



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-10
REGULAR MEETING – MAY 18, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

REGULAR MEETING

6:30 p.m.

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

7. APPROVAL OF AGENDA AND CONSENT AGENDA

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

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- *a) Regular Meeting Minutes of April 27, 2026

9. SPECIAL ORDERS

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

Lic. #	DBA	License Type	Licensee	Address
4168	Food Factory	Beverage Dispensary	CNR Enterprise, LLC	275 Bentley Trust Road
15370	Lat 65 Brewing Company	Winery Retail	Latitude 65 Brewing Company, LLC	150 Eagle Avenue
15329	Lat 65 Brewing Company	Brewery Retail	Latitude 65 Brewing Company, LLC	150 Eagle Avenue
4831	Irashai Japanese Restaurant	Restaurant/ Eating Place	JNJ JJ, LLC	419 Merhar Avenue, Suite B

- b) A notice of intent to rescind has been received regarding the Council’s action to protest the below new alcohol license application (action taken on May 11). A public hearing will be held if the motion to rescind passes.

NOTE: This item is placed on the agenda for informational purposes and will only be addressed if a motion is made and passed to rescind the decision of the Council on May 11 to protest.

Type/License: Beverage Dispensary Tourism, License 5656
Endorsements: Hotel/Motel & Restaurant
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. 6347 – An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Division 4 – Illegal Campsites. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.

14. NEW BUSINESS

- *a) Resolution No. 5214 – A Resolution to Form a Partnership Agreement Between the City of Fairbanks and Fairbanks Neighborhood Housing Services to Participate in the SFY26 Alaska Recovery Housing Program. Sponsored by Mayor O’Neill.
- *b) Ordinance No. 6348 – An Ordinance Amending Various Sections of the Fairbanks General Code Dealing with Nuisances. Sponsored by Mayor O’Neill.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- *a) Fairbanks Diversity Council Meeting Minutes of March 10, 2026

16. COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

17. CITY CLERK’S REPORT

18. CITY ATTORNEY’S REPORT

19. EXECUTIVE SESSION

20. ADJOURNMENT



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

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

Councilmembers Present: Jerry Cleworth, Seat A
Sue Sprinkle, Seat C
Crystal Tidwell, Seat D
Lonny Marney, Seat E
John Ringstad, Seat F

Absent: Valerie Therrien, Seat B (excused)

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

LAND ACKNOWLEDGEMENT

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

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

Mayor O’Neill led the flag salutation.

CEREMONIAL MATTERS

a) Proclamation Raising Awareness of Missing and Murdered Indigenous People

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

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

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

CITIZENS’ COMMENTS

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

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

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

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

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

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

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

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

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

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

APPROVAL OF AGENDA AND CONSENT AGENDA

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

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

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

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

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

a) Regular Meeting Minutes of April 13, 2026

APPROVED on the CONSENT AGENDA

SPECIAL ORDERS

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

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

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

Mayor O’Neill called for Public Testimony.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)

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

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

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

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

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

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

MAYOR'S COMMENTS AND REPORT

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

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

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

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

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

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

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

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

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

COUNCILMEMBERS' COMMENTS

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

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

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

NEW BUSINESS

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

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

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

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

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

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

APPROVED on the CONSENT AGENDA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABSENT: Therrien
Mayor O’Neill declared the MOTION CARRIED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YEAS: Ringstad, Marney, Cleworth

NAYS: Tidwell, Sprinkle

ABSENT: Therrien

Mayor O’Neill declared the MOTION CARRIED.

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

There was no discussion on the motion to amend.

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

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

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

- “1) Preliminary listing of projected sources of capital and financing with anticipated equity. Identifying likely remaining gaps in project financing as needed to be addressed for feasibility going forward.
- 2) Preliminary list of local, State, Federal, and private incentives that may be used for this project.”

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

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

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

“Follow-up Clarifications & Verifications may be requested for one or more proposals selected by the City for further review. Verification of anticipated availability of debt and equity financing including letters of interest or preliminary commitment from potential sources of financing including statement of sources of equity”

There was no discussion on the motion to amend.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YEAS: Sprinkle, Marney, Ringstad, Cleworth

NAYS: Tidwell

ABSENT: Therrien

Mayor O’Neill declared the MOTION CARRIED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There was no discussion on the motion to amend.

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

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

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

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

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

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

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

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

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

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

There was no discussion on the motion to amend.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There was no discussion on the motion to amend.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There was no further discussion on the main motion.

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

YEAS: Tidwell, Cleworth, Marney, Ringstad, Sprinkle

NAYS: None

ABSENT: Therrien

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

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- a) Appointment to the Fairbanks Diversity Council

APPROVED on the CONSENT AGENDA

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

COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

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

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

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

CITY CLERK'S REPORT

Clerk Snider wished her daughter a happy birthday.

CITY ATTORNEY'S REPORT

Attorney Chard stated that he had nothing to report.

ADJOURNMENT

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

MINDY O'NEALL, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



800 Cushman Street
Fairbanks, AK 99701

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

MEMORANDUM

TO: Mayor O'Neill and City Councilmembers

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Alcohol License Renewal Applications

DATE: May 13, 2026

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

Lic. #	DBA	License Type	Licensee	Address
4168*	Food Factory	Beverage Dispensary	CNR Enterprise, LLC	275 Bentley Trust Road
15370	Lat 65 Brewing Company	Winery Retail	Latitude 65 Brewing Company, LLC	150 Eagle Avenue
15329	Lat 65 Brewing Company	Brewery Retail	Latitude 65 Brewing Company, LLC	150 Eagle Avenue
4831	Irashai Japanese Restaurant	Restaurant/ Eating Place	JNJ JJ, LLC	419 Merhar Avenue, Suite B

*The renewal application for license no. 4168 includes a restaurant endorsement, which authorizes the holder of a beverage dispensary license to allow a person under 21 years of age to: (1) access the premises of a bona fide restaurant on the licensed premises; and (2) enter or remain on the licensed premises to consume food or nonalcoholic beverages. [see AS 04.09.450]

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

These renewal applications are scheduled to be considered by the ABC Board on June 23, 2026. The City's 60-day response deadline to AMCO is June 5, 2026.

