



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-09
REGULAR MEETING – MAY 11, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

2026 CITIZEN ENGAGEMENT ACADEMY GRADUATION

5:30 p.m.

REGULAR MEETING

6:30 p.m.

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

7. APPROVAL OF AGENDA AND CONSENT AGENDA

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

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

9. SPECIAL ORDERS

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

Type/License: Beverage Dispensary, License 4504
To DBA: Gather Fairbanks
To Owner: Fairbanks Brands, LLC
To Location: 714 3rd Avenue
From DBA: Venue Fairbanks
From Owner: Go Alaska Media, LLC
From Location: 514 2nd Avenue

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

Type/License: Restaurant/Eating Place, License 5816
To DBA: Ajimi Japanese Restaurant
To Owner: MNP Fairbanks, LLC
To Location: 69 College Road
From DBA: Ajimi Japanese Restaurant
From Owner: Ajimi, Inc.
From Location: 69 College Road

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

Types/Licenses: Distillery Retail & Manufacturer, Licenses 15732 & 5436
To DBA: Hoarfrost Distilling
To Owner: Dark Lamb Industries, LLC
To Location: 3501 Lathrop Street, Unit F

From DBA: Hoarfrost Distilling
From Owner: Hoarfrost Distilling, LLC
From Location: 3501 Lathrop Street, Unit F

- d) The Fairbanks City Council will hear interested citizens concerned with the following new alcohol license application with endorsements. Public testimony will be taken and limited to three minutes.

Type/License: Beverage Dispensary Tourism, License 5656
Endorsements: Hotel/Motel Endorsement & Restaurant Endorsement
DBA: Block 13 Hotel
Applicant: Block 13 Hotel, LLC
Location: 575 1st Avenue

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

- a) 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’Neill. SECOND READING AND PUBLIC HEARING.

14. NEW BUSINESS

- *a) Resolution No. 5212 – A Resolution Awarding a Contract to Interior Alaska Roofing, Inc. For City Hall Roof Replacement – Section B Project in the Amount of \$376,700. Sponsored by Mayor O’Neill.
- *b) Resolution No. 5213 – A Resolution in Support of the Spur Line to Fairbanks as Part of the Alaska LNG Pipeline Project. Sponsored by Mayor O’Neill.
- c) Ordinance No. 6347 – An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Division 4 – Illegal Campsites. Sponsored by Mayor O’Neill.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL
 - *a) Chena Riverfront Commission Meeting Minutes of January 28, 2026
 - *b) Clay Street Cemetery Commission Meeting Minutes of March 4, 2026
 - *c) Clay Street Cemetery Commission Meeting Minutes of April 1, 2026
 - *d) Appointment to the Fairbanks Diversity Council

16. COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

17. CITY CLERK'S REPORT

18. CITY ATTORNEY'S REPORT

19. EXECUTIVE SESSION
 - a) Finalizing Polaris Demolition Contract [permissible under State law, including the provision at AS 44.62.310(c)(1)]

20. ADJOURNMENT



800 Cushman Street
Fairbanks, AK 99701


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

MEMORANDUM

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Application for Alcohol License Transfer of Ownership and Location

DATE: May 6, 2026

An application has been received by the State Alcohol and Marijuana Control Office (AMCO) for transfer of ownership and location for the following alcohol license applicant:

Type/License: Beverage Dispensary, License 4504
 To DBA: Gather Fairbanks
 To Owner: Fairbanks Brands, LLC
 To Location: 714 3rd Avenue
 From DBA: Venue Fairbanks
 From Owner: Go Alaska Media, LLC
 From Location: 514 2nd Avenue

Corp/LLC Agent:	Address	Phone	Date/State of Incorporation	Good standing?
Fairbanks Brands, LLC CLF, Inc.	PO Box 80288 Fairbanks, AK 99708	907-388-0054	07/04/2023 – AK	Yes

Entity Ownership:	Address	Phone	Title/Shares (%)
Isaiah Mangum	PO Box 70095 Fairbanks, AK 99707	907-388-0054	Manager/Member – 100%

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

This transfer application was considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is May 26, 2026.

There are **no department-recommended protests** to the transfer of this alcohol license.



Document reference ID : 5735

Licensing Application Summary

Transfer of Ownership

License ID:	4504
Application ID:	5735
Applicant Name:	Fairbanks Brands, Llc
License Type applied for:	Beverage Dispensary License(BDL) (AS 04.09.200)
Application Status:	In Review
Application Submitted On:	10/17/2025 10:40 AM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	██████████
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10238159
Alaska Entity Formed Date:	07/04/2023
Home State:	AK

Entity Contact Information

Mailing Address: PO BOX 70095, Fairbanks, Alaska, Usa, Fairbanks, AK, 99707, USA

Tell Us About You

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mr

Legal First Name: Isaiah

Legal Last Name: Mangum

Email Address: isaiah@fairbanksalaska.com

Phone Number: 907-388-0054

Additional Authorized Users

Legal Name	Relation with Applicant
Alyssa Petit	Executive Management
Sally Mangum	Family Member

Registered Agent Information

Name Isaiah Mangum

Agent's Phone Number 907-388-0054

Agent's Email isaiah@fairbanksalaska.com

Address PO BOX 70095 Fairbanks Ak, Fairbanks, AK, 99707, USA

The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office? Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
--------------------------------	------------------------	-------------	-------------------

Premises Address

Address: 714 3rd Ave, Fairbanks, AK, 99701-4455, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Gather Fairbanks

What is your primary business at this location? Other

Premises Contact Details

Contact Person Name Isaiah Mangum

Business Phone Number 907-388-0054

Alternate Phone Number 907-978-6128

Email Address isaiah@fairbanksalaska.com

Local Government and Community Council Details

City/Municipality Fairbanks (City of)

Borough Fairbanks North Star Borough

Measurement Information

What is the approximate distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? (in feet)

2500

What is the approximate distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? (in feet)

1060

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

Yes

Property Utilization Status

An Existing Facility

Property Ownership Deed

[deed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [Premise + Security.pdf](#)

Security Plan

- [Security Plan – Gather \(Outdoor Premises\).pdf](#)

Other Licenses Involvement

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

No

Individual Certification and Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please include the full address)	Solstice Books, 721 2nd Avenue, Fairbanks, Alaska 99701
What was the first day you posted your application?	10/03/2025
If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks?	Yes
What was the final date your advertisement was published/broadcasted?	09/12/2025

Newspaper/Publishers Affidavit

[newsminer aff.pdf](#)

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

Signature

This application was digitally signed by : Isaiah Mangum on 10/03/2025 12:54 PM AKDT

Payment Info

Payment Type : CC

Payment Id: b44738dd-6c50-42af-8127-820df1303ff2

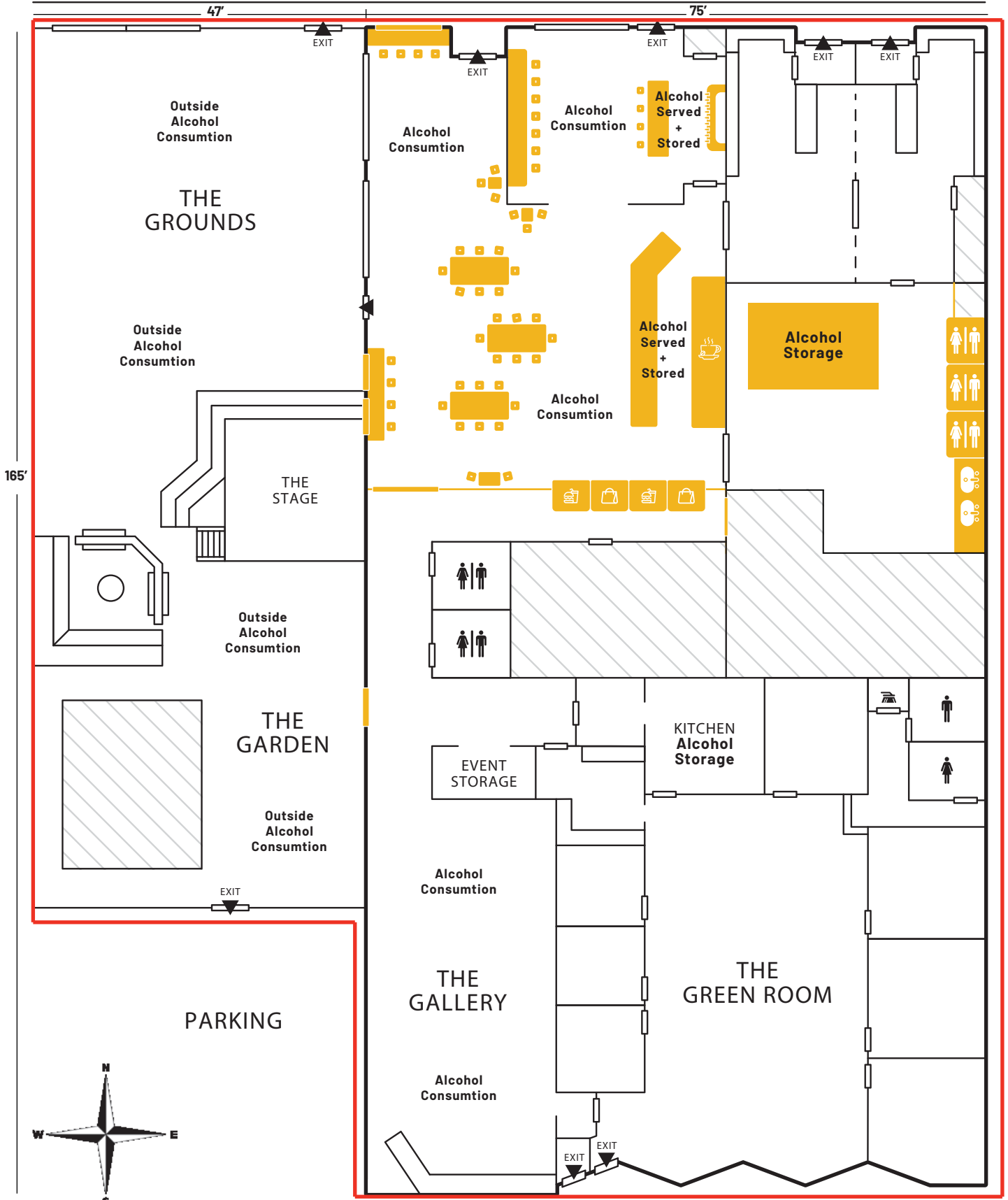
Receipt Number: 101180114

Payment Date: 10/20/2025 10:53 AM AKDT

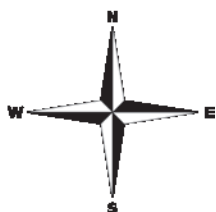
Documents

#	File Name	Type	Added On
1	deed.pdf	License property ownership document	06/30/2025 01:21 PM AKDT
2	Premise + Security.pdf	License Location Diagram Document	10/03/2025 12:53 PM AKDT
3	Security Plan – Gather (Outdoor Premises).pdf	License Location Diagram Security Plan Document	10/03/2025 12:53 PM AKDT
4	AB-11-Isaac.pdf	Signed Creditors Affidavit	08/27/2025 02:53 PM AKDT
5	newsminer aff.pdf	Publishers Affidavit	10/17/2025 10:16 AM AKDT
6	transfer cert.pdf	Transferee and Transferor Certifications Form	10/17/2025 10:16 AM AKDT

2ND AVENUE



3RD AVENUE



Security Plan – Gather (Outdoor Premises)

The outdoor premises of Gather are fully enclosed by a six-foot fence on all sides. Access points are strictly controlled as follows:

- **Entrances & Exits**
 - Two exterior doors (North/Second Avenue and South/Third Avenue) are designated **exit-only**. These doors are locked from the outside and may only be used for egress.
 - All public entry to the premises occurs through the designated **main entrances** within the building.
- **Barriers**
 - Continuous six-foot fencing secures the perimeter to prevent unauthorized entry or removal of alcohol.
 - Exit-only doors are monitored and clearly marked with signage to prevent alcohol from being introduced or removed.
- **Practices**
 - For all events, staff are stationed throughout the premises to monitor guest activity and ensure compliance with ABC regulations.
 - At ticketed or special events, staff at the main entrance will check IDs to verify legal age before entry.
 - Alcohol service will be confined to the permitted area. Signage will be posted throughout the premises reminding patrons that alcohol may not be removed.
- **Personnel**
 - Staff are trained to monitor alcohol service, check identification, and prevent service to minors.
 - Security staff or event personnel will be assigned as needed based on event size and capacity.

Gather will operate in a manner consistent with other licensed brewery and taproom establishments, with a focus on responsible service and compliance with all Alaska ABC Board requirements.

Security Plan – Gather (Outdoor Premises)

The outdoor premises of Gather are fully enclosed by a six-foot fence on all sides. Access points are strictly controlled as follows:

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Gather will operate in a manner consistent with other licensed brewery and taproom establishments, with a focus on responsible service and compliance with all Alaska ABC Board requirements.



800 Cushman Street
Fairbanks, AK 99701


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

MEMORANDUM

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Application for Alcohol License Transfer of Ownership

DATE: May 6, 2026

An application has been received by the State Alcohol and Marijuana Control Office (AMCO) for transfer of ownership for the following alcohol license applicant:

Type/License: Restaurant/Eating Place, License 5816
 To DBA: Ajimi Japanese Restaurant
 To Owner: MNP Fairbanks, LLC
 To Location: 69 College Road
 From DBA: Ajimi Japanese Restaurant
 From Owner: Ajimi, Inc.
 From Location: 69 College Road

Corp/LLC Agent:	Address	Phone	Date/State of Incorporation	Good standing?
MNP Fairbanks, LLC Michael Ohoh	231 Minnie Street, Unit A Fairbanks, AK 99701	907-888-8767	06/19/2025 – AK	Yes

Entity Ownership:	Address	Phone	Title/Shares (%)
Michael Ohoh	231 Minnie Street, Unit A Fairbanks, AK 99701	907-888-8767	Managing Member – 51%
Phatcharee Timpuangtong	231 Minnie Street, Unit A Fairbanks, AK 99701	907-888-8767	Member – 49%

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

This transfer application was considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is June 1, 2026.

There are **no department-recommended protests** to the transfer of this alcohol license.



