairbanks Area Surface Transportation (FAST) Planning moved forward with an RFP. She stated that they also support the project's elevated walkway component which would go over the wetland area. She pointed out that the railroad could not sell that land for other commercial development due to the condition of the ground. She asserted that elevated walkways are highly enjoyed in other parts of Alaska with similar environments.

Ms. Therrien asked to confirm the details about the land ownership. J. Jones explained that the Alaska Railroad was originally supposed to convey the land at no cost but decided instead to sell it. She recounted that funding had been in place for years but that planning had delayed the project,

during which time the cost increased. **Ms. Therrien** asked J. Jones if she had been attending FAST Planning meetings. J. Jones confirmed that she had attended recent meetings.

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

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Ms. Therrien. pulled item 14(a), Resolution No. 5207, from the consent agenda.

Mayor O’Neill called for objection to 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 March 9, 2026

APPROVED on the CONSENT AGENDA

b) Regular Meeting Minutes of March 23, 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
1639	Alaska Salmon Bake	Restaurant/Eating Place	Malemute, Inc.	2300 Airport Way
5780	Jazz Bistro Havana Nights	Restaurant/Eating Place	Bluenote Create, Inc.	529 4th Avenue
5926	FatBurger	Restaurant/Eating Place	ArcticMonty, LLC	3548 Airport Way
5169	HooDoo Brewing Company	Brewery Manufacturer	Fairbanks Fermentation, LLC	1951 Fox Avenue
3118	V.F.W. Post #3629	Club	Veterans of Foreign Wars Post 3629	324 2nd Street

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

Ms. Sprinkle asked if there was any additional documentation. Clerk Snider explained that only a memo is provided for renewals unless a departmental protest or unusual circumstances existed.

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

Mayor O’Neill called for objection on the motion to WAIVE PROTEST on the alcohol license applications for renewal and hearing none, declared the motion CARRIED.

- a) The Fairbanks City Council held a public hearing and considered the following Package Store Sampling Endorsement Application:

Type/ID:	Package Store Sampling Endorsement
Primary Lic.#:	Package Store, #703
DBA:	Gavora’s Fine Wine
Applicant:	Market Basket, Inc.
Location:	250 3rd Street, Fairbanks

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 Package Store Sampling Endorsement Application.

Mayor O’Neill called for objection on the motion to WAIVE PROTEST on the Package Store Sampling Endorsement Application and hearing none, declared the motion CARRIED.

REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)

Mayor O’Neill shared that representatives from local organizations would be at the next meeting.

MAYOR’S COMMENTS AND REPORT

Mayor O’Neill provided a staffing report for the Finance and Legal Departments. She shared that Public Works Facilities Manager Roy Bryant retired and Alex Lexa was promoted to the role. She noted that City Engineer Robert Pristash would retire at the end of April, with Tim Zinza serving as Acting City Engineer. She reported that employees had completed enough risk management and safety training hours to save the City thousands of dollars in insurance premiums through the provider’s loss-control incentive program. **Mayor O’Neill** noted that their voluntary property cleanup program had launched and provided an update on the RFP timeline for the property at 123 Lacey Street. She shared that she would be completing the Fellowship hosted by the Harvard Graduate School of Design and announced that a dedicated Fellow and resource team from the school’s program would be available to the City for consulting for some time.

Ms. Sprinkle asked if the Council would have an RFP draft to review after the Mayor’s return. **Mayor O’Neill** replied affirmatively.

Mr. Marney asked if anything of note had come by way of the Request for Information (RFI) process. **Mayor O’Neill** shared that they had not received any actual responses but had fielded several calls asking whether submitting an RFI was required to later submit an RFP.

Ms. Therrien asked if there were any surprising or interesting ideas during the listening sessions. **Mayor O’Neill** shared that there had been consistent themes about safety in the downtown area,

citing concerns over mental health and the unhoused population, as well as lighting, sidewalks, and challenges in being able to move around downtown as a pedestrian.

Ms. Sprinkle noted that Whitehorse, Canada had recently been discussed by staff as a model for design, zoning, and building incentives. **Mayor O’Neill** agreed and added that Whitehorse has a track record of growth. She mentioned Leavenworth, WA as another example.

COUNCILMEMBERS’ COMMENTS

Mr. Ringstad shared that he and Ms. Therrien would be in Juneau over the next few days to meet with legislators. He spoke of the meetings between the Governor and a group of borough mayors regarding potential changes to property taxes and the liquid natural gas pipeline. He noted that the City Mayor and those from other cities in the same corridor were not included in the discussions. He pointed out that the issue was not on the City’s authorized list of legislative priorities and thus he sought the Council’s consensus as to whether he and Ms. Therrien could speak with anyone about the matter in Juneau. There was consensus amongst the Council to allow them to do so. **Mayor O’Neill** provided an update on discussions related to the issue that she has been a part of. She stated she felt it would be an appropriate topic for them to address.

Ms. Therrien stated that another priority she and Mr. Ringstad would focus on is the proposed increase in defined benefit contributions for the Alaska Public Employees' Retirement System (PERS). She asked to be excused through May 9 as she would be out of the country and unable to attend remotely. **Mayor O’Neill** called for objection to excusing Ms. Therrien through May 9 and heard none.

Mr. Cleworth spoke of the potential increase from the current 22% contribution level by employers under PERS. He recounted that when the Council adopted the City’s 2026 legislative priorities, they had included backup information to show how much Fairbanksans had paid over the years to cover legacy debt of the PERS system. He discussed the problems with how the system had been managed and how important it is for the City to keep tabs on the situation. **Mr. Ringstad** asked when the problems first came to light. **Mr. Cleworth** recounted that it was 2004 or 2005.

UNFINISHED 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. SECOND READING AND PUBLIC HEARING.

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

Ms. Sprinkle, seconded by **Ms. Therrien**, moved to ADOPT Ordinance No. 6345.

Mr. Cleworth stated that some of the language in the ordinance was confusing and asked for clarification. CFO Bell clarified the ordinance is meant to ensure that those involved with the process of booking short-term rentals would be informed of the duty to collect and remit associated taxes. **Mr. Cleworth** pointed out other language using the word “sale” that still seemed confusing.

Ms. Therrien, seconded by **Mr. Cleworth**, moved to AMEND Ordinance No. 6345 by striking the words “sale or” after the word “transaction” in the underlined bold text in Sections 1 and 2.

Ms. Sprinkle asked if the City Attorney thought the change was appropriate. Attorney Chard confirmed that the amendment would make the language clearer and noted that many terms are included in the definitions at the start of that chapter of the Fairbanks General Code (FGC).

Mayor O’Neill called for objection on the motion to AMEND Ordinance No. 6345 by striking the words “sale or” after the word “transaction” in the underlined bold text in Sections 1 and 2 and hearing none, declared the motion CARRIED.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6345, AS AMENDED, AS FOLLOWS:

YEAS: Ringstad, Therrien, Marney, Sprinkle, Cleworth, Tidwell
NAYS: None

Mayor O’Neill declared the MOTION CARRIED and Ordinance No. 6345, as Amended, ADOPTED.

NEW BUSINESS

- a) Resolution No. 5207 – 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. Sponsored by Councilmembers Tidwell, Cleworth, Ringstad, and Therrien.

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5207.

Ms. Therrien recounted that Ms. Tidwell had discussed possible amendments during the last work session. **Ms. Tidwell** noted that the changes had already been incorporated prior to introduction. She reviewed the updates and clarified the intent not to oppose the idea of a new riverwalk but rather the current plan due to its high estimated cost. She confirmed that the project would be considered at the next FAST Planning meeting, so the timing was prudent. **Ms. Sprinkle** stated that the primary opposition was related to cost but asked if they had an acceptable threshold. **Ms. Tidwell** acknowledged the many moving parts and parties involved, that it was unclear what direction it would go, and that nothing was definite at this time. **Ms. Sprinkle** asked whether the entity expected to maintain the riverwalk was included in the discussions. **Ms. Tidwell** confirmed that the Borough was very involved. **Mayor O’Neill** added that the Borough had made a verbal commitment for maintenance and a financial match, which was great for the City.

Mr. Cleworth explained that the primary purpose of the resolution was to affirm that the City did not intend to commit matching funds nor assume ownership or maintenance of the riverwalk. He asserted that the path was impractical and redundant and that he wished alternative options were being considered. He suggested there were better uses for the funds and that the City’s primary concern should be updating sidewalks non-compliant with the Americans with Disabilities Act.

Mr. Marney expressed agreement and thanked those who had worked on the resolution.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5207 AS FOLLOWS:

YEAS: Cleworth, Marney, Ringstad, Sprinkle, Therrien Tidwell
NAYS: None
Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5207 APPROVED.

- a) Resolution No. 5208 – A Resolution Authorizing the City of Fairbanks to Apply for and Accept Funding from the Bureau of Justice Assistance for the FFY2025 Edward Byrne Memorial Justice Assistance Grant. Sponsored by Mayor O’Neill.