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



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



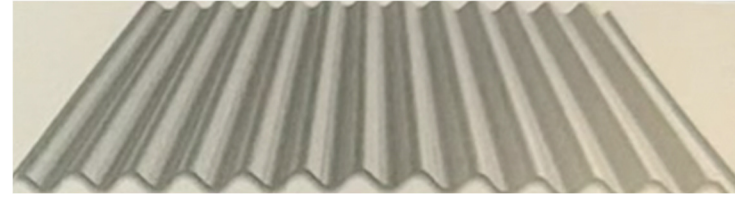
BARSTOOL AT BAR AND 24" RD HIGH TOPS

VINYL UPHOLSTERY FOR SEAT & BACK

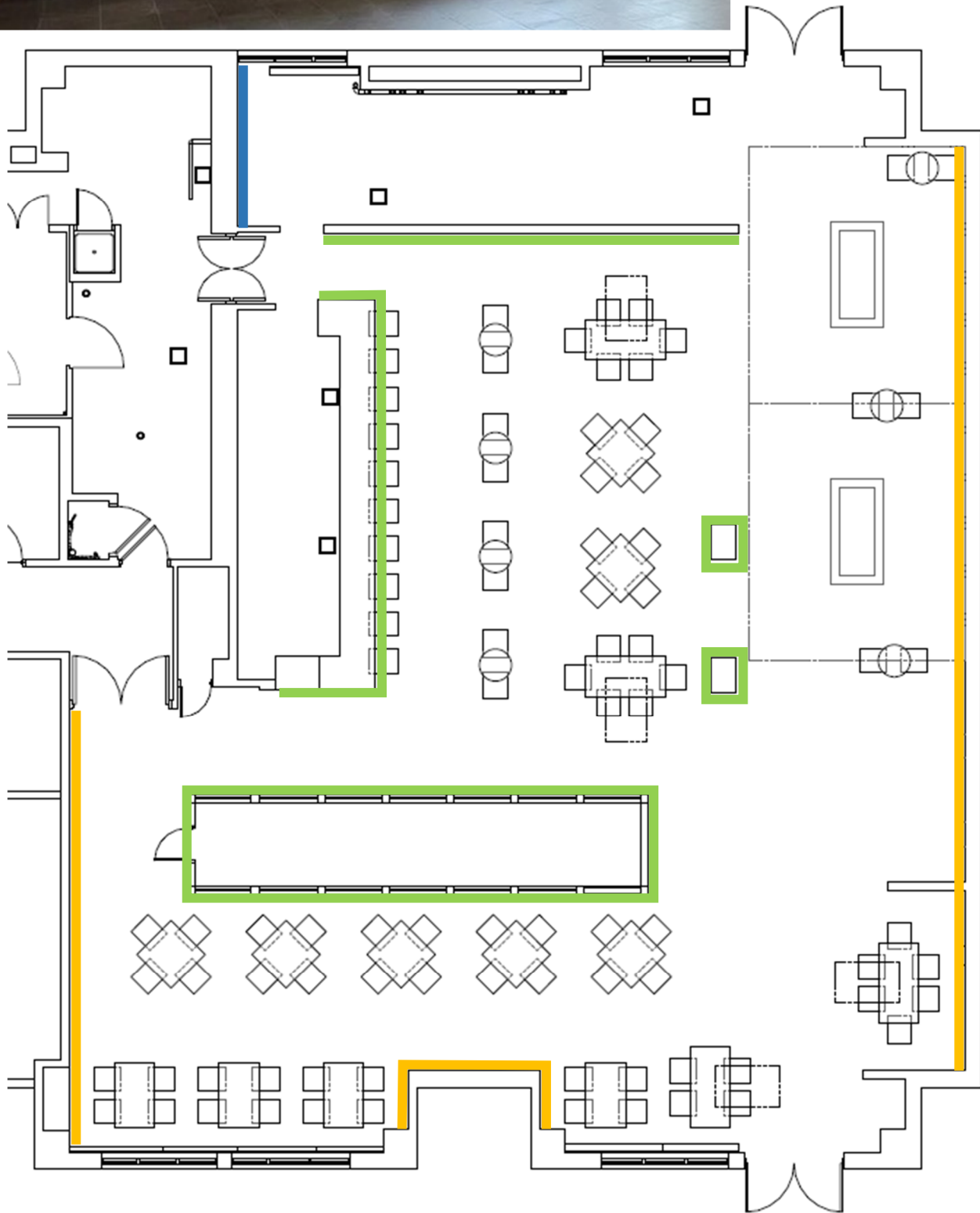


WOOD FINISH

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

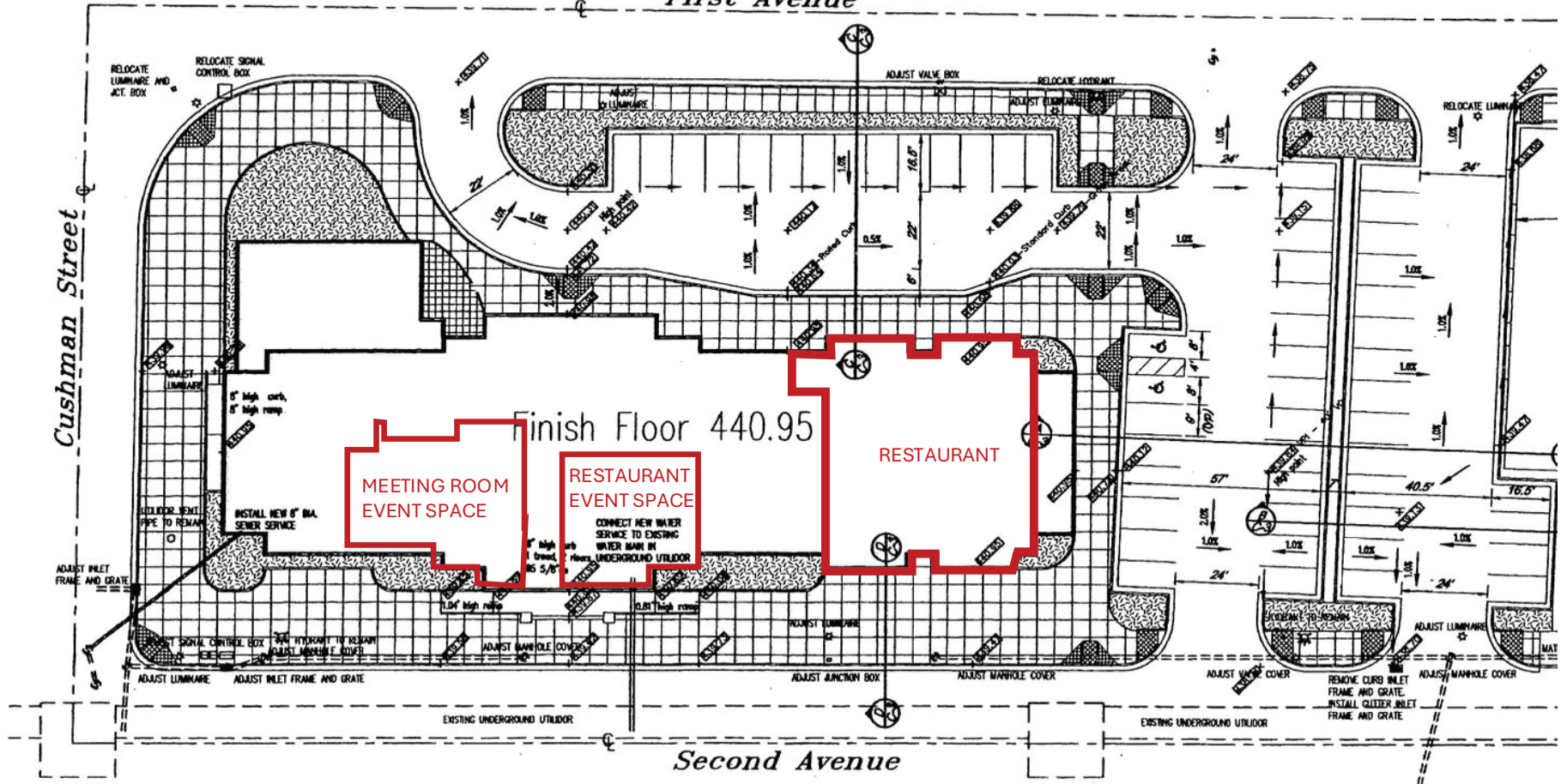