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Ajimi IOL		License #:	5816	
License Type:	Restaurant Eating Place License		Statutory Reference:		
Doing Business As:	Ajimi Japanese Restaurant				
Premises Address:	69 College Rd				
City:	Fairbanks	State:	AK	ZIP:	99701
Local Governing Body/Bodies:	City of Fairbanks, Fairbanks North star Borough				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer
- Controlling interest transfer
- Location transfer

OFFICE USE ONLY

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	

Dept. of Commerce
 AMCO



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	MNP Fairbanks LLC				
Doing Business As:	Ajimi Japanese Restaurant				
Premises Address:	69 College Rd				
City:	Fairbanks	State:	AK	ZIP:	99701
Community Council, (If applicable):					

Mailing Address:	69 College Rd				
City:	Fairbanks	State:	AK	ZIP:	99701
Email:	ajimi.sushi@gmail.com	Phone:	907-457-1339		

Designated Licensee:	Michael Kim Ohoh				
Contact Phone:	907-988-9767	Business Phone:	907-457-1339		
Contact Email:	alwaysbehappy1201@gmail.com				

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 – Premises Information

Premises to be licensed is:

an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet).

RECEIVED

FEB 05 2026



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, whether manager managed or member managed, the following information must be completed for each member with an ownership interest of 10% or more and for each manager regardless of ownership share.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

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 FEB 5 2026
 Dept. of Commerce
 AMCO

Entity Official:	Michael Okoh				
Title(s):	Managing member	Phone:	907-888-8767	% Owned:	51
Address:	231 Minnie SE Unit A				
City:	Fairbanks	State:	AK	ZIP:	99701
Email:	alwaysbehappy1201@gmail.com	Phone:	907-888-8767		



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Phatchatee Timpungtong				
Title(s):	Member	Phone:	907-888-4339	% Owned:	49
Address:	231 Minnie SE Unit A				
City:	Fairbanks	State:	AK	ZIP:	99701
Email:	phatchatee88@gmail.com	Phone:	907-888-8767		

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10318173	AK Formed Date:	06/19/2025	Home State:	Alaska
Registered Agent:	Michael Okoh	Agent's Phone:			
Agent's Mailing Address:	231 Minnie SE.				
City:	Fairbanks	State:	AK	ZIP:	99701
Email:	alwaysbehappy120@gmail.com	Phone:	907-888-8767		

Residency of Agent:

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Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

FEB 05 2026

Dept. of Commerce

AMCO



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

[Empty text box for disclosure]

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Jessica A. Malan Cold Peak Legal PLLC
(907) 987-5307



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

[Handwritten Signature]

Signature of transferor

Young Borek Lee

Printed name of transferor

Subscribed and sworn to before me this 10 day of October, 2025.

[Handwritten Signature]



Notary Public in and for the State of _____

My commission expires June 25, 2029

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires _____



FEB 05 2026

Dept. of Commerce
AMCO



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

MO

I certify that all proposed licensees have been listed with the Division of Corporations.

MO

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

MO

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

MO

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

MO

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

MO

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

MO

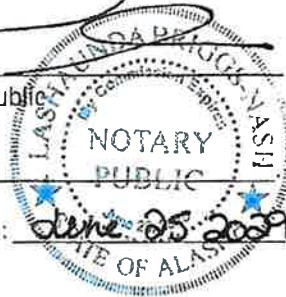
RECEIVED

FEB 05 2026

Dept. of Commerce
AMCO
Notary Public in and for the State of

[Handwritten Signature]

Signature of Notary Public



MO MO LN

Signature of transferee

Michael K Okeh

Printed name

My commission expires:

June 25, 2029

Subscribed and sworn to before me this 10 day of October, 2025.



Alaska Alcoholic Beverage Control Board

Restaurant Endorsement Application

This endorsement application form is required to apply for a restaurant endorsement to support your underlying license or pending license application. Applicants should review and become familiar with AS 04.09.450, **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. This form must be completed and submitted along with all other required forms and documents before any endorsement application will be considered complete and placed in the queue for our licensing examiners review.

Section 1 – Establishment and Contact Information

Enter information for the **current** licensee and licensed establish.

Licensee:	MNP Fairbanks LLC	License #:	5816
Doing Business As:	Ajimi japanese restaurant	License Type:	Restaurant Eating place license
Licensee Mailing Address:	69 College Rd, Fairbanks, AK, 99701	Phone Number:	907-457-1339
Full Premises Address:	69 College Rd		
City:	Fairbanks	State:	Alaska
		ZIP:	99701
Local Governing Body:	City of Fairbanks, Fairbanks North Star Borough	Email:	ajimisushi@gmail.com

Section 2 – Endorsement Requested

Restaurant Endorsement:	AS 04.09.450. A restaurant endorsement authorizes the holder of a beverage dispensary license, fair license, golf course license, sporting activity or event license, club license, outdoor recreation lodge license, destination resort license, or beverage dispensary tourism license. The biennial fee for a restaurant endorsement is \$200 with a \$25 application fee.	
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An application for a restaurant endorsement must specify the establishment or portion of the establishment that constitutes a bona fide restaurant, that there is supervision on the premises adequate to reasonably ensure that a person under 21 years of age will not obtain alcoholic beverages. This **endorsement** application is for the request of a designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

1. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 – 20 years of age: AS 04.16.049(a)
3. Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)
4. Employment for any persons under 21 years of age: AS 04.16.049(c)

NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

Section 3 – Access to Persons Under 21 Years of Age

Review AS 04.16.049(a); AS 04.16.049(c)

Be specific in your list where within the premises persons under 21 years of age are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Persons under 21 years of age will only be allowed in the dining area OR will only be employed and present in the kitchen).

Persons under 21 years of age are allowed in the dining area for the purpose of dining.
 Employees under 21 years of age may work in the kitchen and dining area but are not allowed to serve or handle alcoholic beverages.
 Alcoholic beverages are stored behind the service counter and are only accessible to authorized employees age 21 and over.
 All staff are trained to check identification and ensure that no alcoholic beverages are provided to persons under 21 years of age.
 All employees who serve alcohol will have a valid Alaska Server Education Card.



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Describe the policies, practices and procedures that will be in place to ensure that persons under 21 years of age do not gain access to alcoholic beverages while dining or employed at your premises. Outline how and where alcoholic beverages are stored on premises. Acknowledge that employees who sell and serve alcoholic beverages must have a current Server Education Card.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes No

Section 4 – Food Service Establishment Permit

Per AS 04.21.080(b) for an establishment to qualify as a bona fide restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Link to the Alaska Department of Environmental Conservation (ADEC) Food Safety Website:
<http://dec.alaska.gov/eh/fss/food/>

Link to the Municipality of Anchorage Food Safety Website:
<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

MO

I have attached a copy of the current food service permit for this premises OR the plan review approval.

**Note: If a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Include variances in weekend/weekday hours, and indicate AM/PM:

Days/Hours of Operation

Weekday	From Time of Day	To Time of Day
Sunday	11:00AM	Closed
Monday	Closed	Closed
Tuesday	11:00AM	Closed
Wednesday	11:00AM	Closed
Thursday	11:00AM	Closed
Friday	11:00AM	Closed
Saturday	11:00AM	Closed



Alaska Alcoholic Beverage Control Board Restaurant Endorsement Application

Section 6 – Areas Covered by Endorsement

Does the endorsement apply to your entire licensed premises as approved by the ABC Board? Yes No
 Does the requested endorsement expand your currently licensed premises? Yes No

- If no, attach the approved diagram, no larger than 8 1/2" x 11" of the layout, and identify the portions of the premises covered by various requested endorsements. You must use a solid, contiguous **colored** line in any color other than red to outline the outer perimeter of the area of the premises covered by the requested endorsement(s).
- If endorsements are overlapping, provide a conspicuous means to distinguish each endorsement from the other (e.g., keyed map with varying colors for each requested endorsement).
- **Your drawing MUST include:**
 - Dimensions in feet **not** square feet of all exterior walls and major interior walls (we do not accept diagrams drawn to scale)
 - Include cross-streets
 - A north arrow, and any significant geographical features. Points of reference, such as a compass showing North.
 - All entrances, exits, walls, bars, and fixtures
- **If your premises includes multiple floors, please include a separate diagram of each floor.** You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- **Any endorsement application that includes outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

Section 7 – Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?
 Yes No

If yes, describe the entertainment offered or available and the hours in which the entertainment may occur.
Entertainment as described by AS 04.09.210, includes dancing, karaoke, live performances, or similar activities, but does not include recorded or broadcast performances without live participation.

Food and beverage service offered or anticipated is:

Table Service Buffet Service Counter Service Other: _____



Alaska Alcoholic Beverage Control Board

Restaurant Endorsement Application

Section 8 – Attestations

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Initials
MO

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3AAC 305.340.

MO

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

MO

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence of other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license, and or endorsement. I further understand that this is a Class A misdemeanor under AS 11.56.210 to falsify an application and commit the crime of unsworn falsification.

MO

Michael Kim Ohoh

03/31/2026

Printed name of licensee

Signature of licensee

Date



Alaska Food Code 2026 Food Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 18391
Issued to: **MNP FAIRBANKS LLC**
For: **Ajimi Japanese Restaurant**
For Operation of: **FF-1 Food Service**
Located at: **69 College RD Fairbanks, AK 99701**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2026

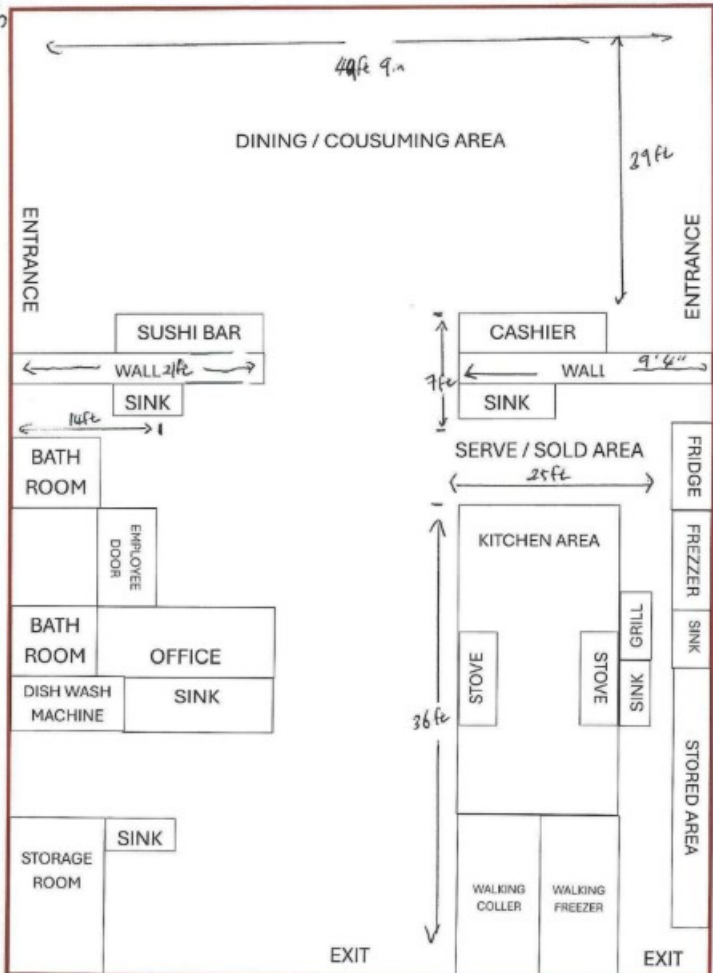
Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. V.", is written over a faint, circular background.

If you have questions or concerns regarding safe food handling practices call or text 907-764-9825 or visit our website to file a complaint (dec.alaska.gov/eh/fss/report-illness-issue/)



-----COLLEGE ROAD-----





800 Cushman Street
Fairbanks, AK 99701


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

MEMORANDUM

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Applications for Alcohol License Transfer of Ownership

DATE: May 6, 2026

Two applications have been received by the State Alcohol and Marijuana Control Office (AMCO) for transfer of ownership for the following alcohol license applicant:

Types/Licenses: Distillery Retail & Manufacturer, Licenses 15732 & 5436
 To DBA: Hoarfrost Distilling
 To Owner: Dark Lamb Industries, LLC
 To Location: 3501 Lathrop Street, Unit F
 From DBA: Hoarfrost Distilling
 From Owner: Hoarfrost Distilling, LLC
 From Location: 3501 Lathrop Street, Unit F

Corp/LLC Agent:	Address	Phone	Date/State of Incorporation	Good standing?
Dark Lamb Industries, LLC Alexess Nichols	3158 N. Van Horn Road Fairbanks, AK 99701	907-687-9044	10/08/2025 – AK	Yes

Entity Ownership:	Address	Phone	Title/Shares (%)
Alexess Nichols	3158 N. Van Horn Road Fairbanks, AK 99701	907-687-9044	Member – 51%
Logan Nichols	3158 N. Van Horn Road Fairbanks, AK 99701	907-888-6340	Member – 49%

Pursuant to FGC Sec. 14-178, the Council may determine whether to protest the alcohol license 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 applicant.

These transfer applications were considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is June 1, 2026.

There are **no department-recommended protests** to the transfer of these alcohol licenses.