APPROVED on the CONSENT AGENDA

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- a) Appointments to the Building Code & Landscape Review & Appeals Commission

APPROVED on the CONSENT AGENDA

- b) 2026 Quarter 1 Sole Source Procurement Report

ACCEPTED on the CONSENT AGENDA

COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

Mayor O’Neill asked Chief of Staff Michael Sanders to provide a report on the allocations for the year’s Storefront Improvement Program. M. Sanders shared that there were eight applicants and that seven were eligible for the grant. He reviewed the allocated amounts and provided a brief synopsis of the respective projects. He stated that \$241,103 of the available \$250,000 was allocated and that projects approved in 2025 should be completed in the coming months.

Mr. Ringstad asked when the new projects would begin. M. Sanders explained that because the process began earlier this year, many projects would be completed in 2026. He added that some projects had already begun.

Mr. Marney asked for the allocation details to be emailed to the Council. M. Sanders confirmed that he would prepare a memo similar to what was provided last year. **Mr. Marney** asked for an update on the log cabin on First Avenue. M. Sanders reported that the Yukon Quest folks still had a lot of work to do after 16 years of tenancy and had extended their move-out date to June 1. He stated that a Public Works crew had already done a walkthrough to assess any necessary repairs. He shared that five proposals had been submitted from entities interested in taking over the building and that the Council should see more on the matter in the coming months.

Ms. Therrien asked if the building would be vacant for a while. M. Sanders clarified that while they anticipate fairly quick occupancy, it would not happen on June 1 as Public Works would need to complete some repairs and other work first. **Mayor O’Neill** stated that the target date for new a new tenant is by the Golden Days street fair in July.

Mr. Cleworth noted that based on the Mayor's provided timeline, the Polaris RFP would have to be introduced at the Regular Meeting of April 27 for Council approval. He asked that the document be available for review prior to the April 21 work session to avoid having to digest the entire thing that morning. He shared his concern of how the Council would incorporate anything discussed at the work session into the final version of the RFP for introduction on April 27. **Mayor O'Neall** confirmed the Council may consider amendments or a proposed substitute once it was introduced. **Mr. Cleworth** stated that he did not find the RFI to be very beneficial and reiterated the importance of making sure the RFP is simple and inviting.

Ms. Sprinkle shared that she had taken the survey that the administration published about the community's vision for downtown and that she hoped it would be useful in future plans.

Ms. Therrien stated that she was sorry she would be gone when the Council finalizes the RFP but expressed trust that everyone would do their best in preparing it for publishing.

Mayor O'Neall expressed appreciation for the participation in the City Council strategic planning session that had occurred over the past weekend. She stated she believes it was a positive experience for the Council as a body and was a good thing for the citizens of Fairbanks.

CITY CLERK'S REPORT

Clerk Snider shared that both she and the Deputy City Clerk would be gone for the Regular Meeting of May 18 due to attending a training. She confirmed that she would coordinate with the City Attorney to ensure someone could operate the necessary technology and that she would still attend remotely. She noted that a change of meeting date was not feasible due to the Memorial Day holiday and other constraints that month.

CITY ATTORNEY'S REPORT

Attorney Chard shared that he would be out of the office but available by phone the next few days.

ADJOURNMENT

Mayor O'Neall declared the meeting adjourned at 7:40 p.m.

MINDY O'NEALL, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



800 Cushman Street
Fairbanks, AK 99701

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

MEMORANDUM

TO: Mayor O'Neill and City Councilmembers

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Alcohol License Renewal Applications

DATE: April 23, 2026

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

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

*A transfer application has been submitted to AMCO for license no. 727. The license has been temporarily surrendered and is not currently operating. A new license will not be issued until the transfer is complete.

**The renewal application for license no. 1920 includes a restaurant endorsement, which authorizes the holder of a beverage dispensary license to allow a person under 21 years of age to: (1) access the premises of a bona fide restaurant on the licensed premises; and (2) enter or remain on the licensed premises to consume food or nonalcoholic beverages. [see AS 04.09.450]

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

These renewal applications were considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is May 15, 2026.

There is one department-recommended protest from the Finance Department for the Salty's on 2nd renewal application, license no. 1920. The reasons listed by CFO Bell at the time of her response were late sales tax filings, a past-due alarm bill, and an unfiled 2026 business license renewal. Since the date of CFO Bell's response, the business owner has obtained a 2026 business license, filed and paid all outstanding taxes, and paid the past-due bill. CFO Bell is maintaining her recommendation to protest due to a history of late payments (see the attached documentation provided by CFO Bell).

There are no other department-recommended protests.



800 Cushman Street
Fairbanks, AK 99701

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

ALCOHOL LICENSE RESPONSE FORM

TO: FINANCE DEPARTMENT
 FIRE DEPARTMENT
 POLICE DEPARTMENT

DATE: 03/27/2026

FROM: CITY CLERK'S OFFICE

RE: ALCOHOL LICENSE ACTION – RENEWALS

NOTICE RECEIVED BY CLERK: 03/17/26 – 03/27/26 (60-day AMCO due date – 05/15/26)

DATE RESPONSE DUE: 04/21/2026 for City Council Meeting of 04/27/2026

Lic. #	DBA	License Type	Licensee	Contact	Address
727*	Lavelle's Bistro	Beverage Dispensary	Café de Paris Catering Company	907-378-1954	575 1st Avenue
4846	Wal-Mart Supercenter #2722	Package Store	Walmart, Inc.	479-258-6107	537 Johansen Expressway
710	Mecca Bar	Beverage Dispensary	JRB, Inc.	907-978-9264	549 2nd Avenue
4772	Chickentown Teriyaki	Restaurant/Eating Place	JWDY, LLC	907-888-8897	1454 S. Cushman Street
1920**	Salty's on 2nd	Beverage Dispensary	Tres Amigas, LLC	907-287-4155	706 2nd Avenue
5998	Riverside Eats & Drinks	Recreational Site	Malemute, Inc.	907-978-6940	2010 2nd Avenue
995	Oaken Keg #2754	Package Store	Safeway, Inc.	208-395-3216	3627 Airport Way
999	Oaken Keg #3410	Package Store	Safeway, Inc.	208-395-3216	30 College Road

*A transfer application has been submitted to AMCO for license no. 727. The license has been temporarily surrendered and is not currently operating. A new license will not be issued until the transfer is complete.

**The renewal application for license no. 1920 includes a restaurant endorsement. A restaurant endorsement was formerly called a restaurant designation permit, and it authorizes the holder of a beverage dispensary license to allow a person under 21 years of age to: (1) access the premises of a bona fide restaurant on the licensed premises; and (2) enter or remain on the licensed premises to consume food or nonalcoholic beverages. [see AS 04.09.450]

NO PROTEST: PROTEST

REASONS OR COMMENTS: **Salty's on 2nd - Late filings, alarm bill past due, and 2026 business license not filed.** Clerk Note: Since the date of this department response, all outstanding items have been filed/paid. The department recommendation to protest remains; see attached.

DEPARTMENT
SIGNEE:

Margarita Bell

03/30/2026

Salty's on 2nd - 106584

Sales Tax

Year	Sales Tax Filing Month	Due Date	Payment	Late
2026	March	04/15/25	Not Filed	
	February	03/15/26	3/30/2026	
	January	02/15/25	2/13/2026	
2025	December	01/15/26	2/17/2026	X
	* November	12/15/25	1/23/2026	X
	October	11/15/25	11/28/2025	
	September	10/15/25	10/15/2025	
	August	09/15/25	9/30/2025	
	July	08/15/25	8/14/2025	
	June	07/15/25	8/14/2025	X
	May	06/15/25	6/13/2025	
	April	05/15/25	5/28/2025	
	March	04/15/25	5/28/2025	X
	February	03/15/25	4/16/2025	X
	January	02/15/25	2/27/2025	
2024	December	01/15/25	2/27/2025	X
	November	12/15/24	1/29/2025	X
	October	11/15/24	11/26/2024	
	September	10/15/24	11/26/2024	X
	August	09/15/24	9/26/2024	
	July	08/15/24	9/26/2024	X
	June	07/15/24	7/31/2024	
	May	06/15/24	6/28/2024	
	April	05/15/24	5/31/2024	
	March	04/15/24	4/15/2024	
	February	03/15/24	4/1/2024	X
	January	02/15/24	2/29/2024	

*NSF payment of November 2025 tax filing on 12/31/2025. Payment was not successfully made until 1/23/2026

General Billing

BL Renewal Year	Due Date	Payment	Late
2026	2/28/2026	3/30/2026	X
2025	2/28/2025	2/28/2025	
2024	2/28/2024	1/31/2024	

Alarm Billing	Due Date	Payment	Late
2026	1/15/2026	3/30/2026	X
2025	1/15/2025	5/28/2025	X
2024	1/15/2024	2/29/2024	X

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**

WHEREAS, Robert "Bob" Pristash began his career with the City of Fairbanks Engineering Department as an Engineer I in April of 1988 and has devoted more than 38 years of dedicated service to the City and its residents; and

WHEREAS, Bob was promoted to City Engineer in April of 2018, where he served as Department Head while continuing to lead design and construction efforts, demonstrating a strong commitment to both leadership and hands-on-engineering; and

WHEREAS, Bob has made a lasting impact on the engineering and construction community through his professionalism and dedication to public service; and

WHEREAS, Bob has been a committed mentor and teacher, generously sharing his knowledge and experience to develop and guide the next generation of engineers, strengthening both the City Engineering Department and the profession as a whole; and

WHEREAS, Bob approaches every challenge with a "get it done and get it done right" mindset using his experience and ability to work through complex issues with fairness and professionalism to achieve practical, thoughtful, and mutually beneficial solutions; and

WHEREAS, Bob has spent much of his career working directly with the public and property owners, always treating residents with respect, fairness, and genuine care, which exemplifies the "Golden Heart" spirit of the City of Fairbanks; and

WHEREAS, throughout his career, Bob has earned the respect of colleagues, contractors, and the community through his technical knowledge, steady leadership, and clear commitment to doing what is right for the public; and

WHEREAS, this respect has been recognized through honors including Engineer of the Year from the Alaska Society of Professional Engineers, Water/Wastewater Industry Engineer of the Year from the Alaska Water and Wastewater Association, 2011 Meeting the Challenge of a Job Architect Award from the Associated General Contractors of Alaska, and Project Manager Appreciation Award from the Fairbanks Resource Agency; and

WHEREAS, above all, Bob is a kind, hardworking, and well-loved member of the City of Fairbanks family whose impact will continue well beyond his retirement.