Documents

#	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



MEETING ROOM
EVENT SPACE

Finish Floor 440.95

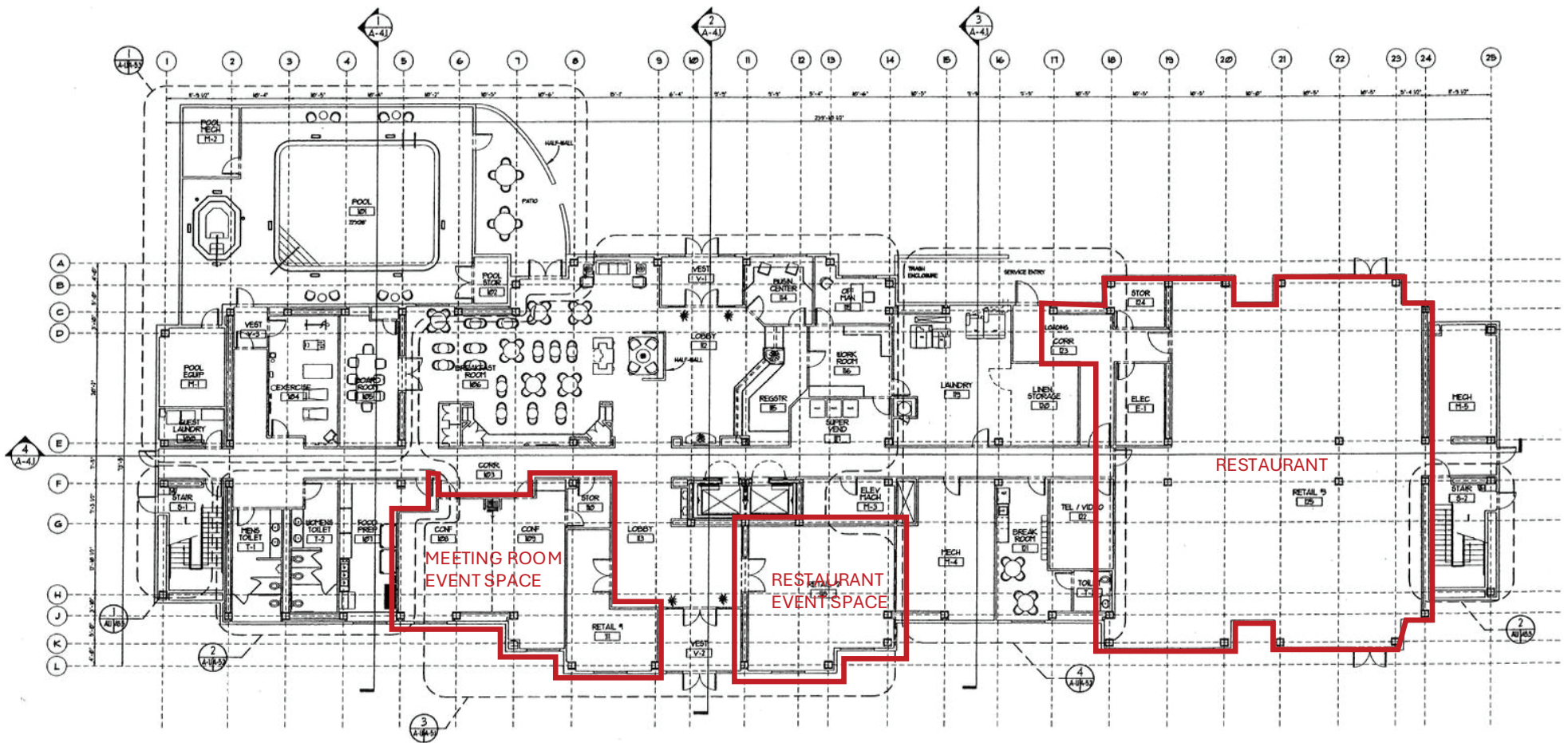
RESTAURANT

RESTAURANT
EVENT SPACE

INSTALL NEW 8" DIA.
SEWER SERVICE

CONNECT NEW WATER
SERVICE TO EXISTING
WATER MAIN IN
UNDERGROUND UTILIDOR

REMOVE CURB INLET
FRAME AND GRATE.
INSTALL GUETER INLET
FRAME AND GRATE.