Document reference ID : 6565

Licensing Application Summary

Transfer of Ownership

License ID:	15732
Application ID:	6565
Applicant Name:	Dark Lamb Industries Llc
License Type applied for:	Distillery Retail License (DIRL) (AS 04.09.340)
Application Status:	In Review
Application Submitted On:	12/10/2025 02:57 PM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	██████████
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10335033
Alaska Entity Formed Date:	10/08/2025
Home State:	AK

Entity Contact Information

Mailing Address:	3158 N Van Horn Rd, Fairbanks, AK, 99701, USA
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Tell Us About You

Authority Type: I am authorized user by the designated licensee with binding authority

Legal First Name: Alexess

Legal Last Name: Nichols

Email Address: alexessholt@gmail.com

Phone Number: 907-888-6340

Additional Authorized Users

Legal Name	Relation with Applicant
LOGAN NICHOLS	Executive Management

Registered Agent Information

Name Alexess Nichols

Agent's Phone Number 907-687-9044

Agent's Email alexessholt@gmail.com

Address 3158 N Van Horn Rd, Fairbanks, AK, 99701, USA

The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office? Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Dark Lamb Industries Llc	Alexess Nichols	Member	51
Dark Lamb Industries Llc	Logan Nichols	Member	49

Premises Address

Address: 3501 Lathrop St.Unit F , Fairbanks, AK, 99709, USA

Mailing Address: 4345 Driftwood Ct, Fairbanks, AK, 99709-3485, USA

Does the proposed site include a valid street address? Yes

Primary license number

Primary License Information Application ID - 6552 - License Transfer
Application - In Review

I have read AS 04.09.050. The annual production of the Manufacturer license this retail license attaches to falls under: 04.09.050(a)

Basic Business information

Business/Trade Name: Hoarfrost Distilling LLC

What is your primary business at this location? Manufacturer

Premises Contact Details

Contact Person Name ALEXESS KRISTINE NICHOLS

Business Phone Number 907-888-6340

Alternate Phone Number 907-687-9044

Email Address ALEXESSHOLT@GMAIL.COM

Address: 4345 Driftwood Ct, Fairbanks, AK, 99709-3485, USA

Local Government and Community Council Details

City/Municipality

Fairbanks (City of)

Borough

Fairbanks North Star Borough

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

No

Property Utilization Status

An Existing Facility

Are you operating under?

Lease

Add Copy of Lease\Sublease document

[Lease Hoarfrost-compressed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [Premesis diagram-compressed.pdf](#)

Security Plan

- [Security plan - Hoarfrost Distilling.pdf](#)

Other Licenses Involvement

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

No

Individual Certification and Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please include the full address)	US Post Office - 5400 Mail Trail, Fairbanks, AK 99709
What was the first day you posted your application?	11/24/2025
If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks?	Yes
What was the final date your advertisement was published/broadcasted?	12/09/2025

Newspaper/Publishers Affidavit

[hoarfrostaffadavit-compressed.pdf](#)

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

Signature

This application was digitally signed by : ALEXESS NICHOLS on 11/24/2025 10:56 AM AKST

Payment Info

Payment Type : CC

Payment Id: 89ef77c6-f427-41da-a5f7-eb59e232862f

Receipt Number: 101223564

Payment Date: 12/10/2025 02:58 PM AKST

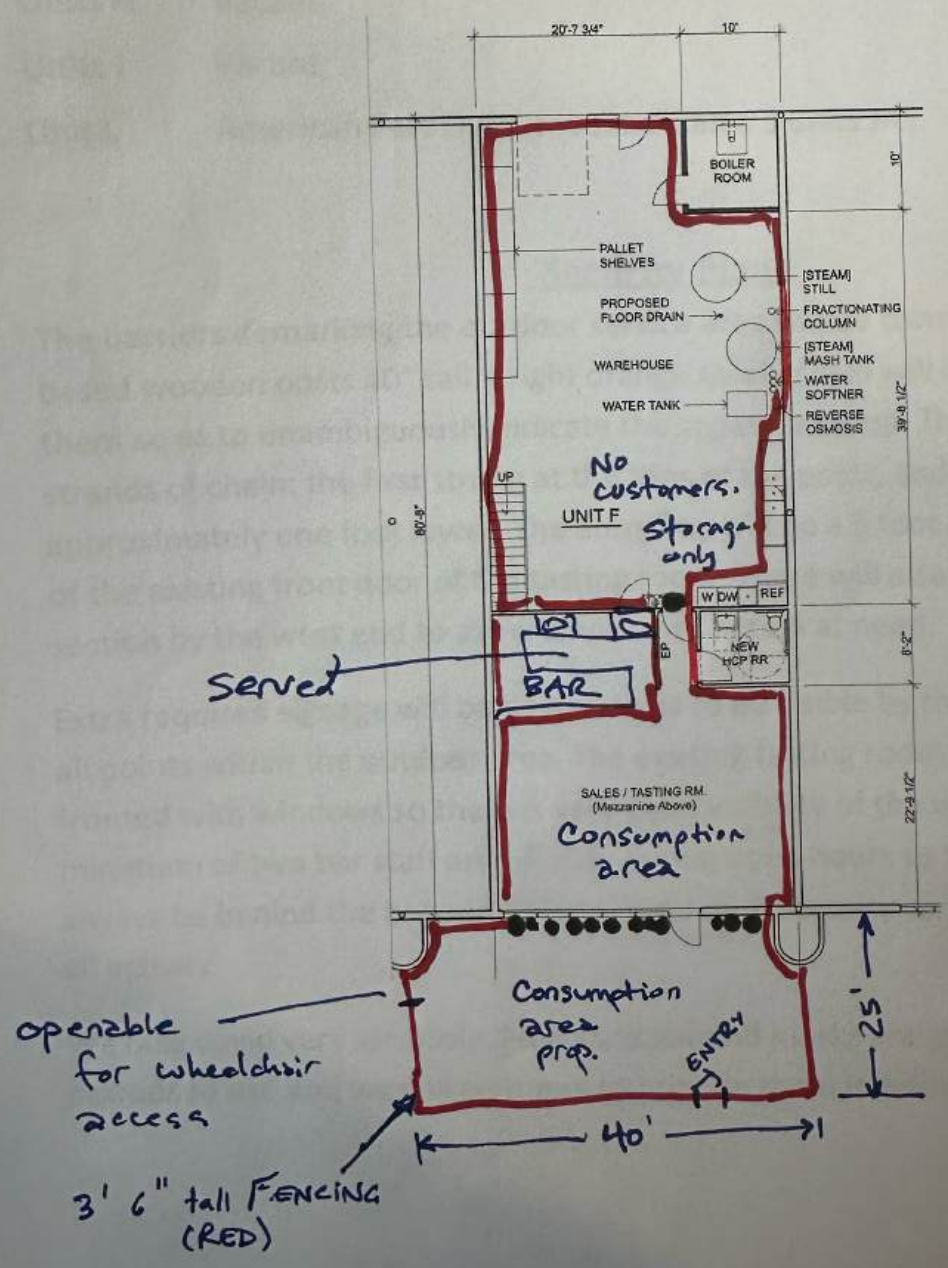
Documents

#	File Name	Type	Added On
1	Lease Hoarfrost-compressed.pdf	License Lease\Sublease document	11/24/2025 10:54 AM AKST
2	Premesis diagram-compressed.pdf	License Location Diagram Document	11/24/2025 10:55 AM AKST
3	Security plan - Hoarfrost Distilling.pdf	License Location Diagram Security Plan Document	11/24/2025 10:55 AM AKST
4	Creditors affidavit-merged-compressed.pdf	Signed Creditors Affidavit	11/24/2025 10:56 AM AKST
5	hoarfrostaffadavit-compressed.pdf	Publishers Affidavit	12/10/2025 02:56 PM AKST
6	Distillery retail certification - Hoarfrost.pdf	Transferee and Transferor Certifications Form	12/10/2025 02:56 PM AKST



street scale

detail



Security plan

The barriers demarking the outdoor service area will be constructed of heavy-based wooden posts 40" tall. Bright orange safety chain will be strung between them so as to unambiguously indicate the separated area. There will be two strands of chain: the first strung at the tops of the posts, and the second one approximately one foot lower. The entryway will be a 3 foot gap directly in front of the existing front door of the tasting room. There will also be a openable section by the west end to allow wheelchair access at need.

Extra required signage will be posted so as to be visible by the new entrance and all points within the outdoor area. The existing tasting room is nearly entirely fronted with windows so there is very good visibility of the outdoor area. A minimum of two bar staff are off duty during open hours so that at least one will always be behind the bar and able to observe. A security camera will also record all activity.

We take covid very seriously. Free sanitizer and masks are already available for patrons to use and we will continue to provide them indefinitely.



800 Cushman Street
Fairbanks, AK 99701


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

MEMORANDUM

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Application for New Alcohol License and Endorsements

DATE: May 6, 2026

An application has been received by the State Alcohol and Marijuana Control Office (AMCO) for the following:

Type/License: Beverage Dispensary Tourism, License 5656
 Endorsements: Hotel/Motel Endorsement¹ & Restaurant Endorsement²
 DBA: Block 13 Hotel
 Applicant: Block 13 Hotel, LLC
 Location: 575 1st Avenue

Corp/LLC Agent:	Mailing Address	Phone	Date/State of Ltd Partner/Corp	Good standing?
Block 13 Hotel, LLC Leonard Hyde	PO Box 202845 Anchorage, AK 99520	9047-279-8068	11/17/1999 – AK	Yes

Member/Officer/Director:	Address	Phone	Title/Shares (%)
Town Square Properties, LLC	PO Box 202845 Anchorage, AK 99520	907-279-8068	Member – 100%

Pursuant to FGC Sec. 14-178, the Council may determine whether to protest the alcohol license 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 applicant.

This transfer application was considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is June 2, 2026.

Please note that the location of the establishment falls under FGC Sec. 14-178(b)(6), which addresses new alcohol licenses in the core downtown area. The applicant has provided a memo with supporting documentation, attached. There are **no department-recommended protests** to the issuance of this alcohol license and endorsements.

¹A Hotel or Motel Endorsement authorizes the holder of a beverage dispensary license that is a hotel, motel, resort, or similar business premises to sell or serve alcoholic beverages on the licensed premises, including in a dining room, banquet room, and in guest rooms.

²A Restaurant Endorsement authorizes the licensee to allow people under the age of 21 to work or dine at the premises.



MEMORANDUM

TO: Anton Villacorta, JL Properties/JL Hospitality Management, LLC
FROM: LaQuita Chmielowski, PE, LEED AP
DATE: 5/4/26
SUBJECT: Springhill Suites - Restaurant Liquor License

Introduction

This memorandum has been prepared to provide supplemental information to the City of Fairbanks in support of a liquor license application submitted to the Alaska Alcohol and Marijuana Control Office (AMCO), license number 5656, for the SpringHill Suites Fairbanks. The requested liquor license is for a new restaurant at the SpringHill Suites Hotel, which replaces the previous on-site restaurant, Lavelle's Bistro. Lavelle's served the Fairbanks community for more than 20 years before its abrupt closure in May 2025. This new restaurant will restore a valued downtown dining amenity for both tourists and local residents, while also reestablishing jobs that were lost as a result of the closure.

JL Hospitality Management, LLC (the applicant) is Alaska's largest Alaska-owned and operated regional hotel company, with 23 properties across nearly a dozen communities statewide, including Anchorage, Juneau, Haines, Sitka, Kenai, Soldotna, Homer, Seward, and Denali. In Fairbanks specifically, JL Hospitality Management, LLC operates the SpringHill Suites Fairbanks, River's Edge Resort, and the forthcoming Aspen Suites Hotel Fairbanks, reflecting a deep and ongoing commitment to the local market. Collectively, JL Hospitality Management, LLC has invested millions of dollars in Alaska's hospitality infrastructure and supports over a thousand hospitality jobs statewide. This growing network of properties actively drives tourism to each community they serve, bringing visitors who invest in local businesses and the broader economy.

JL Hospitality Management, LLC has applied for this liquor license in connection with the new restaurant at the SpringHill Suites Fairbanks property. As a company whose core focus is hotel operations, the restaurant and bar offerings are designed to serve guests and enhance their experience while visiting Fairbanks. As a long-standing and responsible operator of alcohol licenses across its portfolio, JL Hospitality Management, LLC is committed to maintaining the same professional, compliant, and community-minded standards at this location that it has consistently upheld at its other properties in Fairbanks and throughout Alaska.

Pursuant to Article V, Section 14-178 of the City of Fairbanks Code of Ordinances, the City Council will review the issuance, renewal, or transfer of liquor licenses within the city subject to specific criteria. The code also provides that the City Council may protest the issuance, renewal, or transfer of liquor licenses if certain conditions exist. At this time, the City of Fairbanks has requested additional information to address Section 14-178(b)(6) excerpted below:

SEC. 14-178

(b) The city council may protest the issuance, transfer or renewal of a license if it determines any of the following conditions exist:

(6) The business is for locations within the downtown Fairbanks area bounded by Barnette Street, extended from the north bank of the Chena River to Fifth Avenue, down Fifth Avenue to Hall Street, thence down Hall Street across the Wendell Street Bridge, thence along the north bank of the Chena River downstream to Barnette Street, extended to the point of beginning. The only alcoholic beverage license applications for new

licenses or transfer of existing licenses to locations within the boundaries specified in this subsection which the city will not protest are those which the applicant can demonstrate will contribute to the revitalization of the downtown area. All such applicants will have a heavy burden in introducing evidence that their license will contribute to such revitalization.

Response: The subject property is located within the downtown Fairbanks boundary, and the applicant is seeking to transfer a liquor license therefore the applicant must demonstrate that the business will “contribute to the revitalization of the downtown area”. The code does not provide details regarding how such effects are measured, however a review of the former and proposed restaurant operation and consistency with the Downtown Fairbanks 2040 Plan are provided for consideration.

Prior Operation

Lavelle’s Bistro, located on the first floor of the Springhill Suites Hotel, opened in the fall of 2001 not long after the hotel first opened. The restaurant, with access from the 1st Street frontage, offered a fine dining experience, including alcohol service, to the Fairbanks community. The closure of the restaurant in May of 2025 garnered media attention with articles published by local media outlets including KTVF which referred to the business as a “staple of downtown Fairbanks”.

Proposed Operation

The applicant proposes to open a vibrant new restaurant, including alcohol service, in the former Lavelle’s Bistro location. Designed to serve lunch and dinner, the restaurant will provide a welcoming gathering place and a convenient dining option for community members and visitors throughout the day. Offering alcoholic beverages complements meals and meets customer expectations. Many diners choose restaurants based on availability of drinks that pair with their food such as wine with dinner or cocktails at happy hour. This can increase customer satisfaction and encourage repeat visitors. In addition, having a liquor license also provides an opportunity to showcase local breweries by offering local beers at the restaurant. This not only supports the revitalization of downtown Fairbanks but supports the community as a whole. JL Hospitality Management, LLC is a responsible and reputable operator of alcohol licenses across their portfolio, and they are committed to providing the same professional standard for this property. Revitalizing this vacant space, including the liquor license, will bring new energy to this stretch of 1st Street, enhance the overall streetscape, and expand the variety of dining and gathering options available in Fairbanks.