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

SECTION 1. The City Council recognizes and honors Robert H. Pristash, P.E., for his outstanding service, leadership, and lasting contribution to the City of Fairbanks and its residents; and

SECTION 2. Mr. Pristash’s legacy of integrity, mentorship, and dedication to public service will be long remembered by City employees, the Mayor, the City Council, and the community he has faithfully served for nearly four decades; and

SECTION 3. The City Council extends its deepest appreciation to his wife, Sarah Reid, for sharing Mr. Pristash with the City and its residents and wishes Mr. Pristash a long, healthy, and happy retirement.

SECTION 4. The effective date of this resolution 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

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

WHEREAS, in accordance with Fairbanks General Code (FGC) Chapter 54, Article IV, Competitive Bidding, bids were solicited for the Shannon Drive Utility Improvements Project (ITB-26-04); and

WHEREAS, the apparent lowest bidder for the project is Colaska, Inc. in the amount of one million, three hundred eighty-seven thousand, five hundred twenty dollars and zero cents (\$1,387,520.00); and

WHEREAS, this contract will install new storm drainpipe, manholes, and catch basins; replace water and sanitary mains, manholes, and respective service connections; and roadway reconstruction on Shannon Drive between Joyce Drive and D Street; and

WHEREAS, funding for the project will be provided by Golden Heart Utilities and the Capital Fund.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Fairbanks, that the Mayor is hereby authorized to execute a contract and such other documents in a form approved by the City Attorney as may be necessary to effect award of this contract to Colaska, Inc. for the Shannon Drive Utility Improvements Project.

PASSED and APPROVED this 27th Day of April 2026.

Mindy L. O'Neall, City Mayor

YEAS:
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: 5210

Abbreviated Title: AWARDING CONTRACT TO COLASKA INC FOR STORM DRAIN PROJECT

Department(s): ENGINEERING

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:	PROJECT COST
SHANNON DRIVE UTILITY IMPROVEMENTS PROJECT	\$1,387,520
TOTAL	\$1,387,520

FUNDING SOURCE:	TOTAL
CAPITAL FUND [ROAD MAINTENANCE]	\$532,670
GRANT FUND [GOLDEN HEART UTILITIES]	\$854,850
TOTAL	\$1,387,520

The maintenance costs associated with the city portion of the project will be performed by Public Works and incorporated in the annual general fund budget. Golden Heart Utilities will provide \$854,850 for replacement of water and sanitary sewer mains, manholes, and respective service connections. The city will provide \$532,670 from moving \$200,000 from the 6th & 7th Sidewalk project and \$52,670 from the Shannon Surface Improvements project. The balance of \$280,000 was originally budgeted for this project. All funds were budgeted under road maintenance in the capital fund.

Prepared by Finance Department: Initial mb Date 4/16/2026

RESOLUTION NO. 5211

**A RESOLUTION APPROVING THE REQUEST FOR PROPOSALS AND
EVALUATION CRITERIA FOR THE REDEVELOPMENT OF THE
PROPERTY LOCATED AT 123 LACEY STREET**

WHEREAS, the former Polaris Building site is a prominent, City-owned property in downtown Fairbanks and represents a key opportunity for private reinvestment and economic activity; and

WHEREAS, the City of Fairbanks seeks to encourage development that is financially viable, constructible in Interior Alaska conditions, and capable of long-term operation without reliance on ongoing public subsidies; and

WHEREAS, redevelopment of the site is intended to support a safe, active, and well-maintained downtown environment that serves residents, businesses, and visitors year-round; and

WHEREAS, the City has prepared a Request for Proposals (RFP) to solicit qualified development teams and establish a fair, competitive process for project evaluation and selection; and

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.

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

SECTION 1. The City Council supports the issuance of the Polaris Site Redevelopment RFP and the solicitation of qualified development proposals.

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.

SECTION 3. The City Council retains final authority to approve or reject any proposed development agreement provided by the City evaluation team resulting from this process.

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

Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

FAIRBANKS POLARIS SITE REDEVELOPMENT RFP

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 development firms (or teams) are invited to submit proposals no later than July 31, 2026. At its discretion, the City may select one or more proposals as a basis for exclusive negotiations leading to a development agreement with the most responsive firm.

RFP Contents	
✓	Site Overview
✓	RFP Structure
✓	Redevelopment Goal
✓	Submittal Requirements
✓	Proposal Evaluation
✓	Selection & Negotiation
✓	Further Information
✓	City Council Resolution

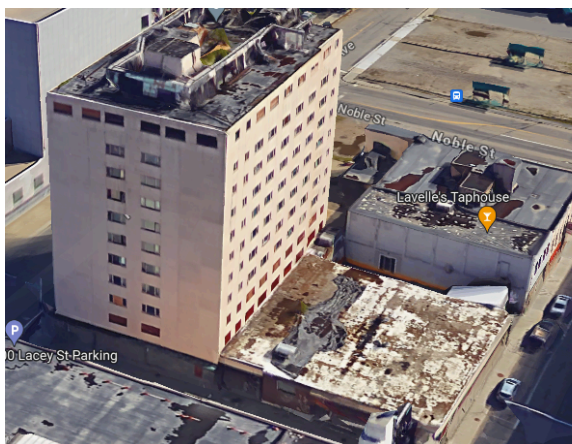
SITE OVERVIEW

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. The City will not be acquiring privately owned parcels. The developer will be responsible for securing any as-needed added properties.

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** – predicated on market/financial feasibility as preferred outcomes for the City of Fairbanks and project developer as a public-private partnership (PPP).
- **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 leading to a final PPP development 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

Being circulated in conjunction with this RFP is a summary **project prospectus** which describes this investment opportunity for Fairbanks as the 2nd largest city and metro region in Alaska – situated at the center of the vast Interior Alaska extending to the North Slope of the Arctic. The prospectus briefly reviews market demographics for downtown Fairbanks, the entire city, the Fairbanks North Star borough (i.e., metro area) and entire state.

Also summarized by the prospectus is an employment profile, prospective uses with site redevelopment, preliminary development interest based on a 2024 stakeholder interview process, and development incentives potentially available to qualified projects. More detailed market data and analysis for key potential uses is provided by a June 2024 **Polaris Site Redevelopment: Phase 1 Market Assessment**. This more detailed information can be provided on request per the **Further Information** section of this RFP.

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.~~

The primary goal of the Polaris site redevelopment is to re-energize downtown as a place people choose to live, work, and spend time—supporting a consistent, year-round presence that strengthens local businesses, builds trust in the downtown experience, and catalyzes broader economic vitality across the City and Borough.

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.

MARKET CONTEXT

Whether and to what extent market demographics continue or change favorably going forward will be affected by the scope and scale of downtown redevelopment investment – starting with renewed private and public reinvestment in the Polaris site.

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.**

Key “take-aways” from market data and stakeholder contacts for site reuse suggest:

- Market rate **residential** to affluent seniors and working professionals has been identified as a need .
- Downtown **retail** is enhanced with ground-floor store fronts and maybe top floor dining.
- **Office space** demand is uncertain but with opportunity for greater downtown presence.
- There may be opportunities for limited but leading-edge **events and office-lodging** products.
- 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 is **committed to support local, state and federal incentives** that will improve development feasibility without requiring direct local taxpayer funding support.

PREFERRED OUTCOMES

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

- Year-round activity (including winter)
- Safe, well-maintained public realm
- Active, people-oriented ground floors
- Availability of low or no-cost parking in the adjoining public parking garage as needed to support 100% of on-site parking needs.
- Consideration of a below market land or site value transaction with future payback when identified financial performance benchmarks are achieved.

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 **July 31, 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, incentive funding proposed, and team experience as applicable to Polaris site redevelopment. The letter should be signed by individual(s) authorized to make a binding proposal for a period of not less than 120 days from date of submission.

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) Disclosure of the existing ownership interests in the project site and/or immediate downtown area currently and prospectively (if different) – with the proportion of

ownership interests identified – together with delineation of active versus passive (or limited) partnership roles.

- 4) 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, occupancy and space absorption, debt repayment, and return to project investors.