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. 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 prevent:

(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	CURRENT: <u>72</u> hours’ notice posted at site PROPOSED: <u>24</u> hours’ notice posted at site	CURRENT: Certain personal property is stored by the City for <u>30</u> days, then destroyed* PROPOSED: Certain personal property is stored by the City for <u>10</u> days, then destroyed*
	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.

RESOLUTION NO. 5214

A RESOLUTION TO FORM A PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FAIRBANKS AND FAIRBANKS NEIGHBORHOOD HOUSING SERVICES TO PARTICIPATE IN THE SFY26 ALASKA RECOVERY HOUSING PROGRAM

WHEREAS, Alaska Housing Finance Corporation (AHFC) was allocated U.S. Department of Housing and Urban Development (HUD) Recovery Housing Program (RHP) funds for stable temporary housing to support Alaskans recovering from substance use disorders; and

WHEREAS, Fairbanks Neighborhood Housing Services (FNHS) intends to apply for funding from AHFC to support low-and moderate-income Alaskans in recovery from substance use disorders by providing 6-12 months of temporary housing with the goal of exiting into permanent housing; and

WHEREAS, the City of Fairbanks has identified individuals that would be eligible for this program and can provide payments for lease, rent, utilities, fees, first and last month's rent, rental application costs, and other associated costs for the purpose of providing stable temporary housing; and

WHEREAS, the City of Fairbanks will be reimbursed for all costs associated with this program from FNHS.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Fairbanks, that the Mayor is hereby authorized to execute a partnership agreement with Fairbanks Neighborhood Housing Association to participate in the SFY26 Alaska Recovery Housing Program.

BE IT FURTHER RESOLVED that the effective date of this resolution is six days after adoption.

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: 5214

Abbreviated Title: PARTNERSHIP AGREEMENT FBKS NEIGHBORHOOD HOUSING SERV

Department(s): FIRE AND MAYOR

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
RENTAL ASSISTANCE	\$260,000
TOTAL	\$260,000

FUNDING SOURCE:	TOTAL
GRANT FUND [FEDERAL]	\$260,000
TOTAL	\$260,000

The City of Fairbanks will partner with Fairbanks Neighborhood Housing Services (FNHS) to provide housing assistance to individuals recovering from substance use disorders. The City will be reimbursed for housing payments made on behalf of individuals served through city social services programs. FNHS will have grant funds totaling \$275,175.50; however, the city anticipates providing up to \$260,000 for rental assistance.

Prepared by Finance Department: Initial mb Date 5/12/2026

ORDINANCE NO. 6348

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE
FAIRBANKS GENERAL CODE DEALING WITH NUISANCES**

WHEREAS, citizens have placed greater emphasis on neighborhood conditions,
and

WHEREAS, the City has identified various sections of the Fairbanks General Code
(FGC) that are inadequate for addressing public nuisances, and

WHEREAS, City staff have reviewed related code chapters from cities both inside
and outside Alaska and have identified changes to the FGC that could adequately
address public nuisances and improve neighborhood conditions.

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

SECTION 1. Fairbanks General Code Chapter 10, Article VII, Section 10-208
Blighted Properties is hereby amended, as follows [new text in **bold/underlined**
font; deleted text in ~~strike through~~ font]:

Sec. 10-208. – Blighted Properties

- (a) *Blighted property definition.* Any individual commercial, industrial, or
residential structure or parcel of land that endangers the public's health,
safety, or welfare because the property is dilapidated, or deteriorated.

Properties with two or more of the following conditions may be considered
a blighted property:

- (1) A property upon which is located a dangerous building as defined in
the City of Fairbanks Code for the abatement of dangerous buildings.
- (2) The property is determined to be a fire hazard by the fire chief,
assistant fire chief, fire marshal, or deputy fire marshal for violations
set forth in chapter 30 of the Code of Ordinances.
- (3) Property that meets the chronic nuisance property definition outlined
in FGC section 46-211.
- (4) The presence of people staying in temporary shelter not intended for
permanent human habitation for more than ten days, **including but
not limited to mobile homes outside of licensed courts,
motorhomes or similar recreational vehicles, campers, tents,
sheds, or vehicles.**
- (5) Properties **zoned as residential** containing **two or more**
unregistered, inoperable, ~~unrepaired,~~ uncovered, **or unscreened**
vehicles for more than 90 days.

- (6) Properties with accumulated litter as defined in FGC sections 46-161 and 46-162.
 - (7) Presence of unsecured drug paraphernalia as defined in FGC section 46-361.
 - (8) Properties with polluted conditions as defined in FGC section 34-106.
 - (9) **Properties containing unsecured vacant buildings as defined in FGC section 10-207**~~Conditions of the property or activities on the property have materially contributed to a decline in property values of proximate properties.~~
- (b) Blighted property determination. The mayor or mayor's designee has the authority to determine if a property has met the blighted property threshold outlined in this section.
 - (c) Notification. Upon determination that a property is blighted, the City of Fairbanks will notify the owner of the property by posting a notice of the violation in a conspicuous location on the blighted property and providing the notice to the owner by hand delivery, mail, or electronically. The notification will specify violations that constitute the blight and clearly express remediation deadlines.
 - (d) Schedule. Owners have thirty business days from the notice of violation to remediate the violations. If the remediation will take longer than thirty business days, the owner must present a remediation plan to the city. The mayor or mayor's designee will determine if the plan will address the violations in a reasonable timeframe.
 - (e) Remedies. Property owners are responsible for correcting all conditions that have led to the blighted property designation. Owners failing to adequately address blighted property violations within thirty business days of the notice of violation or by an approved alternate timeline will accrue civil penalties in the amount of \$300.00 per month. After 30 days the city may address the violations at the property owner's expense. The city council may place a lien on a property for any unpaid civil penalties and/or expenses resulting from remedying the violations.
 - (f) Personal Property and Vehicles. Insofar as may be reasonably required, the city may move, remove, or discard any personal property located on the blighted property that is contributing to the blighted designation or hindering abatement of the blighted condition. A vehicle removed under this section may be impounded by the city and released to the registered owner only upon proof of ownership and payment of all applicable impound and storage fees. Vehicles not retrieved within 90 days of the impoundment may be considered abandoned and may be disposed of without further notice to the owner. If the contents of the vehicle have not been recovered before**

such disposal, the contents may be disposed of with the vehicle. All other personal property temporarily held by the city under this section may be disposed of in accordance with section 62-31.