Alignment with Downtown Fairbanks 2040 Plan

The Downtown Fairbanks 2040 Plan (2040 Plan) is intended to establish a clear vision and associated goals and policies to guide future development and reinvestment in the Downtown. As such, it is important to consider how the re-establishment of a restaurant (with associated liquor license) at the Springhill Suites Hotel will align with and advance the goals and strategies established in the Downtown Fairbanks 2040 Plan.

A review of relevant goals and strategies and project alignment are provided below.

Goal 1. Revitalize Downtown with a thriving mix of businesses, housing choices, public amenities, and activities that bring people to Downtown.

Response: Opening a new restaurant in vacant tenant space directly advances the goal of revitalizing downtown in the following ways:

- Occupying a vacant tenant space communicates a clear message of reinvestment in the Downtown and existing infrastructure. It also improves aesthetics of the streetscape, conveying liveliness and activity which attracts visitors better than vacant space.
- Opening a new restaurant increases the mix and composition of businesses available to residents and visitors to Downtown. Dining establishments often have longer hours and attract a broad range of customers, helping to reinforce Downtown as a destination rather than just an employment center.
- Restaurants can often function as informal gathering spaces where people meet to socialize and connect. They can act as a great alternative to outdoor gathering places during the winter months which helps to maintain activity in Downtown.
- In the hotel sector, food and beverage are vital to the overall guest experience and add to the success of the hotel. High-quality restaurants and bars within the hotel can attract more customers and increase guest satisfaction and loyalty. The well-designed restaurant, with associated liquor license, will function as a social hub within the hotel, offering spaces for events, social gatherings, and business meetings for hotel guests and the broader Fairbanks community.

Goal 2. Redevelop Downtown by encouraging new construction and reuse of vacant properties, filling in gaps and updating aging buildings.

Response: Consistent with Goal 2 of the 2040 Plan, the applicant is seeking to open a restaurant in a vacant tenant space. Minor upgrades are planned to the interior of the space creating a fresh and inviting atmosphere for customers. JL Hospitality Management, LLC is committed to the hospitality industry across Alaska, including Fairbanks. They have invested millions of dollars into the hospitality industry across the state which revitalizes individual properties and broader communities.

Economic Development Strategy

- 1. Establish Downtown as a center of economic activity in the FNSB and Interior region.***
- 2. Encourage development of vacant/underutilized parcels and buildings.***
- 3. Support local entrepreneurs and small business creation.***
- 4. Increase the availability of downtown workforce opportunities and services that support Downtown residents and workers, such as child care and retail.***

Response: The establishment of a new restaurant in Downtown Fairbanks advances the Economic Development Strategy by increasing business operations, repurposing vacant/underutilized space, and by contributing both jobs and services which make the Downtown a more complete and livable area. Collectively, JL Hospitality Management, LLC has invested millions of dollars in Alaska's hospitality infrastructure which supports hundreds of hospitality jobs statewide, including Fairbanks.

Having a quality restaurant within the hotel can attract more customers and increase guest satisfaction and loyalty. The restaurant, with the inclusion of the liquor license, can function as a social hub within the hotel, offering spaces for events, social gatherings, and business meetings. The liquor license further supports guest and visitor expectations to enjoy a drink or cocktail with their meal. It also provides an opportunity to offer locally produced alcohol that not only supports the revitalization of downtown through local business support but benefits the community as a whole.


Successful redevelopment of vacant space can also encourage other property owners and businesses to pursue improvements, resulting in more redevelopment and reinvestment.

Land Use

- 2. Guide location and intensity of land use through implementation of the Downtown Future Land Use Map.**
- 5. Maintain the unique character of Downtown and established neighborhoods.**

Response: The subject property is located in the Urban Core as noted in the Downtown Fairbanks Land Use Map, included as Attachment A. As detailed in Table 1, the Urban Core is intended to be the “employment and activity center for the region”. It accommodates a variety of uses including employment, residential, recreation and services. The re-establishment of a new restaurant in the vacant tenant space is consistent with the Downtown Future Land Use Map. Further, the restaurant will replace Lavelle’s Bistro, a well-liked local establishment which closed in 2025, which also had a liquor license. JL Hospitality Management, LLC is committed to the success of Fairbanks’ hospitality industry as evidenced by their investment in the SpringHill Suites Fairbanks, the River’s Edge Resort, and the forthcoming Aspen Suites Hotel Fairbanks. Their vision for the SpringHill Suites property, including the new restaurant, align with the prior use of the property and the community’s vision for downtown reflected in the 2040 Plan.

Table 1. Land Use Categories, Intended Land Uses, and Application Area

Land Use Category	Intended Land Uses	Application Area
<p>Urban Core</p> 	<ul style="list-style-type: none"> • Intended to be the employment and activity center for the region, attractive to residents and visitors, creating a live, work and play environment. • Walkable, with buildings closer to property lines, continuous building facades with multiple building entries, active streetscape with pedestrian amenities (wide sidewalks). • Pedestrian-oriented commercial uses such as food carts or walk-up concessions. • Concentration of civic, cultural, entertainment, office, and retail uses. • High-density residential, recommended residential density – no less than 13 dwelling units per acre (DU/ac) and no maximum density limit. • Minimal off-street parking, reliance on on-street parking and parking garage in business areas. • Parks, plazas, and open spaces intended for public use. • Limit additional surface parking. • Encourage specialty and locally owned retail on ground floors. • Design streets in the Urban Core to balance “accessibility” and “mobility.” 	<p>The Urban Core is the center of downtown activity and commerce, from the Chena Riverfront and First Avenue to commercial corridors along Cushman and Noble Streets, south to Eighth Avenue.</p>

Conclusion

JL Hospitality Management, LLC is a reputable and responsible hotel operator, heavily invested in the Fairbanks hospitality market, supporting local jobs, driving tourism, and consistently operating community-focused, professionally managed properties that enhance the guest and local experience. The addition of a restaurant, including a liquor license, at the Springhill Suites location meets the intent of Section 14-178(b)(6) and directly supports the revitalization of Downtown Fairbanks by:

MEMORANDUM

- Reinvesting in a vacant storefront and activating a prominent streetscape with new commercial energy.
- Increasing economic activity, creating employment opportunities, and expanding dining options for residents, workers, and visitors.
- Meeting the vision of the Urban Core as defined in the 2040 Plan.

We respectfully request that this memorandum and associated attachment be included in the City Council materials to be considered during the public hearing scheduled for Monday, May 11, 2026.

Attachment:

- A. Downtown Fairbanks Land Use Map, Downtown Fairbanks 2040 Plan

FAIRBANKS RESTAURANT - FORMERLY LAVELLES



DINING CHAIR AND SEAT VINYL



WOOD FINISH AS SHOWN



ENLARGED SAMPLE OF QUARTZ SHOWING SILVER METALLIC FLECKS



DINING & BAR HT TABLE STYLE



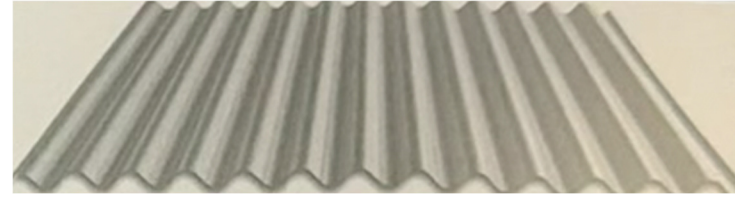
BARSTOOL AT BAR AND 24" RD HIGH TOPS

VINYL UPHOLSTERY FOR SEAT & BACK

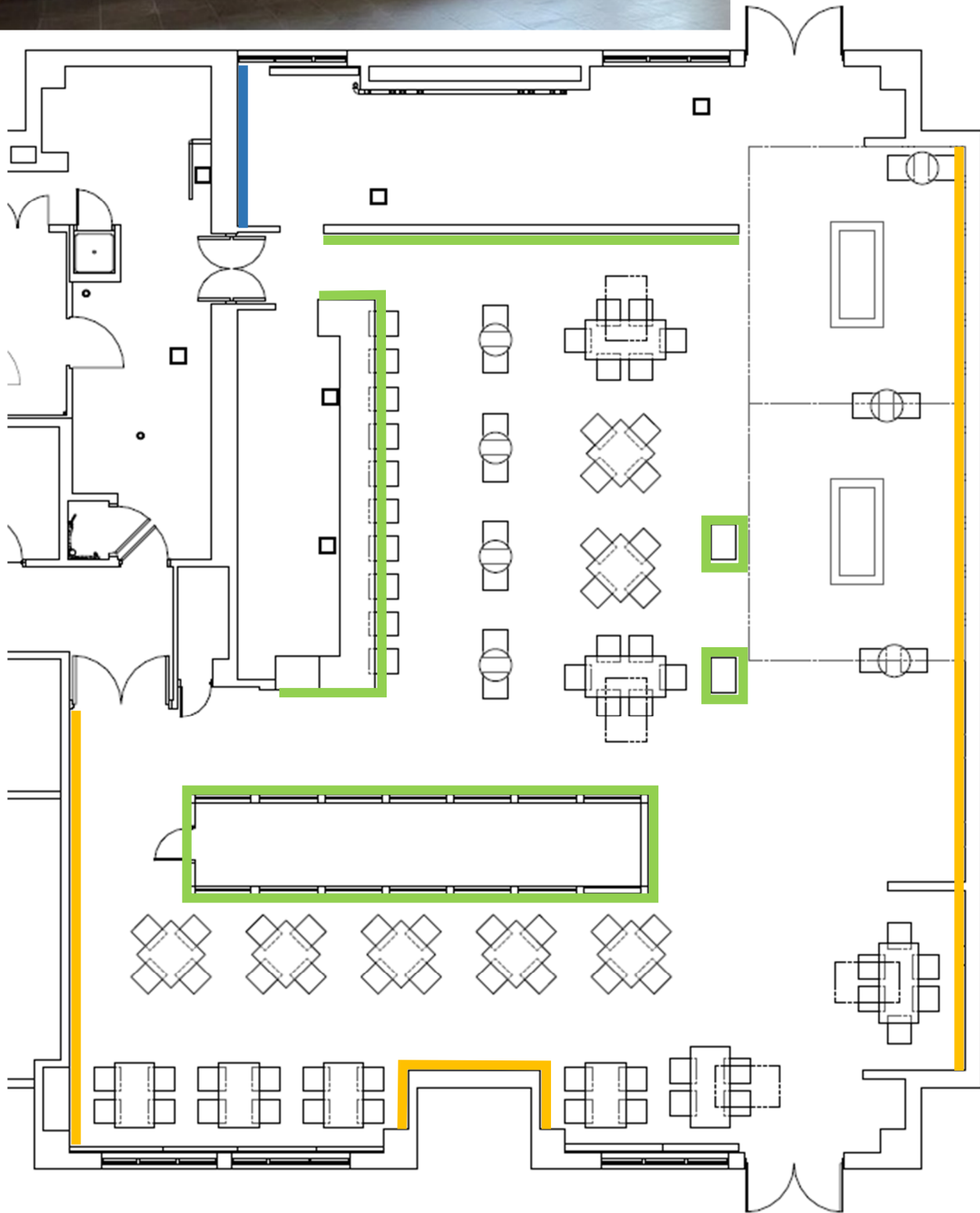


WOOD FINISH

Corrugated Metal



Floor to Ceiling Barnwood



20" w x 24" l LVT



Document reference ID : 5656

Licensing Application Summary

Application ID: 5656

Applicant Name: Block 13 Hotel, Llc

License Type applied for: Beverage Dispensary Tourism License (BDTL) (AS 04.09.350)

Application Status: In Review

Application Submitted On: 01/21/2026 07:08 PM AKST

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: [REDACTED]

Member Managed or Manager Managed: Manager Managed

Alaska Entity Number (CBPL): 68128D

Alaska Entity Formed Date: 11/17/1999

Home State: AK

Entity Contact Information

Name	Phone	Email	Relation
William Ernouf	907-274-3385	ashawcross@eclawfirm.org	Legal Counsel
Anton Villacorta	907-717-7919	avillacorta@jlproperties.com	Executive Management

Name	Phone	Email	Relation
Leonard Hyde	907-279-8068	jl_amco_licensee@jlproperties.com	Designated Licensee

Mailing Address: P.O. Box 202845, Anchorage, AK, 99520, USA

Tell Us About You

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mr

Legal First Name: Stuart

Legal Last Name: Newmark

Email Address: jenna.muth@jlhotelgroup.com

Phone Number: 561-386-3336

Additional Authorized Users

Legal Name	Relation with Applicant
Jenna Muth	Other
Amanda Shawcross	Legal Counsel

Registered Agent Information

Name	Leonard Hyde
Agent's Phone Number	907-279-8068
Agent's Email	jl_amco_licensee@jlproperties.com
Address	PO Box 202845, Anchorage, AK, 99520, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business	Yes

in the state and whose business office is the same as the registered office?

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Block 13 Hotel, Llc	Jonathan Rubini	Affiliate	
Block 13 Hotel, Llc	Leonard Hyde	Affiliate	
Block 13 Hotel, Llc	Town Square Properties, Llc	Member	100

Premises Address

Address: 575 First Ave, Fairbanks, AK, 99701-4724, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Block 13 Hotel

What is your primary business at this location? Hotel

Premises Contact Details

Contact Person Name Robin Zimmerman

Business Phone Number 907-888-2766

Email Address robin.zimmerman@jlhotelgroup.com

Local Government and Community Council Details

City/Municipality Fairbanks (City of)

Borough Fairbanks North Star Borough

Measurement Information

What is the approximate distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? (in feet)

3696

What is the approximate distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? (in feet)

1584

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

Yes

Property Utilization Status

An Existing Facility

Property Ownership Deed

[Deed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

No

Premises Diagram

- [FAISH \(Restaurant\) Premises 2.pdf](#)

Security Plan

- [AB02SecurityPlan.pdf](#)

Other Licenses Involvement

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

Yes

Description

Jonathan and Leonard have ownership in the below entities/licenses: 1. BD Tourism #3849, River's Edge Hotels, LLC Fairbanks, AK. 2. BD Tourism #3694 JL Airport Hotel, LLC 3. Anchorage AK. AK Qozb, LLC Aloft Anchorage Midtown BD Tourism #6015. 4. Hotel Seward – 5th Ave Bistro & Bar BD Tourism: #4696 5. Grande Denali Lodge – Alpenglowl Restaurant #4099 6. Perky Moose at Denal Bluffs Hotel: #6044 7. Denali Bluffs – Mountaineer Grill & Bar #4280 8. Aspen Suites Downtown (108 E 8th LLC) - 9. Voyager Inn - 10. Springhill Suites Fairbanks (formerly Lavell's) -

Tourism Statement

Explain how issuance of a alcoholic beverage license at your establishment has/will encourage tourism.