C. Site Control – 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. The City welcomes both phased, site-specific proposals and larger block-scale concepts, recognizing that successful redevelopment may occur incrementally over time.

D. Project Overview – with exterior building rendering and/or massing diagram plus site plan illustrating planned building placement and key design features accompanied by narrative description of major design features on-site and in relationship to neighboring uses, together with current and anticipated transportation access. **Proposals should demonstrate a clear architectural and place-based vision appropriate to downtown Fairbanks, as design quality will be a key evaluation factor.** 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.** *Note:* More detailed architectural and design plans will be reviewed if submitted, but are not required by this RFP for initial proposal submittals.

E. Detailed Project Description – addressing the following items:

- Estimated square footage and number of levels of building area by use of components.
- Preliminary estimate or range of development cost – itemized to cover all relevant cost categories including site acquisition, site/infrastructure, building construction, and indirect/soft costs.
- Anticipated phasing of development if the project is to be built in two or more phases, including square footage and development cost associated with each phase.
- Parking plan as consistent with recognized parking standards.
- 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.
- Existing site or neighboring uses that may be displaced – directly in conjunction with project construction and occupancy with completed development including conditions and timing of the planned displacement and provisions for replacement or mitigation.

Community Use & Access

- Support **year-round public use and accessibility**, including winter conditions
- Provide **welcoming spaces across ages, incomes, and abilities**

- Integrate with surrounding businesses, public spaces, and community activity
- Description of proposed **community partnerships, public-facing benefits, and any measurable commitments** (e.g., local hiring, affordable commercial space, programming access, or other community-serving outcomes).
- Description of proposed community partnerships and public-facing benefits
- If applicable, describe how the project minimizes or mitigates **unintended impacts on existing residents, businesses, and cultural assets**.

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

- 1) Summary of marketing program planned for tenant leasing and/or condominium sales including identification of generalized target markets for each distinct use category.
- 2) Preliminary listing of projected distinct sources and uses of capital as with anticipated equity (including private and contributed non-profit or public funds) during phased construction coupled with on-site revenue projected by normalized occupancy post-construction – identifying likely remaining gaps in project financing as needed to be addressed for feasibility going forward.
- 3) Estimated capitalized valuation on end-use occupancy based on construction cost, operating income/expense and capitalization rates as applicable to comparable commercial and mixed-use properties for the Fairbanks and wider Alaska market.*
- 4) Proposer submitted arrangement for submittals of financial information requested to be held as proprietary and confidential with initial proposal submittals – to be reviewed only by City designees as agreed to with proposer and City and subject to legal review (in advance). If Proposer declines to submit F (1-4) requested items, the City at its discretion may choose to exclude the Proposer’s Proposal from further consideration.**
- 5) Other conditions and/or contingencies with potential to materially affect the ability to proceed with the project as proposed, including proposed changes to stipulations of this RFP for which the City is under no obligation to accept in whole or part.**

G. Follow-up Clarifications & Verifications – may be requested for one or more proposals selected by the City for further review prior to or in conjunction with developer selection – with additional information expected to cover any or some combination of the following items:

- 1) Clarification and/or provision of further information requested by the City as follow-up to review of initial proposal submittals.
- 2) 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 (including private and contributed no-profit or public funds) – allocated by ownership interest.

- 3) Revised and refined listing of detailed sources and uses of project funding through to normalized occupancy.
- 4) Provision of CPA-prepared or audited financial statements including balance sheet, income/expense statement, and cash flow for all identified or relevant individual, joint and corporate ownership interests and/or federal tax returns as submitted for the past two years (with determination of specific documents to be reviewed as agreed to by Proposer and City in advance).
- 5) For any project proposal recommended as being selected for exclusive negotiations, submission of items G (1-4) may be required subject to provisions related to confidentiality and/or public release by the parties – including City review as appropriate in executive session and/or via independent 3rd party review. For item G (4), Proposer(s) should describe what information would be publicly disclosed versus withheld as part of its initial submittal. Some form of negotiated public disclosure is anticipated to be required prior to execution of a final development agreement.**

ADDITIONAL FOLLOW-UP RESPONSES & REVIEW

Following the project evaluation review (described in the next section of this RFP), the City will have the option of selecting a single preferred developer or may, at its discretion, identify added Proposers for further consideration. For firms selected as preferred developer or for further consideration, yet additional supplemental materials may be requested either to provide clarification with regard to initial submittals and/or to obtain added information viewed by the City as pertinent to selecting a preferred development team.

The City will work with the affected Proposer(s) with the goal of reaching agreement on supplemental materials to be submitted. In the event that agreement cannot be reached within a time frame set by the City, the Proposer may at City discretion be disqualified from further consideration without any further obligation to the Proposer.

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.

TWO-STAGE EVALUATION PROCESS

Stage 1: Initial Proposal & Shortlisting

All proposals will be evaluated based on submitted materials to assess:

- Development team capability and experience
- Conceptual design and site approach
- Preliminary financial feasibility
- Alignment with City goals, including **year-round activation, accessibility, and community benefit**

Up to three (3) development teams may be shortlisted for further consideration.

Stage 2: Supplemental Review & Developer Selection

Shortlisted teams will be invited to provide additional detail and participate in interviews. Evaluation will focus on:

- Refined financial feasibility and delivery strategy
- Regulatory and permitting readiness
- Long-term operational sustainability
- **Specific, measurable community benefits and partnerships**

The highest-ranked proposer may be recommended for **exclusive negotiations** with the City.

THRESHOLD PROJECT REQUIREMENTS

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

- Commitment to complete redevelopment of the City West publicly owned Polaris site.
- 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.

- No permanent use of the City-owned West site for at-grade surface parking.
- Ground floor active uses shall occupy primary street frontage, providing transparent, publicly engaging spaces (e.g., retail, food, services, community uses) that contribute to year-round street activity.
- If not developed concurrently with the Polaris (City West) site, provision for public parking on the City East site for added parking as may be needed on an interim basis terminating at time of City East site redevelopment.
- Requiring construction to commence within 12 months of developer selection unless the selected developer can propose an alternative timeline with rationale for modification.
- 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.**

While compliance with threshold requirements is required for consideration, it does not ensure selection. Proposals will be competitively evaluated based on how effectively they go beyond these minimum conditions to deliver high-quality, year-round activation, safe and well-maintained environments, and strong, place-based design. ~~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 criteria as outlined below will also be taken into consideration at the sole discretion of the City.

SUPPLEMENTAL EVALUATION CRITERIA

In addition to meeting threshold requirements, proposals will be evaluated based on how effectively they deliver:

- **High-quality, year-round activation and design**
- **Safe, accessible, and well-connected public environments**
- **Meaningful community benefit and inclusive development outcomes**
- **Long-term financial and operational sustainability**

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 applicable legal requirements of City code, state statute and federal law including findings that the project funding is for a valid public use and/or purpose – as determined by the City attorney and/or other legal reviewers such as bond counsel acting on behalf of the City.**
- Be consistent with adopted public policy including applicable provisions of the FNSB Comprehensive Plan, Zoning Code and Downtown Fairbanks 2040 Plan.

- Meet community criteria for market need, competitive advantage, public benefit, plan consistency, stimulation of added investment, and/or enhanced community image.
- Successful project history (with experience in Alaska and/or elsewhere on the west coast of the U.S. and Canada).
- Stipulations of City engineer related to qualifications of firm, project manager and staff, quality and value of design, scheduling and overall conformance to RFP.
- Financial backing and plan (covering refined anticipated sources and uses of funding).
- Conformance to availability of realistically available incentive funding with no impact to the City's General Fund tax-based resources.
- Capacity to complete the project (including contingency and backstop funding sources in event that full project funding does not occur as initially proposed).
- Long-term financial sustainability of project with end-use capitalized valuation at least equal to all-in cost with supporting operating pro forma at normalized occupancy – also with adjustments if necessary to account for significant changes in expected income and/or expense beyond initial normalized occupancy extending over up to a 20-year net present value (NPV) period at a discount rate consistent with risk-adjusted capitalization rates typical for similar projects locally and statewide.*

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.