- (gf) The civil remedy provided in this section is intended to address health, safety, and welfare concerns resulting from blighted properties. Any remedy included in this section is independent and separate from any other legal remedy available including injunctive relief and criminal action.
- (hg) The property owner(s) may appeal any decision regarding this section of code with the mayor or mayor's designee. The property owner may further appeal any decision regarding this section of code with the city council.
- (ih) The mayor or mayor's designee may waive any fees or penalties associated with this section of Code.

SECTION 2. Fairbanks General Code Chapter 10, Article XII, Section 10-381 Authorized uses outside licensed courts is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~strikethrough~~ font]:

Sec. 10-381. - Authorized uses outside licensed courts.

- (a) For the purpose of this section, the term "mobile home" means any vehicle or structure designed and constructed in such a manner as will permit occupancy as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation, or trade, and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power.
- (b) The use of a mobile home for residential purposes shall not be permitted outside a licensed mobile home park except as may be authorized by law. **The city may deem the mobile home an uninhabitable structure at any time and require that it be vacated.**
- (c) **An illegally occupied mobile home on private property is subject to removal by the city.**
 - (1) **The city may post a notice on private property containing an illegally occupied mobile home stating it must be vacated within ten days of the date and time the notice is posted.**
 - (2) **Ten days after the notice is posted, the city will issue a fine of \$300 every seven days to the property owner.**
 - (3) **Any owners or lessees of property allowing illegal occupation of mobile homes to continue are creating a nuisance activity as defined in FGC section 46-211.**

- (~~de~~) A mobile home not in use for residential purposes may be stored or parked, provided no more than two such mobile homes may be parked on any lot, parcel, or tract.
- (~~ed~~) Construction firms may use a mobile home for a temporary office and/or storage at a work site during the period of construction.
- (~~fe~~) A business firm may use a mobile home for a temporary office if the business must be temporarily relocated, for a period not to exceed 90 days upon obtaining a permit from the building official.
- (~~gf~~) Mobile homes may be used in ordinary and usual ways in connection with circuses, fairs, political campaigns and similar occasions, provided they are removed not more than seven days after the end of the occasion.

SECTION 3. Fairbanks General Code Chapter 78, Article XI, Section 78-397 Parking of trailers is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~strikethrough~~ font]:

Sec. 78-397. - Parking of trailers, travel trailers, motorhomes or campers.

- (a) No trailer shall be parked on any publicly maintained street or highway of this city for a period longer than one hour at any one time.
- (b) The city engineer may designate ~~a~~ publicly maintained ~~streets~~ in the ~~central business traffic district~~ city on which no trailer shall be stopped, parked or allowed to stand between the hours of 6:00 a.m. and 6:00 p.m.
- (c) **No person may park a travel trailer, mobile home, or camper upon a city street or any other city owned or controlled property for the purpose of residing therein, whether temporarily or not, except in areas that are designated for that purpose.**

SECTION 4. Fairbanks General Code Chapter 46, Article II, Section 46-42 Disturbing the peace is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~strikethrough~~ font]:

Sec. 46-42. - Disturbing the peace.

- (a) A person commits the offense of disturbing the peace if he:
 - (1) In a public place, repeatedly or continuously shouts, blows a horn, plays a musical or recording or amplifying instrument, or otherwise generates loud sound or noise with the intent to disturb or in reckless disregard of the peace and privacy of others.
 - (2) In a private place, engages in the conduct described in subsection (a)(1) of this section, with the same intent or reckless disregard, after

having been informed by another that the conduct is disturbing the peace and privacy of others not in the same place.

- (3) Between the hours of 11:00 p.m. and 7:00 a.m., operates or uses a pile driver, pneumatic hammer, bulldozer, road grader, loader, power shovel, derrick, backhoe, power saw, manual hammer, motorcycle, snow machine or other instrument, appliance or vehicle which generates loud sounds or noise, after having been informed by another that such operation or use is disturbing the peace and privacy of others.
 - (4) Keeps any dog or other animal which is allowed to engage in frequent or prolonged barking or other loud noise-producing activity, after having been informed by another that such frequent or prolonged barking or noise-producing activity is disturbing the peace and privacy of others.
 - (5) Repeatedly or continuously sounds any horn or other sound-producing warning device on a motor vehicle when such repeated or continued sounding is not necessary to warn of any danger.
- (e) The following sound or noise is not prohibited by this section:
- (1) Noise of safety signals, warning devices and emergency pressure relief valves when used for their warning of emergency purposes.
 - (2) Noise produced by any authorized emergency vehicle when responding to an emergency call or when otherwise authorized by law or ordinance to activate its sirens or other warning devices.
 - (3) Noises necessarily produced in the course of work required to protect persons or property from imminent peril.
 - (4) Noise produced by any activity for which a permit has been issued pursuant to subsection (f) of this section.
 - (5) Snow removal equipment necessary for maintenance of property, kept in good repair and maintenance, and which equipment, when new, would not comply with the standards set forth in subsection (a)(3).**

SECTION 5. Fairbanks General Code Chapter 46, Article IV, Division 5 Illegal Activity Nuisance, Sections 46-211 and 46-213 are hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~strikethrough~~ font]:

Section 46-211. – Definitions

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Chronic nuisance property means:

- (1) Property on which three or more nuisance activities have occurred during any 60-day period;
- (2) Property on which or within 200 feet of which any person associated with the property has engaged in three or more nuisance activity during any 60-day period; or
- (3) Property which, upon request for execution of a search warrant, has been the subject of a determination by a court that probable cause that possession, manufacture or delivery of a controlled substance or related offenses as defined in AS 11.71.010—11.71.060 have occurred within the previous 30 days.