The central focus of the business plan for the hotel involves catering to out of town tourists, offering them clean, comfortable, and affordable accommodation with all the amenities any traveler would expect and prefer to see in their hotel, including a welcoming environment for the guests to eat and drink. Block 13 Hotel will also be serving beers, wines, and spirits as possible, giving our guests an opportunity to try Alaskan-made products.

Explain how the facility was/will be constructed or improved as required by AS 04.11.400(d)(1)

This newly renovated facility is located at 575 First Ave. in Fairbanks. As such it is ideal for travelers who want a comfortable overnight stay in a clean, comfortable, location conveniently located in downtown.

Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located? Yes

Do you offer room rentals to the traveling public? Yes

How many rooms are available? 140

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? 0

Do you stock or plan to stock alcoholic beverages in guest rooms? No

Is your facility located within an airport terminal? No

If your establishment includes a dining facility, please describe that facility. If it does not please write “none”.

Yes we have a restaurant onsite and offer light food menu in a comfortable setting.

If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write “none”.

We provide tourist type amenities to its guests such as a Fitness Center, Indoor heated swimming pool and whirlpool spa. We also recommend tours, and have a list on our website of close by tours, trips, and rentals, for our guests.

Individual Certification and Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days? Yes

What was the other conspicuous location of your post? (Please include the full address) Fred Meyer: 930 Old Steese Hwy ste a, Fairbanks, AK 99701

What was the first day you posted your application? 12/03/2025

If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks? Yes

What was the final date your advertisement was published/broadcasted?

12/14/2025

Newspaper/Publishers Affidavit

[AffidavitPub.pdf](#)

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

The proposed changes conform to all applicable public health, fire, and safety laws.

Signature

This application was digitally signed by : Leonard Hyde on 11/26/2025 08:33 AM AKST

Payment Info

Payment Type : CC

Payment Id: 872c89d6-dbb1-406b-b677-8a7d28fe0016

Receipt Number: 101267083

Payment Date: 01/21/2026 07:09 PM AKST

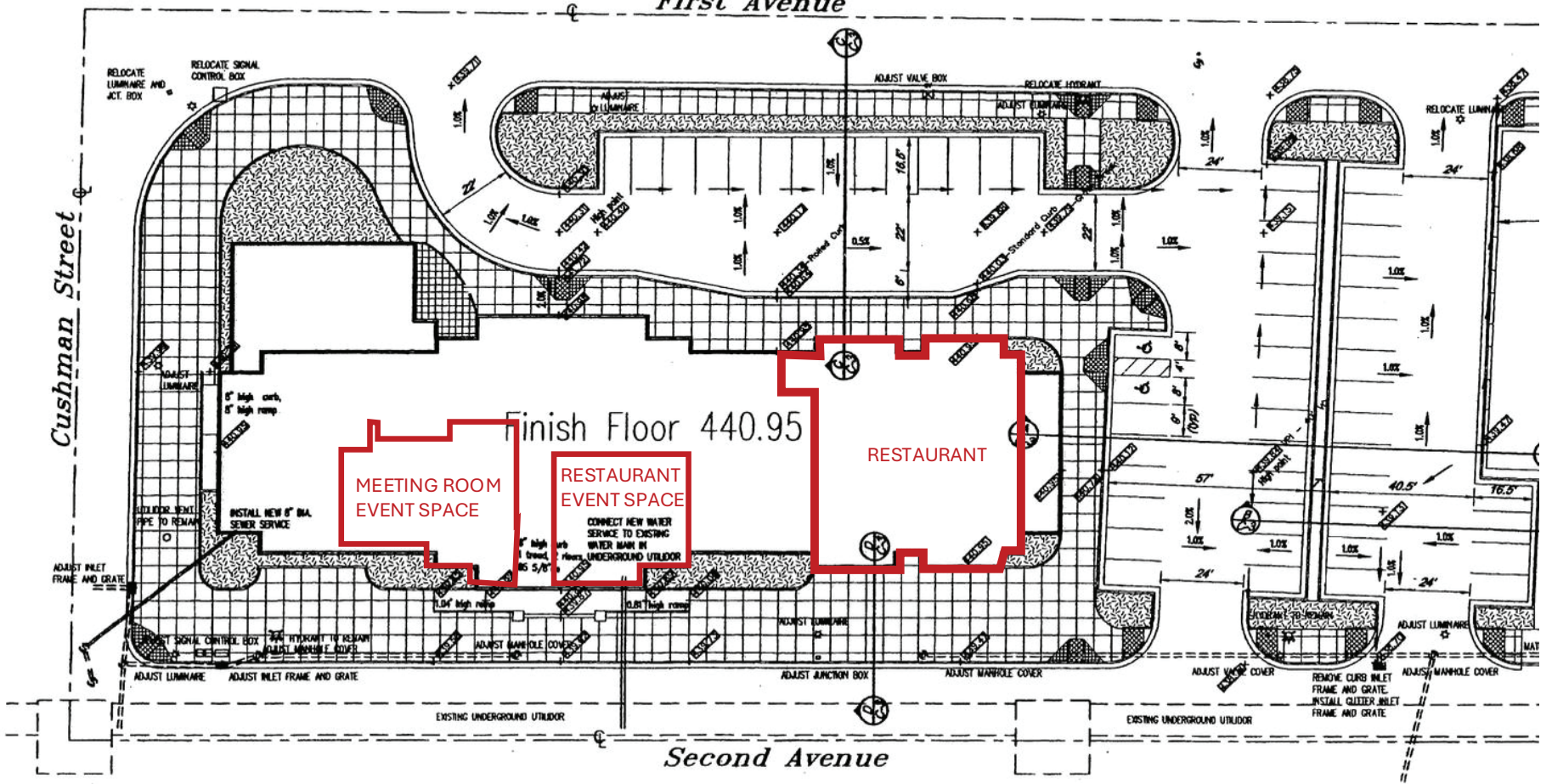
Documents

#	File Name	Type	Added On
1	Deed.pdf	License property ownership document	11/19/2025 04:55 PM AKST
2	FAISH (Restaurant) Premises 2.pdf	License Location Diagram Document	11/24/2025 12:27 PM AKST
3	AB02SecurityPlan.pdf	License Location Diagram Security Plan Document	11/24/2025 12:27 PM AKST
4	AffidavitPub.pdf	Publishers Affidavit	01/05/2026 02:28 PM AKST

First Avenue

Cushman Street

Second Avenue



Finish Floor 440.95

RESTAURANT

MEETING ROOM
EVENT SPACE

RESTAURANT
EVENT SPACE

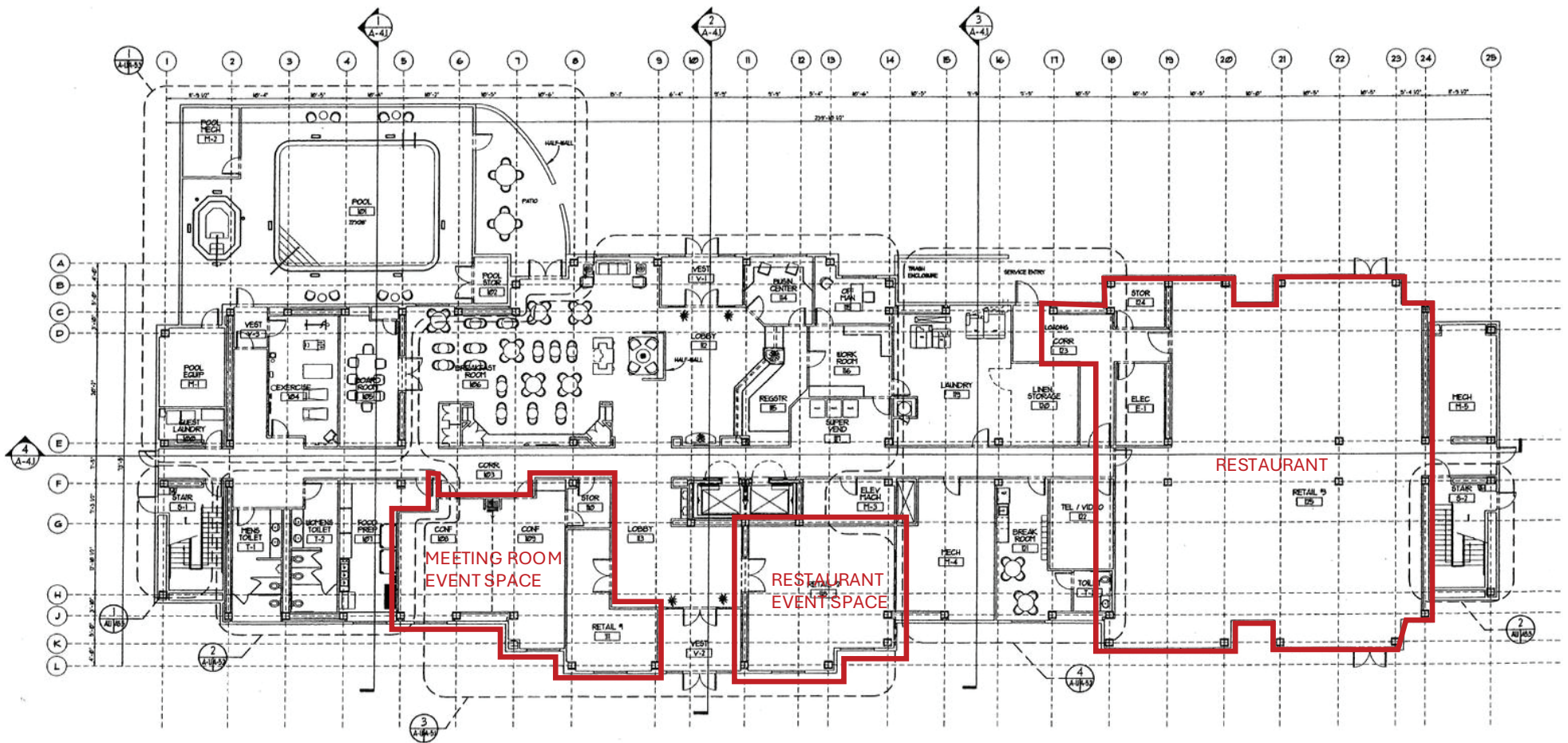
INSTALL NEW 8" DIA. SEWER SERVICE

CONNECT NEW WATER SERVICE TO EXISTING WATER MAIN IN UNDERGROUND UTILIDOR

EXISTING UNDERGROUND UTILIDOR

EXISTING UNDERGROUND UTILIDOR





1 FIRST FLOOR PLAN
 1/8" = 1'-0"

GENERAL NOTES
 1 SEE INDICATED SHEETS FOR ENLARGED PLANS

App ID 5656 BDTL for Block 13 Hotel, LLC in Fairbanks

Food preparation at the restaurant follows a structured process that integrates quality control, food safety standards, and regulatory compliance.

All food items are received from approved vendors and inspected upon delivery for freshness, proper temperature, and overall quality. Perishable goods such as seafood (e.g., salmon, halibut, king crab) and meats (ribeye, brisket, chicken) are immediately stored under appropriate refrigeration or freezing conditions in accordance with local health codes. Dry goods and prepared ingredients are labeled, dated, and stored using a first-in, first-out (FIFO) system to ensure proper rotation.

Preparation occurs in a permitted commercial kitchen equipped with designated stations for raw proteins, produce, and ready-to-eat foods to prevent cross-contamination. Staff follow strict hygiene protocols, including handwashing, glove use, and routine sanitation of surfaces and equipment. Ingredients are prepped daily—such as hand-battering items, brining chicken, preparing sauces, and portioning proteins—to maintain consistency and freshness across menu offerings .

Cooking methods include grilling, frying, roasting, and sautéing, with all items brought to required internal temperatures as outlined by food safety guidelines. For example, seafood dishes like cedar-roasted halibut and pan-seared salmon, as well as hot-held items like soups and chowders, are monitored for proper temperature control during both cooking and service.

The establishment operates under all required local and state permits, including food service permits and health department approvals. Regular inspections ensure compliance with sanitation standards, safe food handling practices, and proper equipment maintenance. Employees are trained in food safety, often holding food handler or manager certifications as required by regulation.

Finished dishes are assembled to order and served promptly to maintain quality, with attention to both presentation and temperature. Throughout the process, the kitchen prioritizes guest safety, regulatory compliance, and consistent execution of menu items.