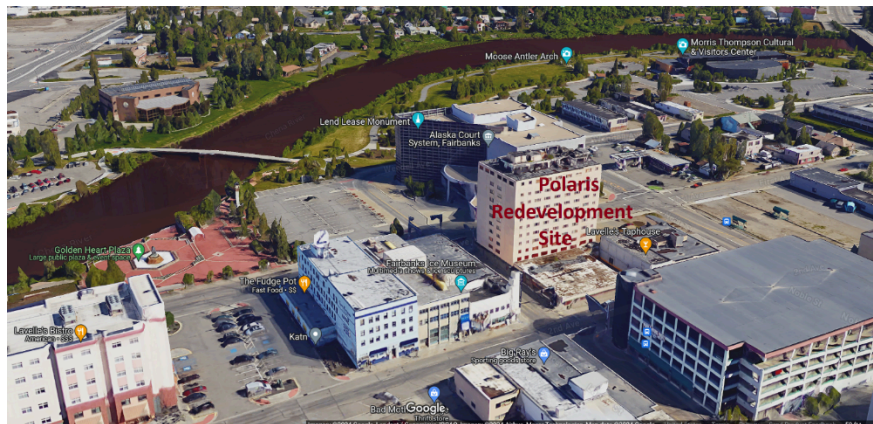
Up to three development firms/teams will be interviewed followed by preliminary selection of 1-3 proposals for further evaluation. Recommended selection of a preferred development firm (or team) will be made based on both written and oral presentations – utilizing the above noted criteria plus any additional 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). **The City may incorporate community benefit commitments, partnership agreements, and performance benchmarks into the final development agreement as part of exclusive negotiations.** 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 PPP development 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

Notes Applicable to All Proposals:

- * Information on commercial, residential and mixed-use sales pricing, rents and expenses is typically available from local real estate brokerage sources. Capitalization (cap) rate data is not widely available for properties outside Anchorage. The 2024 Phase 1 market assessment assumed cap rates of about 7.00% for residential and 8.00% for commercial development.
~~Per Copilot AI inquiry of September, 2025, multi-family residential cap rates for the Fairbanks area range from about 5.0%–6.4% depending on asset class with the lowest rate (of down to 4.74%) for some Class A properties. These reflect a slight compression trend in 2025, albeit with investor interest remaining strong despite higher financing costs.~~
Cap rates for retail properties range from about 7.60% to 8.43% depending on location, tenant mix and asset quality (inferred from retail and multifamily data in the area). Specific rates are less frequently published but Copilot indicates office and special purpose properties are trending higher (at 8.5-9.6%) due to vacancy and valuation pressures.
Cap rates applied by project Proposers for proposal valuation estimates should be justified as consistent with current local and regional practice as well as changing national conditions to the extent reasonable and possible.
- ** City Council executive session(s) or independent 3rd party review may serve to resolve proprietary or disclosure questions – as mutually agreed by the parties. If a selected Proposer declines to submit City requested items, the City at its discretion may choose to exclude the Proposer’s Proposal from further consideration and have the optional right to select a runner-up for exclusive negotiations or re-start a developer RFP process at a time of the City’s exclusive determination without any further obligation to disqualified Proposer(s).
- *** Good faith deposit by preferred or selected developer is planned to be in the amount of at least \$50,000 or otherwise be mutually determined. If the project proceeds, the deposit may be credited to developer incurred project costs. If the project is terminated through no fault of the developer, the deposit may be returned in full (or as otherwise agreed).

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.

STAGE 1 THRESHOLD PROJECT EVALUATION

Proposals received will be evaluated by a City-appointed Project Evaluation Committee based on the following criteria and scoring with top firm(s) short-listed for Stage 2 consideration.

Evaluation Criteria	Point Score	Weight	Weighted Score
1. Completeness & Responsiveness - All required components per RFP; clear, concise materials that directly answer prompts.	0-5	3%	= PS x W
2. Development Team Qualifications & Local/Alaska Experience - Roles, ownership, relevant comparable projects; Alaska experience preferred.	0-5	5%	= PS x W
3. Site Control & Build-Out Commitment - Clarity on site control, phasing, and near-term start; minimizes contingencies. Commitment to near-term development and construction (12 months)	0-5	10 %	= PS x W
4. Safety, Cleanliness & Winter Maintenance Plan – Concrete strategies for lighting, safety presence, cleanliness and snow/ice management across phases. Lighting coverage + quality, Snow storage + removal integration, defined maintenance responsibility, passive + active safety features including strategies that promote perceived and actual safety for all users, including vulnerable populations, through design, management, and activation	0-5	15%	= PS x W
5. Mixed Use and Year-Round Activation – ground floor public uses; evening economy (after 7pm), “third spaces” programming and/or design, including a mix of uses and multi-seasonal programming that are accessible and welcoming across income levels, ages, and cultural groups.	0-5	15%	= PS x W
6. Design Concept & Identity Alignment. Building rendering and/or massing diagram plus conceptual site plan that feel distinctly Fairbanks, balance heritage and modernization, and reflect local Alaska Native culture and demonstrate how design choices support inclusive access, cultural representation, and year-round usability for diverse user groups, incorporate a circulation plan illustrating how site access, internal circulation, and pedestrian connections align with and support adjacent uses and the surrounding transportation network.	0-5	12 %	= PS x W
7. Walkability, accessibility and wayfinding – pedestrian first circulation, ADA-compliant and universally designed environments, and intuitive wayfinding that supports users of all ages, abilities, and familiarity with the area.	0-5	12%	= PS x W
8. Parking Strategy & Demand Management. right-sized, phase-appropriate parking; efficient use of City garage and non-automotive access while minimizing barriers for non-automobile users and supporting equitable access for those without private vehicles.	0-5	8 %	= PS x W
9. Preliminary Market & Financial Feasibility. Anticipated range of construction costs, adequacy of funding sources to cover cost including potential for contributed/incentive funding, marketing plan and long-term operating expectation.	0-5	10 %	= PS x W

<p>10. Community Partnerships, Communication and Equity Commitments. Demonstrated approach to inclusive engagement, equitable development, and community benefit, including:</p> <ul style="list-style-type: none"> ● Early and ongoing stakeholder engagement beyond minimum requirements ● Partnerships with local organizations, workforce programs, or small businesses ● Measurable community benefits (e.g., local hiring, affordable commercial space, programming access) 	0-5	10%	= PS x W
SCORING TOTALS	0-5	100 %	Total of Above

Point Scale: 5-Exceeds expectations, clear innovation, directly addresses Fairbanks conditions. 4-Strong, complete, aligned.
 3-Adequate, but generic. 2-Weak / unclear. 1-Major gaps. 0-Non-responsive
 For each criterion, extra point may be added (if applicable) but no item score can exceed 5.0.

STAGE 2 SUPPLEMENTAL PROJECT EVALUATION

Short-listed firms as determined by the City will be evaluated and scored by the Project Evaluation Committee – with the top scored firm recommended for exclusive negotiations.

Evaluation Criteria	Point Score	Weight	Weighted Score
1. Supplemental Submittals Responsiveness – thorough answers to Committee questions and RFP supplementals	0-5	12%	= PS x W
2. Interview Performance– clear, consistent responses; commitment to follow-up; ability to navigate tradeoffs.	0-5	10 %	= PS x W
3. City/Borough Regulatory Compliance & Permitting Strategy– meets City/FNSB/state/federal requirements; shows plan for streamlined pathways to minimize burden.	0-5	12%	= PS x W
4. Planning & Policy Alignment. Consistent with adopted public policy including provisions of the FNSB Comprehensive Plan, Zoning Code and Downtown Fairbanks 2040 Plan.	0-5	18%	= PS x W
5. Construction Financial Feasibility & Backstops– complete sources/uses; incentives; no impact to City’s General Fund tax base; credible backstop(s)	0-5	15%	= PS x W
6. Long Term Financial Sustainability & Year-Round Operations. – capitalized value ≥ all-in cost; robust operating pro forma at normalized occupancy; sensitivity to inflation; four-season activation and maintenance. Consideration of how the project supports long-term community stability and minimizes unintended negative impacts on existing residents, businesses, and cultural assets.	0-5	18 %	= PS x W
7. Community Partnership Implementation, Communication & Equity Impacts - stakeholder/public outreach; fairness; youth/family programming; workforce commitments; measurable community benefits. including specific, measurable, and enforceable commitments related to community benefit, workforce development, inclusive programming, and equitable access, with clear implementation strategies and accountability mechanisms.	0-5	15 %	= PS x W
SCORING TOTALS	0-5	100 %	Total of Above

Point Scale: 5-Exceeds expectations, clear innovation, directly addresses Fairbanks conditions. 4-Strong, complete, aligned. 3-Adequate, but generic. 2-Weak / unclear. 1-Major gaps. 0-Non-responsive

* 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.

ORDINANCE NO. 6346

**AN ORDINANCE AUTHORIZING THE LEASE OF THE LOG CABIN LOCATED
AT 550 1ST AVENUE TO ALASKA UNIVERSAL PRODUCTIONS, INC.**

WHEREAS, Fairbanks City 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 the log cabin and surrounding property located at 550 1st Avenue; and

WHEREAS, the City of Fairbanks conducted an extensive Request for Information (RFI) public process soliciting proposals to activate the space; and

WHEREAS, Alaska Universal Productions, Inc. (AUP) proposed “the establishment of a year-round café, coffee shop, and gift boutique operating seven days a week, designed to serve both Fairbanks residents and the region's vibrant tourism community;” and

WHEREAS, AUP further proposed to “activate the full potential of the property, utilizing the outdoor concrete areas, sidewalks, and green spaces for community programming, as well as occasional public and private events;” and

WHEREAS, AUP currently operates catering and dining services with an existing alcohol license and intends to renovate the property to establish an indoor/outdoor café that may include opportunities for responsible alcohol service; and

WHEREAS, the City of Fairbanks intends to lease the property located at 550 1st Avenue to AUP for the establishment of a year-round café, coffee shop, and gift boutique.

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 4 years.

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

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6346

Abbreviated Title: ORDINANCE AUTHORIZING LEASE TO ALASKA UNIVERSAL PRODUCTIONS

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:	ANNUAL
TOTAL	\$ -

FUNDING SOURCE:	ANNUAL
GENERAL FUND (RENT REVENUE)	\$ 30,000
TOTAL	\$ 30,000

The City of Fairbanks will lease the log cabin on 550 1st Avenue and surrounding area to Alaska Universal Productions for four years. The rent will be \$2,000 per month with an option to waive up to \$30,000 for mutually agreed upon renovations.