Control means the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on a property.

Deputy director of public safety includes the deputy director of public safety and his designee.

Intimidation means:

- (1) Tampering or interfering with property while having no right to do so nor reasonable ground to believe that the person has such right, with the intent to cause substantial inconvenience to another because of the person's perception of the other's race, color, religion, national origin or sexual orientation;
- (2) Intentionally subjecting another to offensive physical contact because of the person's perception of the other's race, color, religion, national origin or sexual orientation; or
- (3) Intentionally, because of the person's perception of race, color, religion, national origin or sexual orientation of another or of a member of the other's family, subjecting such other person to alarm by threatening to:
 - a. Inflict serious physical injury upon or to commit a felony affecting such other person, or a member of the person's family; or
 - b. Cause substantial damage to the property of the other person or of a member of the other person's family.

Nuisance activities means any of the following activities, behaviors or criminal conduct:

- (1) Harassment as defined in AS 11.61.120;
- (2) Intimidation as defined in this section;
- (3) Assault and reckless endangerment as defined in AS 11.41.200—11.41.230;
- (4) Disorderly conduct as defined in AS 11.61.110 or section 46-41;
- (5) Disturbing the peace as provided in F.G.C. section 46-42;

- (6) Sexual abuse, contributing to the delinquency of a minor, or sexual misconduct as provided in AS 11.51.130, AS 11.41.434—11.41.440, AS 11.41.455;
- (7) Prostitution or related offenses as provided in AS 11.66.100—11.66.130;
- (8) Alcoholic liquor violations as provided in AS 04.11.010—04.11.015;
- (9) Offensive littering as provided in AS 46.06.080 and F.G.C. **section** 46-162;
- (10) Criminal trespass as provided in AS 11.46.320—11.46.330;
- (11) Theft as provided in AS 11.46.100—11.46.200;
- (12) Arson or related offenses as provided in AS 11.46.410—11.46.430;
- (13) Possession, manufacture or delivery of a controlled substance or related offenses as provided in AS 11.71.010—11.71.060;
- (14) Illegal gambling as provided in AS 11.66.200—11.66.260;
- (15) Criminal mischief as provided in AS 11.46.480—11.46.486;
- (16) Any attempt to commit, as defined in AS 11.31.100, or conspiracy to commit, as defined in AS 11.31.120, any of the above offenses;
- (17) Fire or discharge of a firearm as provided in AS 11.61.190—11.61.220 and section 46-293;
- (18) Unlawful operation of sound producing or reproducing equipment as provided in section 46-186;
- (19) Unlawful drinking in public places as provided in section 46-80;
- (20) Curfew as provided by section 46-81; ~~and~~
- (21) Indecent exposure as provided in AS 11.41.460; ~~;~~
- (22) Illegal mobile home occupation as defined in section 10-381; and**
- (23) Continued failure to secure a vacant building, as defined in section 10-207.**

Permit means to suffer, allow, consent to, acquiesce by failure to prevent or expressly assent or agree to the doing of an act.

Person means any natural person, agent, association, firm, partnership or corporation capable of owning, occupying or using property in the city.

Person associated with means any person who, on the occasion of nuisance activity, has entered, patronized, visited or attempted to enter, patronize or visit, or waited to enter, patronize or visit a property or person present on a property, including without limitation any officer, director, customer, agent, employee, or any independent contractor of a property, person in charge, or owner.

Person in charge means any person in actual or constructive possession of a property, including but not limited to an owner or occupant of property under his dominion, ownership or control.

Property means any property, including land and that which is affixed, incidental or appurtenant to land, including but not limited to any business or residential premises, room, house, parking area, loading area, landscaping, building or structure or any separate part, unit or portion, or any business equipment, whether or not permanent. For property consisting of more than one unit, property is limited to the unit or the portion of the property on which any nuisance activity has occurred or is occurring, but includes areas of property used in common by all units of property, including without limitation other structures erected on the property and areas used for parking, loading and landscaping.

Sec. 46-213. - Procedures.

When the ~~deputy director of public safety~~ **Mayor's designee** receives two or more ~~police~~ reports documenting the occurrence of nuisance activity on or within 200 feet of a property within the area, the ~~deputy director of public safety~~ **Deputy Chief of Police or their designee** shall independently review such reports to determine whether they describe criminal **or nuisance** acts enumerated under this chapter. Upon such a finding, the **Mayor's designee shall** ~~may deputy director of public safety notify~~ **send a notice to** the person in charge in writing that the property is in danger of becoming chronic nuisance property. The notice shall **must** contain the following information:

- (1) The street address or a legal description sufficient for identification of the property;
- (2) A statement that the ~~deputy director of public safety~~ **city** has information that the property may be chronic nuisance property, with a concise description of the nuisance activities that may exist or that have occurred. The ~~deputy director of public safety~~ **Mayor's designee** shall offer the person in charge an opportunity to propose a course of action that the ~~deputy director of public safety~~ **Mayor** agrees will abate the nuisance activities giving rise to the violation; and
- (3) Demand that the person in charge respond to the ~~deputy director of public safety~~ **Mayor's designee** within ten days to discuss the nuisance activity.

SECTION 6. Fairbanks General Code Chapter 46, Division 6 Fees for Excessive Police Responses, is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~strikethrough~~ font]:

Sec. 46-230. - Definitions.

The following words, terms, and phrases, when used in this division, have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial property means an individual parcel, tract, or lot shown on the most recent plan of record that is not a residential property.

Commercial unit means an area within a commercial property that is readily identifiable by visual inspection as an area used by a single business or commercial enterprise.

Dwelling unit means a structure or portion thereof providing independent and complete cooking, living, sleeping, and toilet facilities for a person or group of persons living as a single housekeeping unit.

Excessive police response means each police response in excess of the limit set in section 46-231.

Lessee shall include a month-to-month tenant.

Mobile home means any vehicle or structure designed and constructed in such a manner as will permit occupancy as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation, or trade, and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power.

Owner means the record owner of the property as shown in the real property tax records of the Fairbanks North Star Borough.

Permit means to allow, consent to, acquiesce by failure to prevent, or expressly assent or agree to the doing of an act.