LIST OF KITCHEN EQUIPMENT

65" Flat Top Grill	Steam Table	Glass Chiller
(3) Fryers (12" each)	Heat Lamps	(8) Lowboys or (4) Door Coolers
Double-Stack Convection Oven	Smoker	Hobart Floor Mixer
4-Burner Range	Charbroiler	(2) Immersion Blenders
Salamander Broiler	(2) Beer Fridges	Keg Equipment (draft beer)
(2) Sandwich Prep Tables	Bar Dishwasher	
	Ice Maker	

MENU**Description****Appetizers**

Bone Marrow	Gremolata, dijon, pickled shallots, sourdough toast
Fried Pickles	Hand-battered, Foundry Sauce
Skillet Loaded Fries	Brisket, beer cheese, crema
Wing Board	Smoked dry rubbed, dill pickle ranch
Hand-Battered Onion Rings	Hand-battered, peppercorn ranch
House Fries	Hand cut, chipotle ketchup

Handhelds

French Dip	Sliced ribeye, sourdough Texas toast, tarragon au-jus
House Smash Burger	Double smash patty, caramelized onions, Foundry Sauce
Fried Chicken Sandwich	Hand-battered boneless breast, candied jalapeno, hot honey, pretzel bun
Beer Battered Halibut	Alaskan Brewing Co. Icy Bay IPA, tartar, house fries
Chicken Tenders	Dill-pickle brined, Corn Flake breaded, smoked paprika ranch
Slider Trio	Candied bacon cheeseburger, brisket with onion jam, hot honey fried chicken, sweet hawaii rolls

Salads / Soup

Chicken Caesar	Lemon pepper tossed chicken breast, house-made caesar dressing
Steak Wedge Salad	Flat iron, cherry tomatoes, roquefort cream, charred romaine, balsamic vinaigrette
French Onion Soup	Slow-caramelized onions, rich beef broth, gruyère, toasted baguette
Seafood Chowder	Salmon, halibut, bacon

Entrees

Ribeye	14oz dry aged, bone marrow butter, roasted brussel sprouts, mashed potatoes
Steak Frites	Flat iron steak, house fries, garlic herb compound butter, Foundry Sauce
Pan-Seared Salmon	Caper brown butter, charred lemon, carrots, mashed potatoes
King Crab Legs	Baked potato, garlic brown butter, roasted brussel sprouts
Cedar-Roasted Halibut	Whiskey maple glaze, cracked pepper, farro, carrots
Shrimp and Grits	Blackened, creamy stone-ground grits, chili oil

Flatbreads

Smoked	Smoked brisket, gouda, caramelized onion, pickled shallots
Gathered	Cremini, shiitake, fontina, garlic oil, truffle oil
Cured	Salami, prosciutto, fontina, marinara, oregano oil

Desserts

Skillet Brownie	Salted caramel drizzle
Caramel Apple Bread Pudding	Whiskey caramel glaze
Pecan Pie	Smoked pecans, vanilla bean cream sauce
Cinnamon Sugar Donut Bites	Cream cheese dipping sauce

Bar Menu

- Pizza: Pepperoni: \$15 or Cheese: \$14.00
- Burger: \$16 or Cheeseburger: \$17, both served w/ Alaska chips, pickle spear, lettuce, tomato C onion
- Grilled Chicken Sandwich w/ Alaska Chips, pickle spear, lettuce, tomato C onion: \$15, add Cheese: \$1 extra
- Caesar Salad Half: \$7.50, Full: \$15.00..... add chicken: \$7
- Chicken Wings Buffalo, BBQ or Plain: \$17
- Sandwiches Turkey and Provolone or Ham and Cheddar Cold or Hot with lettuce, tomato C onion, served w/ Alaska Chips, pickle spear: \$15
- Charcuterie Plate – Meat, cheese, crackers, mixed nuts, olives, mustard: \$17

AB02 Security Plan

Block 13 Hotel, located in Fairbanks, Alaska previously Lavelle's at the Springhill Suites.

Alcohol Service Areas and Boundary Management: Alcohol Stored, Served & Consumed.

- **Outdoor Area:** During the summer months, the outdoor patio will be utilized for alcohol service, contingent upon favorable weather and adequate staffing. This area is enclosed by a 3-foot metal fence, creating a defined drinking zone. Staff will monitor this space, ensuring compliance with alcohol service regulations.
- **Signage:** Appropriate legal signage will be prominently displayed to inform patrons of the boundaries, including "No Alcohol Beyond This Point" notices, in full compliance with local laws and alcohol regulations.

Staffing and Monitoring:

- A manager will be present on-site at all times to oversee operations and ensure adherence to safety protocols and alcohol service regulations.
- Staff members will circulate between the indoor and outdoor areas to monitor alcohol consumption, ensuring that patrons remain within the designated drinking zones and that responsible service practices are followed.

Security Measures:

To further support the safety and compliance of the establishment, the following security measures will be in place:

1. **Staff Monitoring and Oversight:** Staff will be actively engaged in monitoring both indoor and outdoor areas, with an emphasis on preventing unauthorized alcohol consumption. This monitoring will be especially critical during peak hours or special events.
2. **Security Personnel:** When the outdoor area is open, or during high-traffic periods, additional wait staff will be stationed to assist with crowd management, enforce alcohol policies, and address any disturbances. Supplemental wait staff will be easily identifiable and trained to handle alcohol-related situations.
3. **Lighting and Visibility:** The outdoor area will be well-lit to enhance visibility, ensuring that staff can easily monitor the premises, especially during evening hours. Adequate lighting will be provided for pathways, seating areas, and the boundary lines to ensure staff can identify any issues promptly.
4. **Communication with Law Enforcement:** In the event of a security concern that exceeds on-site management capabilities, staff will follow established protocols to quickly contact local law enforcement. Emergency contact numbers for local police and emergency services will be clearly posted in common areas, ensuring immediate access to help if needed.

This comprehensive plan is designed to create a safe, secure, and legally compliant environment for all patrons, ensuring a high-quality experience at Block 13 Hotel.

Facility under construction/renovation. Food Permit has been applied for but cannot be issued until construction is complete so Health Dept. can inspect and issue permit at that time. This should be complete sometime towards end of 2025. Upon receipt a copy will be sent to your offices for the license file.

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 \$2,500 per month with an option to waive up to \$30,000 for mutually agreed upon renovations.

Prepared by Finance Department: Initial mb Date 4/27/2026

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 Road, 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. **Leased 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 550 First Avenue, Fairbanks, Alaska 99701, more formerly known as:

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”.

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 expense all permits and licenses necessary to the lawful conduct of its business.

4. **Existing Improvements.** The Leased 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 Leased 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 Leased Premises, Lessee shall pay to Lessor Two Thousand Five Hundred Dollars (\$2,500.00) per month, 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 by the Mayor 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 for an event without paying a fee for the space. Any other fees such as labor, catering, or material costs for Lessor's event will be paid for by the Lessor at the Lessee's normal rates. The time and date of the Lessor's event will be at a mutually agreed upon.

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 but will not be unreasonably withheld. 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 a 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, supplies and routine building and grounds

maintenance, together with janitorial services and refuse collection. Lessor shall be responsible for major mechanical or electrical repairs and extraordinary replacements to the Leased Premises excluding any additions or renovations made by Lessee which shall be the responsibility of the Lessee.

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 harmless against any expense, claim, or injury arising out of any installation, alteration, addition, or improvement commenced or carried out on the Leased 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 the Leased Premises as collateral to secure debt, without the prior written approval of Lessor, which approval will be at the sole discretion of Lessor. Any lien against the Leased 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 full 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 set forth above prior to commencement of the term of this Lease. Liability insurance must name Lessor as an “additional insured” regarding the Leased Premises. All required insurance must be obtained and maintained from insurance companies licensed to do business in the State of Alaska. Lessee shall not do anything on the Leased Premises or bring or keep anything in or about the Leased Premises that will cause a cancellation of any insurance covering the Leased 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 and the Lessor, in its sole discretion, approves of the new or modified policy protections. 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 any 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 any 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 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 exists 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 furnish to the other in writing. 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

APPROVED AS TO FORM:

By: _____
Thomas Chard, City Attorney

ATTEST:

By: _____
D. Danyielle Snider, City Clerk

(SEAL)

LESSEE:

Alaska Universal Productions, Inc.

By: _____
Jonathan Huff, CEO/President

RESOLUTION NO. 5212

A RESOLUTION AWARDING A CONTRACT TO INTERIOR ALASKA ROOFING, INC FOR CITY HALL ROOF REPLACEMENT – SECTION B PROJECT IN THE AMOUNT OF \$376,700

WHEREAS, in accordance with Fairbanks General Code (FGC) Chapter 54, Article V, Competitive Proposals, proposals were solicited for the City Hall Roof Replacement - Section B Project (RFP-26-02); and

WHEREAS, the lowest bidder for the project was Interior Alaska Roofing, Inc. in the amount of three hundred seventy-six thousand, seven hundred dollars and zero cents (\$376,700.00); and

WHEREAS, this contract will replace Section B of City Hall roof; and

WHEREAS, funding for the project will be provided by 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 Interior Alaska Roofing, Inc. for City Hall Roof Replacement - Section B Project.

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: 5212

Abbreviated Title: AWARDING CONTRACT TO INTERIOR ALASKA ROOFING LLC

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
CITY HALL ROOF REPLACEMENT- SECTION B	\$376,700
TOTAL	\$376,700

FUNDING SOURCE:	TOTAL
CAPITAL FUND [ROOF REPLACEMENT]	\$376,700
TOTAL	\$376,700

The maintenance costs will be performed by Public Works and incorporated in the annual general fund budget. The city approved a budget of \$650,000 for this project, savings of 273,300.

Prepared by Finance Department: Initial mb Date 5/5/2026



800 Cushman Street
Fairbanks, AK 99701

Telephone (907)459-6747
Fax (907)452-5913

MEMORANDUM

To: Christina Rowlett, Purchasing Agent; Margarita Bell, CFO; Mindy O'Neill, Mayor.
From: Timothy Zinza, P.E. Acting City Engineer
Subject: Recommendation for Award
Re: RFP-26-02, City Hall Roof Replacement, Section B
Date: May 4, 2026

Two (2) sealed bids for the City Hall Roof Replacement, Section B Project, were received by the City, following a 21-day advertisement period, on April 23, 2026, at 2:00 PM. Bids were evaluated for cost and technical merit by a 4-person panel of city personnel from the Building, Engineering and Public Works Departments. A Bid Tabulation is attached indicating Interior Alaska Roofing, Inc. as the apparent low bidder and responsive proposer. Engineering recommends award to Interior Alaska Roofing, Inc.

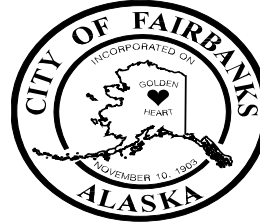
The bids and current project budget were evaluated by the City Engineer's office. The low bid of \$376,700 is less than the funding estimate of \$650,000. Funding is available from the Capitol budget.

The project is scheduled to start with the issuance of the Notice of Intent to Award and Notice of Award. Completion date is scheduled for August 25, 2026.

With your concurrence we will proceed with Notice of Intent to Award.

Attachments: 1) Bid Tabulation

Cc: John O'Brien, Project Manager



Bid Tabulation Checklist
RFP-26-02 City Hall Roof Replacement, Section B
Bid Opening: April 23, 2026, 2:00 p.m. Engineering Conference Room

No.	Company Name	Bid Form	Non-Collusion Affidavit	Price Form	Bid Bond	AK Contractor License	AK Business License	COF Business License	Response Date	Base Bid	Alt 1	Alt 2	Alt 3	Total
-	Engineer's Estimate	-	-	-	-	-	-	-	-					
1	Interior Alaska Roofing, Inc.	X	X	X	X	X	X	X	4/23/2026	\$337,000.00	\$10,900.00	\$15,300.00	\$13,500.00	\$376,700.00
2	A&A Roofing Co., Inc.	X	X	X	X	X	X	X	4/23/2026	\$384,300.00	\$16,000.00	\$7,200.00	\$8,400.00	\$415,900.00
3														
4														
Apparent Low and Responsive Bidder: Interior Alaska Roofing, Inc.									Bid Amount:	\$337,000.00	\$10,900.00	\$15,300.00	\$13,500.00	\$376,700.00

the GOLDEN HEART CITY "extremely Alaska"

800 Cushman Street, Fairbanks, Alaska 99701-4615

RESOLUTION NO. 5213

**A RESOLUTION IN SUPPORT OF THE SPUR LINE TO FAIRBANKS AS A PART OF
THE ALASKA LNG PIPELINE PROJECT**

WHEREAS, a Liquid Natural Gas (LNG) pipeline is being considered in the 34th session of the Alaska State Legislature, and supported by the Governor; and

WHEREAS, the City of Fairbanks is the largest municipality on the road system without a majority of residents being served by natural gas; and

WHEREAS, the City of Fairbanks and Interior Alaska have faced crippling energy costs due, in part, to the dependency on imported fuels and limited supply routes; and

WHEREAS, the City of Fairbanks sees the development of a spur line to city gate as an opportunity to lower energy costs for residents and institutions and reduce volatility of imported fuels and logistical disruptions; and

WHEREAS, a spur line to the city gate increases the potential of much-needed local economic opportunities, such as construction-related employment, long-term operational jobs, and additional industrial and commercial investment.

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

SECTION 1. The Alaska Legislature, the Governor, and any interested parties in the development of the Alaska LNG pipeline are urged to prioritize the citizens of Alaska first as recipients of Alaska LNG.

SECTION 2. A gas pipeline advanced, operated, or owned by any corporation must include a direct spur line to serve the City of Fairbanks and the Fairbanks North Star Borough.

SECTION 3. Construction on a direct spur line must commence within the same phase as the main LNG pipeline, with an expected completion date of 2029.

SECTION 4. As a component of the LNG pipeline, the costs of a spur line to Fairbanks must be shared by all LNG export customers and all other gas network customers and not be borne exclusively by the residents of the Fairbanks North Star Borough themselves.

SECTION 5. Upon adoption, the City Clerk is instructed to send a copy of this resolution to each member of the Alaska Legislature, the Governor, and the Congressional Delegation.

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

Mindy O’Neill, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6347

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 46,
ARTICLE IV, DIVISION 4 - ILLEGAL CAMPSITES**

WHEREAS, Fairbanks General Code Section 46-186 prohibits camping on publicly owned land that is not designated for camping; and

WHEREAS, the City of Fairbanks, in conjunction with other state and local agencies, has worked to address the need for housing and other services for the homeless population; and

WHEREAS, the Fairbanks area has an adequate number of emergency shelter beds to accommodate the number of people experiencing homelessness in the community; and

WHEREAS, local emergency shelters have developed congregate shelter safety protocols that prohibit guests from using illicit drugs or being intoxicated, which has led to an increased number of people occupying illegal campsites; and

WHEREAS, illegal campsites are inherently dangerous to their occupants and the community in general.

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

SECTION 1. Fairbanks General Code Chapter 46, Article IV, Division 4 is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~striketrough~~ font]:

Sec. 46-186. - Illegal campsites prohibited.

(a) An illegal campsite is an area where one or more persons are camping on publicly owned land that has not been designated for camping by the governmental entity that owns the land or has authority over the property.

(b) An illegal campsite is subject to abatement by the city. In addition, a person who continues to camp after being notified that the site is an illegal campsite is subject to prosecution for criminal trespass under AS 11.46.330.

Sec. 46-187. - Abatement; required notice.

(a) When the public land where an illegal campsite is located is posted with no trespassing signage, no camping signage, or as not being open to the public, including posting of closed hours, the abatement of a **the illegal** campsite on such land may proceed without additional notice, after the occupants of the illegal campsite are

provided at least one hour to remove their personal property. Personal property not removed by the occupants may be disposed of in accordance with the provisions of this division.