Prepared by Finance Department: Initial mb Date 4/23/2026

LEASE – REAL PROPERTY

Exhibit “A” to Ordinance No. 6346

This Lease, made and entered into this ____ day of _____ 2026, by and between the City of Fairbanks, whose address is 800 Cushman Street, Fairbanks, Alaska 99701, referred to as “Lessor,” and Alaska Universal Productions, Inc., Revel Event Services, whose address is 2760 Phillips Field Rd., Fairbanks, Alaska 99709, hereinafter referred to as “Lessee.”

1. **Authority.** The Mayor of the City of Fairbanks is authorized and directed to enter into this Lease by City Ordinance No. 6346, passed and approved by the City Council on _____, 2026.

2. **Premises.** For and consideration of the rents to be paid and the covenants to be performed by Lessee hereunder, and for the terms set forth herein, Lessor hereby leases to Lessee:

Lots One (1) and Two (2) Block Four (4), TOWNSITE OF FAIRBANKS, according to the official survey of said Townsite, known as the L.S. Robe Map of 1909, reproduced by Karl Theile, US Surveyor General in 1922, containing 11,000 square feet, more or less, and the improvements thereon.

All according to the Records of the Fairbanks Recording District, 4th Judicial District, State of Alaska, and as generally depicted on “Lease Attachment 1 of 1”,

TOGETHER WITH the rents and issues thereof, subject to the following terms and conditions.

3. **Use.** Lessee has the right to use the Leased Premises for indoor and outdoor dining, alcohol consumption, a gift boutique and other hospitality-related activities. Lessee shall comply with all regulations, ordinances, codes, and laws applicable to the use and occupancy of the Leased Premises and shall obtain at its sole expenses all permits and licenses necessary to the lawful conduct of its business.

4. **Existing Improvements.** The Premises are currently improved with a facility of log construction containing approximately 1,900 square feet, plus basement and accessory features.

5. **Title.** Lessor warrants and represents to Lessee that Lessor has full right and lawful authority to enter into this Lease, that Lessor has good and marketable title to the Leased Premises, and that the Leased Premises are free and clear of all tenancies, liens, easements, restrictions, conditions, reservations, and other encumbrances, except for those of record in the above recording district, and applicable building, use, and zoning ordinances pertaining to the Premises or otherwise disclosed to Lessee.

6. **Term.** The initial term of this Lease will be four years beginning _____, 2026, and ending at midnight _____, 2030.

7. **Option to Renew.** Upon expiration of the initial term of this Lease, the City may, at its sole discretion, grant an option to renew for up to an additional four years.

8. **Rent.** In addition to the obligations set forth under Section 12 below, and in consideration of the community purposes of the demised Premises, Lessee shall pay to Lessor Two Thousand Five Hundred Dollars (**\$2,500.00**) per month, which amount will be payable in advance for each month of the Lease, with rent payments due on the first of each month for so long as the Lease is in effect. Up to \$30,000 of rent can be waived in exchange for mutually agreed upon renovations to the property. The failure of Lessor to insist upon full and prompt payment of any installment of the rent does not waive Lessor's right to full and prompt payment of that installment or any other installments.

9. **Taxes.** Lessor is a municipality of the State of Alaska and therefore exempt from property taxes. If taxes are levied against the property by a government body, any such taxes must be paid by Lessee, as and when due, so long as Lessor remains the owner of record.

10. **Lessor's Right of Entry onto the Premises.**

(a) Lessor or its agents have the right to enter the Leased Premises, and must be provided with the means to enter, at all times upon reasonable advance notice in order to examine it for the purposes of determining compliance with this Lease and to inspect or repair the separate electrical meter, water meter, and water pumps owned by the City, which are located in the basement of the premises and which serve the adjoining Golden Heart Plaza and water fountain.

(b) If the Lessee business model includes using the property for private events, the Lessor may use the site without paying a fee for the space. Any labor, catering, or material costs for the event will be charged at the Lessee's normal rates. The time and date of the Lessor's event will be at a mutually agreed upon time and date.

11. **Sublease and Assignment.** Lessee may not assign its rights or obligations under this Lease without prior written approval of the Lessor, which approval is at Lessor's sole discretion. If this Lease is assigned or if the Leased Premises or any part thereof is sublet or occupied by anyone other than Lessee, Lessor may, after default by Lessee, collect rent from the assignee, sublessee, or occupant and apply the net amount collected to the rent herein reserved.

12. **Operational Expenses.** Lessee shall keep the Leased Premises, the access thereto, and the site and structural improvements thereon in clean, safe, and well-maintained order, free from depreciated conditions, at all times during the term of this Lease. Lessee shall pay, or cause to be paid, all operational expenses, including utilities of whatever nature, supplies and routine building and grounds maintenance, together with janitorial services and refuse collection. Lessor shall perform major mechanical or electrical repairs and extraordinary replacements.

13. **Improvements, Alterations, Fixtures.** Lessee may, at its sole cost and expense, install equipment and fixtures on the Leased Premises or improvements to the Leased Premises,

which installations or improvements must first be approved in writing by the City Engineer, provided further that Lessee will, at all times, hold Lessor and the Premises harmless against any expense, claim, or injury arising out of any installation, alteration, addition, or improvement commenced or carried out on the Premises by Lessee, its assigns, or agents.

14. **Encumbrances.** Lessee shall not encumber the Premises, or allow the Premises to be encumbered, with liens of any nature, including but not limited to mortgages, mechanic or materialmen liens, or use of the Premises as collateral to secure debt, without the prior written approval of Lessor, which approval will be at the discretion of Lessor. Any lien against the Premises will be subordinate to this Lease, which will hold priority in title.

15. **Insurance.**

(a) At all times during the Lease term, Lessee shall maintain in force and effect Workers Compensation Insurance as required by the laws of the State of Alaska.

(b) As a condition precedent to the Lessee's taking and retaining possession under the Lease, Lessee must secure, maintain, and file with Lessor proper evidence of the following types of insurance:

General Liability:

Each Occurrence: \$1,000,000

Damage to Rented Premises: \$100,000

Medical Expense – Any One Person: \$10,000

Personal and Advertising Injury: \$1,000,000

General Aggregate: \$2,000,000

Products and Completed Operation Aggregate: \$2,000,000

Lessee shall obtain and deposit with Lessor certificates of insurance covering the respective insurances as set forth above prior to commencement of the term of this Lease. Liability insurance must name Lessor as an "additional insured" as respects the Premises. All insurances must be secured from insurance companies licensed to do business in the State of Alaska. Lessee

shall not do anything on the Premises or bring or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises. The policies may not be cancelled or materially altered unless at least 30 days prior written notice of such cancellation or material change is provided to the Lessor. Lessee shall provide Lessor with evidence satisfactory to Lessor that premiums for such insurances are paid when due. Lessor reserves the right to pay any insurance premiums not timely paid by Lessee and to recover that cost from Lessee pursuant to Paragraph 23 of this Lease.

(c) Optional Insurance – Contents: Lessee acknowledges that Lessor’s “all risk” insurance covering the structure does not cover Lessee’s effects or contents, and that Lessor is not liable for loss or damage to Lessee’s effects or contents. Lessee may, at its own expense, purchase and maintain renters’ insurance for such effects or contents.

16. **Indemnity.**

(a) Lessee will indemnify, defend, and hold Lessor harmless from and against any and all losses, claims, costs (including reasonable attorney’s fees), suits, and judgments arising from:

- (1) any acts or omissions done, caused, or authorized by Lessee, its employees, agents, assigns, or sublessees arising upon the Leased Premises or otherwise pertaining to this Lease; or
- (2) Lessee’s failure to perform any covenant required to be performed by the Lessee under this Lease; or
- (3) any environmental liability for conditions or contamination caused by Lessee arising out of Lessee’s occupancy, use, or alteration of the Leased Premises.

Lessee agrees to reimburse Lessor for all necessary expenses, reasonable attorney’s fees, and costs incurred in the non-judicial or judicial enforcement of any part of the foregoing indemnity provision.

(b) Lessor will defend and hold Lessee harmless from and against all losses, claims, costs (including reasonable attorney's fees), suits, and judgments arising from any environmental liability for conditions or contamination not caused by Lessee or arising out of Lessee's occupancy, use, or alternation of the Leased Premises.

Lessor agrees to reimburse Lessee for any and all necessary expenses, reasonable attorney's fees, and costs incurred in the non-judicial or judicial enforcement of any part of the foregoing indemnity provision.

17. **Condemnation.** If the Leased Premises, or any part thereof, are taken by eminent domain, at Lessor's option, this Lease will (a) expire on the date when the Leased Premises is taken, and the rent will be apportioned as of that date; or (b) continue in full force and effect if the Premises remains suitable for Lessee's intended use.

18. **Abandonment.** Should Lessee vacate or abandon the Leased Premises or be dispossessed by process of law, such abandonment, vacation, or dispossession terminates the Lease.