Person means any natural person, agent, association, firm, partnership, or corporation capable of owning, occupying, or using property in the city.

Police chief or *chief* means the Chief of the Fairbanks Police Department or designee assigned to carry out the duties of the police chief under this article.

Police response means that one or more police officers goes to a property in response to a call for assistance, a complaint, an emergency, a potential emergency, or a reasonable suspicion of unlawful activity witnessed by a police officer, and any response determined by a sergeant or higher ranking police officer to be related to activities on the property and reasonably preventable; however, the term "police response" does not include a response to:

- (1) Receipt of false information, unless the false information was provided by an occupant or owner of the property;
- (2) A false alarm, unless the false alarm was caused, permitted, or allowed by an occupant or owner of the property;
- (3) A call involving potential child neglect, potential domestic violence as defined in AS 18.66.990, or potential stalking under AS 11.41.260 or 11.41.270;
- (4) A report of a sexual assault or abuse as defined in AS 11.41.410—455, unless an occupant or owner of the property is a suspect in the

crime or allowed the offense to occur and the victim does not reside in the dwelling unit;

- (5) An emergency for a serious medical or psychological condition, serious bodily injury, or death.
- (6) A call from the lessee or owner of commercial property used as a retail store for police assistance with theft or attempted theft from the retailer.
- (7) A call from the lessee or owner of commercial property used as a licensed premise under authorization of the alcohol and marijuana control office for police assistance with:
 - a. An underage person seeking admittance or service;
 - b. An impaired person seeking admittance or service;
 - c. An impaired person preparing to operate a motor vehicle.
- (8) A call referred to the emergency service patrol.

Property means any real estate, residential or commercial.

Residential property means an individual parcel, tract, or lot shown on the most recent plan of record containing one or more dwelling units, or a mobile home.

Sec. 46-231. - Excessive police responses prohibited.

- (a) Any police response in excess of the following is an excessive police response subject to the fees set in subsection 46-232(a):
 - (1) Dwelling unit: Five in a calendar year; or
 - (2) Commercial unit: ~~45~~ **50** in a calendar year.
- (b) The owner of any property within the city is responsible for the excessive police responses to that property and is liable for the penalties imposed by this division. The lessee of a unit located on any property within the city is responsible for excessive police responses to that unit and is liable for the penalties imposed by this division.
- (c) Each excessive police response will constitute, except where otherwise provided, a separate violation for which a separate fee may be assessed.

Sec. 46-232. - Fee for excessive police responses.

- (a) Subject to subsection (b), the owner of property and the lessee of a unit thereon shall jointly pay the city a fee of \$500.00 per excessive police response to the dwelling unit or commercial unit, **as set forth in the city schedule of fees and charges.**
- (b) A person is exempt from liability for the fee established by subsection (a) if:

- (1) The owner is a federal or local government agency;
 - (2) The property responded to is used exclusively for nonprofit, religious, charitable, cemetery, hospital, or educational purposes;
 - (3) The city has not provided notice to the owner or lessee as provided for in section 46-233; or
 - (4) Any person has taken appropriate corrective action under section 46-234.
- (c) If a property has more than one owner, all owners of the property shall be jointly liable for any fee imposed under this section. If a unit has more than one lessee, all lessees of the unit shall be jointly liable for any fee imposed under this section.
- (d) If the property requiring excessive police responses is a mobile home located in a mobile home park, the fee will be imposed on the owner of the mobile home and not on the owner or operator of the mobile home park, unless the mobile home park owner's or operator's conduct required the excessive police response.
- (e) **For residential property owned as a condominium, the fee based on excessive police responses to a single dwelling unit will be assessed against the owner of the dwelling unit, jointly with the tenant.**
- (f) **If the police chief or their designee determines appropriate corrective action was taken with respect to a specific property, the count of police responses to the property will be reset to zero, effective the date of the determination. After resetting, all provisions in this division referring to a calendar year shall mean remainder of the calendar year beginning from the date previous corrective action was taken.**
- (g) **The Police Chief or their designee will provide a courtesy notice in writing to the owner or tenant of a commercial property or commercial unit when the total number of police responses exceeds 50 in a calendar year. Notice may be by mail. Failure to provide notice under this subsection will not prevent the assessment of fees under this chapter.**

Sec. 46-233. - Notice to liable persons for excessive police responses.

- (a) When it has been determined by the city that a violation of section 46-231 has occurred, the city shall notify the owner and lessee in writing of the violation. The notice of violation will contain the following information:
- (1) The name of the owner and lessee, street address, or a legal description sufficient for identification of the property;

- (2) A statement that the number of police responses to the property exceeds the number allowed in section 46-231, along with a listing of the police responses to the property that have occurred within the calendar year, that there has been a violation under this division, and that the failure to take appropriate corrective action may result in the imposition of a fee;
 - (3) A statement that the owner and lessee are liable for a fee for each excessive police response to the property during the calendar year unless, within 30 days of the date notice is accomplished, the owner or lessee takes appropriate corrective action as outlined in section 46-234;
 - (4) The amount of the fee per excessive police response; and,
 - (5) The name and telephone number of a city representative to contact concerning the notice.
- (b) Service of notice of violation must be made either personally or by first class mail, postage prepaid, return receipt requested, addressed to the owner of the property and lessee at the address listed in the real property tax records of the borough, or by electronic means if such method gives the owner and lessee actual notice of the violation. If the mailed notice is returned without the owner's or lessee's signature, actual notice shall be conclusively presumed on the date the mailed notice is returned to the city.
 - (c) The failure of any person to receive notice of violation will not invalidate or otherwise affect the proceedings under this division.

Sec. 46-234. - Corrective action.

- (a) An owner of property will have 30 days from the date notice is accomplished, as required under section 46-233, to consult with the police chief or their designee and propose appropriate corrective action. Appropriate corrective action is action reasonably expected to correct the cause of the police responses to the property. The police chief or their designee is authorized to determine whether corrective action is appropriate under the circumstances and to set a time extension no shorter than ten days for the property owner to implement appropriate corrective action.
- (b) Any owner or lessee who takes appropriate corrective action may not be assessed fees for additional police responses to the property that occur during the time periods described in subsection (a).