(b) When an illegal campsite is located on public land not posted as provided in subsection (a), a notice of **illegal** campsite abatement must be placed at the entrance of each tent, lean-to, or other shelter. The notice must also be given orally to any person in or around the illegal campsite, ~~or any person who identifies as an occupant of the campsite.~~

(c) The notice required under subsection ~~(b)~~(c) shall **must**:

(1) State the approximate location of the **illegal** campsite, the code provision under which the campsite is illegal, and that the **illegal** campsite may be removed under the procedures set forth in FGC section 46-188 or 46-189;

(2) Identify whether it is a **2472**-hour notice or a ten-day notice;

(3) State the consequences of failing to remove personal property from the illegal campsite within the notice period;

~~(4)~~(3) Include contact and location information for reclaiming the property or disclaiming an interest in it, if the personal property is to be stored by the city; and

~~(5)~~(4) State that an appeal of the abatement may be filed with the mayor's office and include the deadline for filing an appeal, the mayor's address, telephone number, and email address.

Sec. 46-188. - Abatement—Ten-day notice.

The city may post an illegal campsite with a notice stating all personal property not removed within ten days of the date and time the notice is posted may be removed and disposed of as waste. At the expiration of the ten-day period, personal property at the illegal campsite may be disposed of as waste, ~~if no person has come forward to claim the property. If the owner or person in possession of personal property at the time the notice is posted responds in writing of their intention to remove the personal property, the city shall not remove personal property for ten days from the date of the person's response. If the personal property is not removed within that time, or in any case within 20 days of the date the notice was first posted, it shall be conclusively presumed that the personal property is abandoned and may be summarily disposed of as waste.~~

Sec. 46-189. - Abatement—2472-hour notice.

(a) In circumstances where the police chief has determined that ~~an~~the illegal campsite poses an imminent threat to public health or safety, the city may post ~~the~~an illegal

campsite with a notice stating all personal property not removed within ~~24~~⁷² hours of the date and time the notice is posted may be removed and stored by the city.

(b) The city may store the personal property removed from an illegal campsite in any reasonable manner. At the time of removal, a notice ~~shall~~ **must** be posted at the location, unless previously posted notices are still visible and accurate, with contact and location information for reclaiming personal property or disclaiming an interest in it. If no person comes forward to claim the property, the city may dispose of the personal property ~~ten~~³⁰ days from the date a notice in subsection (a) was posted. If the person in possession of the personal property at the time it was removed, or at the time the illegal campsite was posted, identifies it and disclaims any interest, the personal property may be disposed of immediately. If the owner reclaims stored personal property, it ~~shall~~ **must** be released to them.

(c) For purposes of this division, the following criteria ~~apply~~^{applies}:

(1) Junk, litter, garbage, debris, lumber, pallets, cardboard not used to store other personal items, and items that are spoiled, mildewed, or contaminated with human, biological, or hazardous waste ~~shall~~ **will** not be stored and may be disposed of summarily.

(2) A weapon, firearm, ammunition, or contraband ~~shall~~ **will** be delivered to the Fairbanks Police Department and processed in accordance with FGC chapter 62, article II.

(d) If not subject to subsections (c)(1) or (c)(2), the following items, when in fair and usable condition and readily identifiable as such by persons engaged in removing an illegal campsite, ~~shall~~ **will** be ~~deemed valuable and~~ eligible for storage:

- (1) Tents and similar self-contained shelter;
- (2) Sleeping bags;
- (3) Tarps;
- (4) Toiletries and cosmetics;
- (5) Clocks and watches;
- (6) Medication;
- (7) Personal papers and identification;
- (8) Photographs;
- (9) Luggage, backpacks, and other storage containers;
- (10) Books and other reading materials;

- (11) Radios, audio and video equipment;
- (12) Generators;
- (13) Cooking equipment in clean condition;
- (14) Shoes and clothing; and
- (15) Property stored in a manner that reasonably suggests the owner intended to keep it.

Sec. 46-190. - Abatement procedures.

(a) **After the expiration of the notice period, abatement of the illegal campsite may proceed.** Before an illegal campsite is removed under sections 46-188 or 46-189, the responsible city official shall verify whether an appeal of the notice of **the illegal** campsite abatement was filed within the applicable time period. ~~If no timely appeal was filed, removal of the campsite may proceed. If an appeal was timely filed, abatement of the campsite area is stayed until the appeal is withdrawn, settled, or a decision is issued and any subsequent appeal rights have expired. At any time after the expiration of the notice period, the city **must store** may remove personal property **removed from the illegal campsite** and store it until either the appeal is withdrawn, settled, or a decision is issued, and any appeal rights have expired. Storage of personal property and its release shall **will** be in accordance with section 46-189.~~

(b) At the time removal is to begin, if any individuals are present at the **illegal** campsite, they ~~shall~~ will be verbally notified **orally that** the campsite is illegal and to be abated. Prior to actual removal, individuals present will be given a reasonable amount of time, not to exceed 30 minutes, to gather their personal property and leave the property. The responsible city official or persons working under their authority shall not prevent individuals claiming personal property from removing that property immediately unless the personal property is unlawful or otherwise evidence of criminal activity.

(c) Nothing in this section ~~shall~~ prevents:

(1) A peace officer from conducting an investigation, search, or seizure in a manner otherwise consistent with the state and federal constitutions, or federal, state, or local law;

(2) Lawful administrative inspection or entry into an illegal campsite, or prevent clean-up of garbage, litter, waste, or other unsanitary or hazardous conditions on public land at any time; or

(3) Where exigent circumstances posing a serious risk to human life and safety exist, proceeding with the abatement of a campsite without prior notice. Personal

property removed under this paragraph ~~shall~~ **will** be stored in accordance with section 46-189, to the extent reasonable and feasible under the circumstances.

(d) The city, its employees, and agents ~~shall~~ **are** not be liable for damages as a result of an act or omission in the storage, destruction, disposition, or release of property under this division, but this does not preclude an action for damages based on an intentional act of misconduct or an act of gross negligence. The city, its employees, and agents ~~shall~~ **are** not be liable ~~in any case~~ for release of property to a person when the personal property lacks affirmative marks identifying its owner.

Sec. 46-191. - Appeals.

An abatement under this division may be appealed to the mayor. Any such appeal must be filed with the mayor's office ~~within 72 hours, for a 72-hour notice, or within ten days, for a ten-day notice,~~ from the date the notice of **the illegal** campsite abatement was posted. The mayor shall conduct a hearing on the appeal within ten business days of the filing of the appeal. The mayor's decision on the appeal is a final administrative decision, and appeals from it ~~shall~~ **must** be ~~to~~ **filed with** the superior court within 30 days from the date of the decision in accordance with the Alaska court rules.

SECTION 2. 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

Summary of Current Illegal Campsites Code
with certain changes proposed in Ord. 6347

	Category	Notice	What Happens to Personal Items <u>After</u> the Notice Period Expires
“Illegal to Camp” Signs Are Currently Posted Around Site	Immediate	No additional notice required, individuals have 1 hour to remove belongings	Personal property is destroyed
No “Illegal to Camp” Signs Are Posted	Imminent threat to public health or safety, as determined by the police chief	<p align="center">CURRENT: <u>72</u> hours’ notice posted at site</p> <p align="center">PROPOSED: <u>24</u> hours’ notice posted at site</p>	<p align="center">CURRENT: Certain personal property is stored by the City for <u>30</u> days, then destroyed*</p> <p align="center">PROPOSED: Certain personal property is stored by the City for <u>10</u> days, then destroyed*</p>
	10-day (catchall)	10 days’ notice posted at site	Personal property is destroyed*

*An individual at an illegal campsite posted with a 24-hour notice or 10-day notice may appeal abatement of the illegal campsite to the Mayor. If the individual appeals, the City stores the property during the appeals process.

FAIRBANKS NORTH STAR BOROUGH
Chena Riverfront Commission
January 28, 2026
12:02 p.m.

A. CALL TO ORDER

A regular meeting of the Chena Riverfront Commission was held Wednesday, January 28, 2026, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

B. ROLL CALL

There were present:

Buki Wright	Stacey Fritz
Christy Everett	Josephine Morgan
Annette Freiburger	Robert Henszey, Vice-Chair
Wade Binkley, Chair	

Comprising a quorum of the Commission, and

Grier Hopkins, Fairbanks North Star Borough Mayor, Ex Officio Member
John Ringstad, City of Fairbanks Representative, Ex Officio Member
Kimberly Diamond, Parks Project Coordinator, Ex Officio Member
John Netardus, AK DOT&PF Representative, Ex Officio Member
Melissa Kellner, Acting Community Planning Director
Anduin K. McElroy, Planner III
Aurora Marhenke, Assistant Clerk I

Members Excused

Julie Jones

C. MESSAGES

C.1. Chair's Comments

Chair Binkley welcomed the new members of the Commission and wished everyone a happy year 2026 and said it was great to see everyone in the new year. Mr. Binkley expressed looking forward to working with everyone over the upcoming year.

MESSAGES – continued

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

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

NONE

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

NONE

C.3. Disclosure and Statement of Conflict of Interest

NONE

D. APPROVAL OF AGENDA AND CONSENT AGENDA

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

FREIBURGER, moved to approve the agenda and consent
Seconded by WRIGHT agenda.

HENSZEY, moved to amend to reorder the agenda to
Seconded by MORGAN hear Item G.2 immediately before Item
F.1.

VOTE ON MOTION TO AMEND TO REORDER THE AGENDA TO HEAR ITEM G.2 IMMEDIATELY BEFORE ITEM F.1.

Yeses: Wright, Everett, Freiburger, Fritz, Morgan,
Henzzey, Binkley

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes

APPROVAL OF AGENDA AND CONSENT AGENDA – continued

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

Yeses: Wright, Morgan, Freiburger, Everett, Fritz,
Henszey, Binkley

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes

E. MINUTES

E.1. *Chena Riverfront Commission meeting minutes from October 22, 2025.

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

F. REPORTS

F.1. Communications to the Chena Riverfront Commission.

Melissa Kellner, Acting Community Planning Director, introduced new staff, reported on the annual Boards and Commission training and the first meeting of the Chena Riverfront Plan Subcommittee, and mentioned a pending appointment to the Commission at the next Regular Assembly meeting.

F.2. Update on the Chena Riverfront Commission project list.

Anduin McElroy, Planner III, reported on the status of the Chena Riverfront Commission project list and gathered feedback from the commissioners.

F.3. Updates from John Ringstad, City of Fairbanks Representative, on City of Fairbanks riverfront projects.

John Ringstad, City of Fairbanks Representative, introduced himself and provided updates on a downtown lease renewal by the City and reports made to the City Council by the City Engineering Department.

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

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

- Chena River Walk, Stage III.
- Cowles Street Reconstruction.

REPORTS – continued

- Fairbanks Airport Area Non-Motorized Path Wayfinding signage.
- FAST Area Surface Upgrades FFY2025 – Stage 2.
- Pioneer Boat Launch and Parking.
- FAST ADA improvements: Shared-Use Path Resurfacing.

F.5. Update on the Chena Riverfront Plan Subcommittee.

Bob Henszey, Chair of the Chena Riverfront Plan Subcommittee, and Christy Everett, a subcommittee member, provided an update on ministerial aspects of the Subcommittee and goals for public outreach and extended scope.

G. NEW BUSINESS

G.1. Election of Chair and Vice-Chair.

Commissioner Henszey nominated Commissioner Binkley for Chair, who was elected by default as there were no other nominations.

Commissioner Wright nominated Commissioner Henszey for Vice-Chair, who was elected by default as there were no other nominations.

G.2. A discussion with Mayor Hopkins concerning the codified roles and responsibilities of the commission, with consideration of possible recommended changes.

Clerk's Note: This item was reordered to be heard immediately before Item F. Reports.

Mayor Hopkins introduced the Boards and Commissions Revitalization Survey and requested input on the future direction and purpose of the commission.

Discussion ensued on the following:

- Appreciation for Mayor Hopkin's engagement.
- Open Meetings Act.
- Additional training.

G.3. **Chena Riverwalk Project Phase 3**

An update by FNSB Staff, FAST Planning Staff, Department of Transportation (DOT) Staff, and the City of Fairbanks on the progress and future timeline/scope of the Chena Riverwalk Phase III project, to include a potential recommendation to DOT.

Ivet Hall, AK DOT&PF Representative; Robert Pristash, City of Fairbanks Engineering Representative; and Jackson Fox, FAST Planning Representative, provided a presentation.

NEW BUSINESS – continued

Discussion ensued on the following:

- Financial hurdles.
- Project pending for decades.
- Collaboration between entities.
- Attractive nuisance being applicable to current paths.
- ADA compliant walkways through sensitive areas in Alaska.
- Shifting variables within the plans.

No action was taken on this item.

G.4. Pioneer Park Boat Launch/Parking/Plug-ins & Peger Road Path (P6) Project Presentation by Sarah Schacher and Travis Donovan of Michael Baker International and Mark Kimerer of Bettisworth North on the progress of the design for the P6 project, to include a potential recommendation to the Department of Transportation (DOT).

Sarah Schacher and Travis Donovan, Michael Baker International Representatives; and Mark Kimerer and Aisha Malik, Bettisworth North Architects Representatives, provided a presentation.

Discussion ensued on the following:

- Potential renaming of Pioneer Park.
- Dimensions and specifics of different design aspects.
- Drainage.
- Non-motorized ramp.

No action was taken on this item.

G.5. Appointment of additional commissioners to the Chena Riverfront Plan Subcommittee for the purpose of developing draft revisions of the Chena Riverfront Plan to include collecting public input and coordinating with Community Planning staff.

Melissa Kellner, Acting Community Planning Director, gave a staff report.

Discussion ensued on the following:

- Availability.
- Potential for deadlock with an even number of subcommittee members.
- Ability to appoint additional subcommittee members in the future.

NEW BUSINESS – continued

WRIGHT,
Seconded by FREIBURGER

moved to appoint Commissioner Fritz to
the Chena Riverfront Plan Subcommittee.

VOTE ON MOTION TO APPOINT COMMISSIONER FRITZ TO THE CHENA RIVERFRONT
PLAN SUBCOMMITTEE.