19. **Default and Remedies.**

(a) If Lessee is adjudged insolvent or makes an assignment for the benefit of creditors, or if a receiver or other liquidating officer of Lessee is appointed, or a petition for relief is filed by or against Lessee in bankruptcy, or other dissolution or insolvency proceedings are commenced by or against Lessee, or if Lessee commits waste to or abandons the Premises, or if Lessee breaches any agreement, promise, duty, or covenant of Lessee under this Lease, then Lessee will be deemed in default on this Lease.

(b) In the event that Lessee defaults in the payment of any amount or performance of any material covenant or condition to be paid or performed on the part of Lessee, and has not cured

such default within 30 days after receipt of Lessor's notice of default, Lessor, in addition to all other remedies provided by law or otherwise, has the following rights:

- (1) To terminate this Lease and all rights of Lessee under it;
- (2) To enter the Premises and re-let the Premises; or
- (3) To recover from Lessee such damages attributable to its default, from the date of such breach to the date of the expiration of the lease.

Re-entry or re-letting of part or all of the Premises as herein provided is not to be deemed a termination of this Lease unless expressly declared so by Lessor. If this Lease is deemed terminated, Lessee's liability survives, and Lessee is liable for damages for the remainder of the term which exist at the termination date.

(c) In the event that Lessor defaults in the performance of any covenant or condition to be performed on the part of Lessor and Lessor has not cured such default within 30 days after receiving Lessee's notice of default, Lessee, in addition to all other remedies provided by law or otherwise, has the following rights:

- (1) To terminate this Lease and all rights of Lessor under it; or
- (2) To recover from Lessor such damages attributable to its default from the date of such breach to the date of the expiration of the lease term.

If this Lease is deemed terminated, Lessor's liability survives, and Lessor is liable for damages for the remainder of the term which exists at the termination date.

20. **Default.** Before a party can declare the other party in default, it must provide written notice of the specific obligation that the other has failed to perform and give that party 30 days in which to perform. It will not be considered a default if the required obligation cannot reasonably be performed within such 30-day period and if the other party is diligently trying to remedy the nonperformance.

21. **Holdover by Lessee.** Should Lessee, without Lessor's consent, hold over and remain in possession of any portion of the Premises after the expiration of the term of this Lease, such holdover will not be deemed or construed to be a renewal or extension of this Lease as to that area, and Lessor may take such legal steps as may be required to remove Lessee from that portion of the Premises held over by Lessee. Alternatively, and at Lessor's option, such holdover may operate to create a month-to-month tenancy as to the area in question, which may be terminated by Lessor at the end of any month upon 30 days prior written notice.

22. **All Obligations of Lessee Considered Additional Rent.** All taxes, charges, costs, and expenses which Lessee is required to pay, together with all interest and penalties that may accrue in the event of Lessee's failure to pay such amounts, and all damages, costs, and expenses which Lessor may incur by reason of any default of Lessee or failure on Lessee's part to comply with the terms of this Lease, will be deemed to be additional rent and, in the event of nonpayment by Lessee, Lessor has all the rights and remedies as to those amounts that Lessor has for the nonpayment of basic rent.

23. **Lessor's Right to Perform Lessee's Obligations.** If Lessee is in default hereunder, Lessor may cure such default on behalf of Lessee, in which event Lessee shall reimburse Lessor for all reasonable sums paid to affect such cure, including reasonable attorney's fees. In order to collect such reimbursements, Lessor has all remedies available under this Lease for a default in the payment of rent.

24. **Late Charges.** Lessee acknowledges that late payment of rent or other sums due will cause Lessor to incur costs not contemplated by this Lease, the exact amount which will be difficult to ascertain. Accordingly, if Lessee fails to pay rent when due, or fails to pay other sums due under this Lease within 10 business days of receiving written notice that such sums are past

due, then Lessee shall pay Lessor a late charge equal to 5% of the past due amount for each month the amount is past due, plus attorney's fees incurred by Lessor by reason of Lessee's failure to pay rent or other sums due under this Lease. The parties agree that such late charges represent a fair and reasonable estimate of the cost Lessor will incur by reason of the late payment by Lessee. Acceptance of such late charges by the Lessor will neither constitute a waiver of Lessee's default with respect to such overdue amount, nor prevent Lessor from exercising any other rights and remedies hereunder.

25. **Waste and Hazardous Substances.** Lessee shall not commit waste of or waste upon the Premises of whatever nature. Lessee shall defend, indemnify, and hold Lessor harmless from any and all costs, claims, or liabilities arising from or related to release, escape, or presence of any hazardous materials, waste, or toxic or regulated substances arising from or reasonably attributable to Lessee's use and occupancy of the Premises, all or any of which must be paid and satisfied by Lessee. Lessee's indemnification survives the termination of this Lease.

26. **Surrender of Premises.** On the last day of the term of this Lease, or as otherwise provided in this Lease, or as extended by Lessor in writing, Lessee shall quit and peaceably surrender the Premises to Lessor, leaving same in a neat, clean condition.

27. **Notices.** Any notice required by this Lease must be in writing and sent by certified or registered mail, postage prepaid, addressed to the party at the address shown above or such other address as the party may be furnish to the other. Any notice mailed in accordance with the preceding sentence will be deemed to have been given at the time it is received. Upon agreement of the parties, notice may be given by electronic means.

28. **Waiver.** No delay or omission by either party in exercising any right or power accruing upon any noncompliance or default by the other party impairs any such right or power

or can be construed to be a waiver of such right or power. Subject to the provisions of this paragraph, every such right and power may be exercised at any time during the continuance of such default. A waiver by either of the parties of any of the covenants and agreements to be performed by the other will not be construed to be a waiver of any succeeding breach or of any other covenants or agreements.

29. **Choice of Law**. The provisions of this Lease and all questions arising concerning this Lease will be determined and resolved in accordance with the laws of the State of Alaska.

30. **Entire Agreement, Severability, Etc.** This Lease contains the entire agreement and understanding between the parties. There are no oral understandings, terms, or conditions, and neither party has relied upon any representation, express or implied, not contained in this Lease. All prior understandings, terms, or conditions are deemed merged in this Lease. This Lease can be changed only in a written document signed by both parties. If any provision of this Lease is declared invalid or unenforceable, the remainder of the Lease shall continue in full force and effect. This Lease is binding upon the parties hereto and their legal representatives, successors, and assigns.

LESSOR:

CITY OF FAIRBANKS

By: _____
Mindy O’Neill, Mayor

ATTEST:

By: _____
D. Danyielle Snider, City Clerk

(SEAL)

LESSEE:

Alaska Universal Productions, Inc.

By: _____
Jonathan Huff, CEO/President


APPROVED AS TO FORM:

By: _____
Thomas Chard, City Attorney



Mindy O'Neall, Mayor

MEMORANDUM

To: City Council Members
From: Mindy O'Neall, City Mayor 
Subject: Request for Concurrence– Fairbanks Diversity Council
Date: April 21, 2026

The Diversity Council is comprised of eleven volunteer citizens. The Diversity Council serves to advise the City Council and the Borough Assembly on addressing concerns in the areas of employment, public accommodations, police policies, transportation, housing, public awareness and sensitivity, and other subjects deemed appropriate by the mayors or governing bodies.

There are currently two City-appointed vacancies on the Fairbanks Diversity Council.

Lainey Appel has applied to serve on the Diversity Council, and I am pleased to recommend her as she meets the required qualifications. I hereby request your concurrence to the following appointment to the Fairbanks Diversity Council:

Seat G Ms. Lainey Appel Term Expires: June 30, 2028

By approving this memorandum, The Fairbanks City Council confirms the appointment of Lainey Appel, Seat G to the Diversity Council.

Ms. Appel's application is attached.

Thank you.



City of Fairbanks, Alaska

Fairbanks Diversity Council

Board Details

The purpose of the Fairbanks Diversity Council (FDC) is to provide a citizens' forum to the City Council and the Borough Assembly, provide advice and recommendations to promote equal opportunity for all members of the public, serve as a diversity advisory board, and recommend adoption of a Diversity Action Plan.

The Fairbanks Diversity Council has adopted the following Mission Statement:

The City of Fairbanks recognizes that our community is a diverse one, with a wide variety of ethnic backgrounds, cultures, beliefs and orientations and recognizes this diversity as an asset and resource for our community. The establishment of a Fairbanks Diversity Council can provide the City Council and Fairbanks North Star Borough Assembly with advice and recommendations to promote equal opportunity for all members of the public.

Overview

Size 14 Seats

Term Length 3 Years

Term Limit N/A

Additional

Board/Commission Characteristics

The FDC will consist of 11 voting members, 10 of which will be appointed by the City Mayor and subject to approval by the City Council. All members must be members of the Fairbanks community. One of the voting members will be appointed by the Fairbanks North Star Borough (FNSB) Mayor, subject to confirmation by the Borough Assembly. All appointments of the public members shall be for three-year terms, without compensation. The City Mayor shall serve as the non-voting Chairperson of the FDC. The Mayor may appoint a chairperson from the membership of the FDC. If the Mayor appoints a chairperson, the person will remain a voting member and will serve a one-year term as chairperson. The FDC will choose a vice chairperson from among its members. The person chosen will serve a one-year term as vice chairperson. When the term of the chairperson expires, the vice chairperson will become the chairperson, and the FDC will choose a new vice chairperson from among its members. If the Mayor chooses to serve as the chairperson, the vice chairperson will not progress to the chairperson position. The Mayor will remain a non-voting member of the FDC even if not serving as chairperson. The FDC may organize committees and adopt administrative rules and procedures to accomplish its purposes.