Yeses: Freiburg, Fritz, Everett, Wright, Morgan,
Henszey, Binkley

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes

H. EXCUSE FUTURE ABSENCES

Commissioner Wright asked to be excused for the meeting scheduled for April 22, 2026.

I. COMMISSIONERS’ COMMENTS/COMMUNICATIONS

Commissioner Everett thanked Commissioner Binkley and Commissioner Henszey for being willing to be Chair and Vice-Chair of the Commission and praised their leadership. Ms. Everett welcomed new members of the Commission and thanked everyone who provided a presentation during the meeting and urged everyone to stay warm.

Commissioner Fritz expressed that she was honored to be able to participate and found it very interesting. Ms. Fritz looked forward to contributing to the Subcommittee.

Commissioner Wright thanked the Chair and Vice-Chair for their service and welcomed new members and new perspectives to the Commission.

Commissioner Freiburger thanked the presenters, empathized with the discouraging barriers to completing the Chena River Walk and welcomed new members.

Commissioner Morgan welcomed and thanked new commission members for joining the subcommittee, thanked the Chair and Vice-Chair for their continued service, and apologized for missing the previous meeting.

Vice-Chair Henszey thanked new members for their participation, gave constructive feedback regarding a public communication portal, and apologized for missing the annual Boards and Commissions training.

COMMISSIONERS' COMMENTS/COMMUNICATIONS – continued

Chair Binkley commented on public correspondence and participation, welcomed new members, gave recognition to the work that Sue Sprinkle performed on the Commission, and thanked everyone for a great meeting.

J. ADJOURNMENT

There being no further business to come before the Chena Riverfront Commission, the meeting was adjourned at 2:20 p.m.

Approved: April 22, 2026



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



The Clay Street Cemetery Commission convened at 5:00 p.m. on the above date to conduct a Regular Meeting in the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, and via teleconference, with Chair Kilbourn presiding. The following Commission members were in attendance:

Members Present: George Dalton, Seat A
 Jessica Desmond, Seat B
 Aldean Kilbourn, Seat C
 Janet Richardson, Seat D (remotely)
 Julie Jones, Seat E (remotely)
 Amy Stratman, Seat G

Absent: Karen Erickson, Seat F
 Jeremiah Cotter, Public Works Director

Also Present: Colt Chase, Deputy City Clerk

APPROVAL OF REGULAR MEETING MINUTES

a) Regular Meeting Minutes of February 4, 2026

G. Dalton, seconded by **J. Richardson**, moved to APPROVE the February 4, 2026 minutes.

Chair Kilbourn took a voice vote on the motion to APPROVE the February 4, 2026 minutes and all members voted in favor.

APPROVAL OF AGENDA

J. Desmond, seconded by **A. Stratman**, moved to APPROVE the agenda.

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

CITIZENS' COMMENTS – None

COMMUNICATIONS TO COMMISSION – None

EVENTS & PUBLIC RELATIONS

a) Rotary Presentation – Friday April 24, 2026.

Chair Kilbourn asked to confirm that this date was still feasible. **J. Desmond** stated that it was. **Chair Kilbourn** discussed her ideas for what they would present at the meeting. **J. Desmond** shared that she

had also suggested to her group that they attend the annual clean-up day event in May. She provided additional details about the logistical options for the presentation.

b) Annual Clean-Up Day Event – Saturday May 16, 2026 at 9:00 a.m.

Chair Kilbourn confirmed that this was still expected to occur on May 16 and expressed hope that the Public Works crew could have the property ready to go in time for the event. **C. Chase** reported that he had added the event to the City's website and social media.

FINANCIAL UPDATE

Chair Kilbourn noted no changes since their last meeting and that their account balance was \$13,869.66.

UNFINISHED BUSINESS

a) Existing Quiring Monuments Order

J. Jones reported that the order was in production but that they did not have an estimated arrival date yet. She confirmed that she had requested an update in the previous week and was awaiting a response.

NEW BUSINESS

a) New Quiring Monuments Order

Chair Kilbourn discussed the new names she had prepared for submission. **J. Richardson** confirmed that they had seven total names and that she was hoping to place a smaller order soon so it could arrive before the end of the season. She noted that the marker for the Wilcox family would be included in this order. **Chair Kilbourn** asked J. Jones to inquire how many units fit on a single pallet to help them determine how many names to compile for the new order to be the most cost-effective.

OPEN AGENDA

C. Chase shared that the agenda for the next City Council meeting included "Resolution No. 5205 – Honoring the Clay Street Cemetery Commission, sponsored by Councilmember Cleworth."

Chair Kilbourn expressed appreciation for everyone's attendance, even for meetings that are very short, noting the importance of the work they perform as a Commission.

J. Desmond discussed the possibility of hosting or supporting other events at the cemetery as a way to generate more interest and visitors. **Chair Kilbourn** reviewed the tours they already host and physical work they perform during the summer months. She noted that the cemetery is an historic place where interested individuals come to learn about history and that she did not consider artistic or other events unrelated to their primary purpose to be appropriate. **A. Stratman** suggested that if J. Desmond did feel inclined to organize something and would be taking care of the details herself, she could simply select a date, confirm that it did not conflict with anything else taking place at the cemetery, then make it happen. **C. Chase** recounted that Adia Cotter from the National Park Service had spoken with them at the previous meeting regarding events being organized to commemorate the Semiquincentennial (250-year

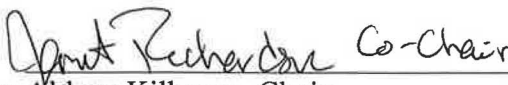
anniversary) of the signing of the Declaration of Independence, some of which would involve the Clay Street Cemetery. **Chair Kilbourn** concurred that if J. Desmond had something in mind and was not asking for help from those Commission members who have other summer duties at the cemetery, that she was welcome to do so. She reiterated that consideration for appropriateness should be part of the process. **A. Stratman** offered additional insight regarding logistical aspects of the property to be mindful of, such as no covered spaces for shelter during inclement weather and a lack of restrooms.

Chair Kilbourn asked if C. Chase could follow up with K. Erickson regarding her frequent, recent absences. **C. Chase** indicated that he could, that it would be perhaps the third instance of doing so, and reminded them that it was the Commission's prerogative to take action if a member has not been in attendance, especially if there are other individuals interested in serving.

NEXT MEETING DATES – April 1, 2026

ADJOURNMENT

Chair Kilbourn declared the meeting ADJOURNED at 5:17 p.m.

 Co-Chair
for Aldean Kilbourn, Chair


Colt Chase, CMC, Deputy City Clerk

Transcribed by: CC



CLAY STREET CEMETERY COMMISSION
REGULAR MEETING MINUTES – April 1, 2026
HELD VIA ZOOM WEBINAR AND
IN FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



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

Members Present: George Dalton, Seat A
 Jessica Desmond, Seat B
 Janet Richardson, Seat D (remotely)
 Julie Jones, Seat E (remotely)
 Karen Erickson, Seat F (remotely)
 Amy Stratman, Seat G

Absent: Aldean Kilbourn, Seat C
 Jeremiah Cotter, Public Works Director

Also Present: Colt Chase, Deputy City Clerk

APPROVAL OF REGULAR MEETING MINUTES

a) Regular Meeting Minutes of March 4, 2026

J. Desmond, seconded by **G. Dalton**, moved to APPROVE the March 4, 2026 minutes.

Vice Chair Richardson took a voice vote on the motion to APPROVE the March 4, 2026 minutes and all members voted in favor.

APPROVAL OF AGENDA

J. Desmond, seconded by **G. Dalton**, moved to APPROVE the agenda.

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

COMMUNICATIONS TO COMMISSION

a) Resolution No. 5205 – Honoring Clay Street Cemetery Commission

C. Chase shared that Councilmember Jerry Cleworth had sponsored a resolution to honor the Commission which had been approved at the last City Council Meeting and included in the emailed agenda packet.

EVENTS & PUBLIC RELATIONS

a) Rotary Presentation – Friday April 24, 2026

J. Desmond shared that the presentation would be held at 7:00 a.m. at the Roundup Steakhouse.

b) Annual Clean-Up Day Event – Saturday May 16, 2026 at 9:00 a.m.

Vice Chair Richardson confirmed the details for the event. **J. Jones** shared that it is helpful for volunteers to bring, if possible, their own large trash cans and rakes. **Vice Chair Richardson** recounted that the Public Works Department typically mows in advance which helps reduce volunteers having to rake leaves.

FINANCIAL UPDATE

J. Jones reviewed the provided financial report and noted that a quote for \$3,350 for their latest Quiring Monument Order had just been received. **C. Chase** stated that their balance after paying the invoice would be \$10,519.66 and that \$8,526 in bed tax grant funds would need to be spent by October 2026.

UNFINISHED BUSINESS

a) Cemetery Grounds Maintenance (postponed from September 2025)

C. Chase recounted that their last discussion on the matter was whether the Public Works budget for 2026 would allow for additional summer labor to deal with grass clippings getting all over graves and markers each time the property was mowed and, if not, could the Commission contract the work out using bed tax grant funds. He noted that it had been reported that volunteers spend days clearing clippings and removing grass stains after each mowing and that he could follow up with department's director. **J. Richardson** added that another option that had been discussed was for workers to use a bagging attachment with the mower. **C. Chase** confirmed that this would still involve additional labor due to changing out bags.

b) Quiring Monuments Orders


J. Jones reported that their fall order was still waiting for stock to arrive, as the size of grave pillows they use is unique. She shared that the company was open to keeping a certain amount of inventory on hand to reduce order fulfilment time and asked what an appropriate number would be. **Vice Chair Richardson** reviewed the quantities of recent orders and suggested that keeping 40 markers in stock would be ideal for the future. **A. Stratman** concurred. **J. Jones** stated that she would convey this to the company.

NEXT MEETING DATES – May 6, 2026

ADJOURNMENT

J. Jones, seconded by **J. Desmond**, moved to ADJOURN the meeting.

Vice Chair Richardson declared the meeting ADJOURNED at 5:17 p.m.



for Aldean Kilbourn, Chair



Colt Chase, CMC, Deputy City Clerk

Transcribed by: CC



Mindy O’Neill, Mayor

MEMORANDUM

To: City Council Members
From: Mindy O’Neill, City Mayor
Subject: Request for Concurrence – Fairbanks Diversity Council
Date: May 7, 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 is currently one City-appointed vacancy on the Fairbanks Diversity Council.

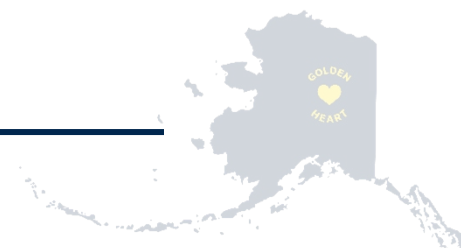
Alyssa Quintyne has applied to serve on the Diversity Council, and I am please to recommend her as she meets the required qualifications. I hereby request your concurrence to the following appointment to the Fairbanks Diversity Council.

Seat B Alyssa Quintyne Term Expires: June 20, 2027

By approving this memorandum, the Fairbanks City Council confirms the appointment of Alyssa Quintyne, Seat B to the Diversity Council.

Ms. Quintyne’s application and resume are 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/2yvzZqp>

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 Alyssa Last Name Quintyne Date _____

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) _____ Job Title _____

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

As a community organizer, I have extensive work and experience with Interior Alaskan committees, leaders, organizations, and governments for over 15 years. I primarily focus on intersectional and relational organizing - working with communities to create change. I've previously served on the FNSB School District Diversity committee, and have worked and advocated for countless ordinances and legislation aimed in detriments impacting marginalized Alaskans. So I have experience in these type of roles and councils.

Brief Personal Biography (or attach resume)

Alyssa Quintyne is a Bajan-American community organizer, political researcher, multidisciplinary artist. She has lived in Fairbanks for over 25 years, and been organizing for 17. She received a BA in Political Theory, Violin Performance from University of Alaska Fairbanks. Since, she has spent the majority of her professional career working in a myriad of campaigns, initiatives, and research, and collaborative art exhibitions, all to uplift and improve the equability and accessibility for Black, Brown and Indigenous communities, disabled and chronically ill, LGBTQ , and other marginalized communities.

Professional Licenses/Training

Alyssa Quintyne

Summary of Qualifications:

- Over 17 years of community organizing experience.
- Over 7 years of experience in court procedure, knowledgeable in State Constitutional Law.
- 10 years of experience data entry and analysis.
- 6 years of experience in Clerical and Office Management, and Customer service.
- 5 years of qualitative social research experience in various communities, focusing on intersectionality, climate justice, communal advocacy, relational organizing, mutual aid, civil governance, and anti-discrimination.
- Proficient in Microsoft Office, Google Suite, MailChimp, EveryAction programs and databases.

Community Roles:

- Founder and Curator, Black Alaskan Art Matters (BAAM) (2020-present)
- National Climate Assessment, Alaska Chapter Author (2022-2024)
- Community Member-at-Large, FNSB School District Diversity Committee (2018-2021)
- Member-at-Large, Fairbanks NAACP Greater Chapter 1001 (2018-2020)
- Fairbanks Climate Action Coalition Council Member (2019-2020)
- UAF Safe Space Trainer (2013-2016)
- UAF Gender & Sexuality Alliance (2012-2016)
- North Star Youth Court & Mediation (2005-2014)

Education:

- Solar Electric Design and Installation – Solar Energy International PV 101 Curriculum, October 2025. Instructors Kolt Garevy and Kyle Bolger

University of Alaska, Fairbanks – Bristol Bay Campus

- Bachelor of Liberal Art in Political Science / Violin Performance Minor, 2012 – 2016

University of Alaska, Fairbanks, AK

Achievements & Honors:

- Pride Foundations Scholar (2016)
- National Scholars Association for Graduates (2016)
- UAF Political Science Student of the Year (2016)
- National Thespian Award (2012)
- North Star Youth Court & Mediation Volunteer of the Year (2007-2010)

References:

Pete Pinney, Director
North Star Community Foundation

Amy Gallaway, Deputy Chief of Staff
Fairbanks North Star Borough, Mayor's Office

Besse Odem, Chief of Staff
Office of Senator Elvi Gray-Jackson

Donald Crocker, Interim Manager
Indigenous Student Services, UAF Rural Student Services