Meetings

A quorum shall be necessary to conduct a meeting. A quorum shall consist of a majority of the appointed voting members of the FDC. The business of the FDC shall be transacted by a majority vote of voting members present after a quorum is established. All meetings shall be held, and notices and agendas shall be posted, in compliance with the Alaska Open Meetings Act. Meetings are held on the second Tuesday of each month at 5:30 p.m. in the City Council Chambers at City Hall. Minutes of FDC proceedings shall be kept and filed in accordance with applicable laws dealing with public records. In all matters of parliamentary procedure not covered by rules and procedures adopted under Ordinance No. 5939, the current version of Robert's Rules of Order will govern. The FDC shall keep permanent records or minutes of all meetings. The minutes shall promptly be filed in the office of the City Clerk and shall be open to public inspection. The City Clerk shall supply the FDC with administrative support.

[Approved Resolutions](https://www.fairbanksalaska.us/bc-diversity)

Enacting Legislation

FGC 2-231 through 2-235

Enacting Legislation Website

<http://bit.ly/2yvZqp>

Joint Commission Details

The FDC shall include 11 public voting members broadly selected to represent the diverse people of the Fairbanks community. Ten members shall be appointed by the City Mayor subject to the approval of the City Council. One member shall be appointed by the Fairbanks North Star Borough Mayor subject to the approval of the Fairbanks North Star Borough Assembly.

Email the Commission Members

diversitycouncil@fairbanks.us





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 Lainey Last Name Appel Date 04/13/2026

Email Address _____

Board/Committee Fairbanks Diversity Council

Phone Number _____ Alternate Number _____

Residence Address _____

City Fairbanks State AK Zip Code 99709

Mailing Address _____

City Fairbanks State AK Zip Code 99709

Employer (if applicable) Feniks & Co., LLC Job Title Accountant

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?

I moved to Fairbanks when I began college and found myself choosing to stay here to stay. Creating a sense of home has always been important to me, and I believe that active involvement in the community is a key part of that. I became interested in serving on the Fairbanks Diversity Council after my former Chinese teacher, Rosalind Kan, encouraged me to consider the opportunity. While I am early in my career, I believe this can be my strength. I hope to bring my perspective, openness, and commitment to the table.

Brief Personal Biography (or attach resume)

See attached resume

Professional Licenses/Training

Lainey Appel

Education

University of Alaska Fairbanks

B.B.A., Accounting (Fall 2024)

M.B.A., General Management (Fall 2025)

Experience

Feniks & Co., LLC, Staff Accountant (May 2025-Present)

- Assist with the preparation of individual, corporate, partnership, and nonprofit tax returns
- Perform bookkeeping and accounting tasks, including data entry and payroll
- Communicate with clients to gather information and document interactions

UAF CBSM, Accounting Lab, Accounting Tutor (August 2024-December 2025)

- Provide assistance to students with accounting topics, working through classwork and problems
- Communicate effectively with students over email, in person, and over Zoom
- Proctor exams as needed by faculty utilizing attention to detail
- Share with students note-taking and test-taking tips

BDO USA PC, Audit Intern (July-August 2023, June-August 2024)

- Researched Audit Data Analytics and their applicability regarding an assigned client and presented before Assurance team responsible for the client
- Worked more than 100 client billable hours with an audit team
- Engaged in approximately 72 hours in GAAP-related and audit specific training
- Shadowed and observed senior professionals and experienced professionals, accumulating 40 hours of shadow time

UAF Office of Alumni Relations, Data and Membership Student Specialist (October 2021-May 2024)

- Experience with accessing and analyzing database information on a regular basis
- Average of 6 hours weekly working in excel project for data matching and data entry
- Employed effective communication skills to perform receptionist duties including answering phone calls and attending to alumni inquiries.

Volunteer Work

Great Alaskan Accounting People, Recruiting Officer (August 2023-May 2025)

- Designing and posting bi-weekly promotional materials
- Speaking to and attracting potential club members
- Providing professional development support to students in the College of Business and Security Management

Accomplishments

- **AICPA Legacy Scholar** (Fall 2024-Spring 2025)
- **UAF Chancellor's List** (Spring 2024, Spring 2022)
- **PCAOB Scholars Award** (Fall 2023)
- **California Scholarship Federation (CSF)**, Honors Society
- **California Junior Classical League (CAJCL)**: JCL provides opportunities for members to compete in academics, arts, and athletics; as well as to develop leadership skills. (2016-2020)

City of Fairbanks
Permanent Fund Review Board
Quarterly Meeting Minutes
January 26, 2026

The Permanent Fund Review Board (PFRB) convened at 4:30 p.m. in the Meeks Conference Room to conduct a quarterly meeting with Alaska Permanent Capital Management (APCM).

Board Member Present: Chair Patty Mongold
Vice Chair Bernard Gatewood
Board Member Dave Owen (online)
Council Member Valerie Therrien (online)

Board Member Absent: None

Also Present: Margarita Bell, Chief Financial Officer
Blake Phillips, Director of Institutional Solutions - APCM
Brandy Niclai, Chief Investment Officer – APCM

Bernard Gatewood moved, and Valerie Therrien seconded to approve the minutes of the October 29, 2025, meeting. The PFRB unanimously agreed.

Margarita Bell reviewed the portfolio's performance as of December 31, 2025:

- \$ 165,688,411 - Balance including accrued income
- \$ 5,024,608 - Dividends and interest earnings
- \$ 6,045,201 - Realized gain
- \$ 9,923,901 – Unrealized gain
- \$ (103,483) - Management and custodial fees
- \$ 20,890,227 - Earnings, net of expenses

Margarita Bell reported that the 2025 annual draw was made on December 17, 2025. The 2026 annual draw will be made in December 2026 in the amount of \$6,713,453 to the general fund (\$5,967,514) and capital fund (\$745,939).

Margarita Bell presented a report about other municipalities with Private Equity and the impacts to the audit and state funding. Bernard Gatewood recommended that the PFRB do not proceed with Private Equity but review in the future for minimal impacts on the timing of the audit or substantial financial impact to the portfolio. PFRB members agreed.

Brandy Niclai reported that the balance of the fund was \$169,770,956 on January 23, 2026.

Brandy Niclai presented an account summary as of December 31, 2025. She stated that the APCM inception annualized account return is 6.02% and that the annualized account return as of March 2017 since the diversification beyond traditional stocks and bonds is 7.47%. Since APCM inception, the portfolio received contributions of \$110.4 million, had withdrawals of \$136.3 million, and had \$191.5 million in earnings.

Margarita Bell presented an historical report of the permanent fund since the sale of the utilities.

Brandy Niclai reported that markets navigated significant crosscurrents in 2025 with heightened trade tensions as United States tariff rates rose; however, markets ultimately proved resilient. She reported that the 2026 returns will be driven by earnings strength and ongoing economic growth.

Brandy Niclai presented a portfolio review for the fourth quarter. The allocation effect was positive by slight overweight in developed and emerging markets. The selection effect benefited from allocations to semiconductor chips and data centers, while cybersecurity exposure lagged. Alternative beta also outperformed the benchmark.

The fourth quarter portfolio summary is as follows:

Portfolio Summary							
4th Quarter		Year to Date		Prior Year		Inception to Date	
Account	Benchmark	Account	Benchmark	Account	Benchmark	Account	Benchmark
2.00%	2.00%	13.90%	13.40%	10.30%	10.70%	6.00%	5.90%
	0.13% ¹		0.50% ²		0.50% ³		
<u>2.00%</u>	<u>2.13%</u>	<u>13.90%</u>	<u>13.90%</u>	<u>10.30%</u>	<u>11.20%</u>	<u>6.00%</u>	<u>5.90%</u>
<p>1 - 12.5 bps - per quarter rounded 2 - 50 bps hurdle -annual (YTD = 12.5 basis pts X # quarters) 3 - 50 bps hurdle codified in March 2009. Inception performance begins January 31, 1998.</p>							

Brandy Niclai reported that APCM has access to institutional share classes of mutual funds that allows for lower fees. She stated that every year APCM evaluates new markets and analyzes current markets.

Brandy Niclai presented a historical return analysis comparing the current allocation (7%) with a model with Private Equity (8%), and a riskier model with a higher allocation in stocks (15%). Dave Owen requested that the PFRB consider a larger allocation in stocks due to long-term performance. PFRB members discussed whether the Council would be in favor of a higher risk. Valerie Therrien stated that the Council would retain the current allocation since the returns are favorable. Bernard Gatewood stated that the Council may not be ready for higher risk. PFRB members requested that Brandy Niclai seek input during her presentation with Council.

The compliance report was presented to the PFRB with no compliance issues.

The next quarterly meeting is scheduled to be held at 1:30 p.m. on Wednesday, April 15, 2026, in the Meeks Conference Room.

The meeting was adjourned at 5:25 p.m.