Sec. 46-235. – Collection of excessive police response fees; ~~lien on property.~~

- ~~(a) A fee imposed under section 46-232 is a lien on the property to which there have been an excessive number of police responses.~~

~~(b) The lien becomes effective upon the recording of a notice of the lien.~~

~~(c) When a notice of the lien has been recorded under subsection (b), the lien has priority over all other liens except:~~

~~(1) Liens for property taxes, special assessments, and sales and use taxes;~~

~~(2) Liens perfected before the recording of the lien under this section; and~~

~~(3) Mechanics' and materialmen's liens for which claims of lien under AS 34.35.070 or notices of right to lien under AS 34.35.064 have been recorded before the recording of the lien under this section.~~

~~(d) Excessive police response fees may be collected in any lawful manner, including bringing an action in court for a personal judgment against any person liable for the fee under this division.~~

Sec. 46-236. - Appeal rights.

Any owner determined liable for fees for excessive police responses under this division may, within 30 days of service of notice of violation, apply for a hearing on the determination. The application must be in writing and filed with the mayor's office. The hearing will be held before the mayor or designee within 15 business days of receiving a timely application. The hearing will be limited to the issue of whether the person is liable for each fee imposed under this division, as found by the police chief or their designee. Within 30 days of the written decision of the mayor or designee, a person aggrieved by the decision may appeal to the superior court of the Fourth Judicial District in Fairbanks in accordance with the Alaska Rules of Appellate Procedure.

SECTION 7. 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



FAIRBANKS DIVERSITY COUNCIL
REGULAR MEETING MINUTES
MARCH 10, 2026, 5:30 – 7:00 P.M.
HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



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

Members Present (In Person):

Erica Dillard, Seat A
June Rogers, Seat C
Mary Jo Skaggs, Seat H
Karen Blackburn, Seat I
Herb Butler, Seat J
Deirdre Hamilton, Seat K
Lonny Marney, Councilmember
Jake Merritt, HR Director

Members Absent:

Vacant, Seat B
Juanita Webb, Seat D
Terry Norman, Seat E
Dorothy Shockley, Seat F (excused)
Vacant, Seat G

Also Present:

D. Danyielle Snider, City Clerk

Members Present (Zoom): None

CALL TO ORDER

Mayor O’Neill called the meeting to order at 5:31 p.m.

PLEDGE OF ALLEGIANCE

Members recited the Pledge of Allegiance together.

APPROVAL OF AGENDA

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

APPROVAL OF PREVIOUS MINUTES

a) Regular Meeting Minutes of January 13, 2026

E. Dillard, seconded by **K. Blackburn**, moved to approve the minutes. There being no discussion or objection, the minutes were approved.

CITIZENS’ COMMENTS – None

REPORT FROM THE CHAIR

Mayor O’Neill apologized for not getting the report from the work session out to members with the agenda packet. She stated that she looks forward to making some tweaks to the FDC.

UNFINISHED BUSINESS

- a) Calendar of Events (informational only)

H. Butler shared about the many activities happening throughout the week: the Tanana Chiefs Conference (TCC), the annual Doyon meeting, and the all-Native basketball tournament.

NEW BUSINESS

- a) Recap of February 21 Strategic Planning Work Session

H. Butler commented that the report was put together well and was well-written.

Mayor O'Neall asked members how they felt about next steps.

J. Rogers recommended inviting the City Attorney for an Open Meetings Act (OMA) presentation soon. She suggested reaching out to former Mayor Eberhart to learn more about his thoughts when he created the FDC. She also suggested inviting folks from other diversity programs and organizations to speak to the FDC. **H. Butler** spoke in support of the idea to invite others to speak to the FDC. He suggested sending former Mayor Eberhart a copy of the work session synopsis.

- b) Designation of FDC Chair

Mayor O'Neall stated that K. Blackburn has been serving as chair but that she is happy to take it back. There was no objection from K. Blackburn or any other member for the Mayor to return as the FDC Chair. **J. Rogers** asked K. Blackburn if she would be willing to continue as Vice Chair. K. Blackburn replied that she would.

- c) Review of FDC Meeting Schedule, Format, and Location

Mayor O'Neall noted that one of the items identified at the February strategic session is that the FDC has a difficult time making a quorum. She suggested cutting back the formal meetings to take care of business to a quarterly basis, then hold more informal sessions in the in-between months for things like a talking circle or to invite a guest speaker. She asked for group input.

H. Butler disagreed with changing the meeting frequency to quarterly, stating that the group needs to get more firm with attendance at monthly meetings.

Mayor asked H. Butler what the FDC does monthly that could not be accomplished quarterly. **H. Butler** suggested that the agenda needs refining and, instead of boilerplate items, perhaps there could be a specific monthly activity highlighted for the FDC to work on. **Mayor O'Neall** suggested that in addition, perhaps the FDC could consider changing the meeting location to be less formal.

J. Rogers stated that, in her vast experience with boards, cutting back on meeting frequency is the first step to going off the edge. She stated FDC members need to get to know and work with each other better.

M. J. Skaggs echoed the comments of H. Butler and J. Rogers regarding moving to quarterly meetings. She indicated that it would cause the group to lose momentum.

Mayor O'Neall asked if there was a motion to establish a monthly meeting schedule with an informal format and change the meeting location to the Mike Meeks Conference Room.

H. Butler, seconded by **E. Dillard**, moved to establish a monthly meeting schedule with an informal format and change the meeting location to the Mike Meeks Conference Room.

E. Dillard asked whether meetings would still be public. **Mayor O'Neall** replied that they would. She wondered whether the group could still meet monthly but only require a quorum quarterly.

H. Butler suggested that the meetings in between could give members an opportunity to think about things. **J. Rogers** stated she felt strongly that members need to honor their commitment and attend meetings. She stated that if the group gives up on having a quorum, the whole thing falls apart. She indicated that members have never been held accountable to attend meetings. **H. Butler** had similar comments, and Clerk Snider shared the FDC attendance policy on the large screen.

Mayor O'Neall, in considering the issue through a lens of privilege, questioned who might be able to participate as an FDC member if there was a lower standard of participation—someone like a single parent or someone who travels often for work. She suggested that the FDC could strengthen the outcomes and priorities of the group between formal meetings with events that connect members. She pointed out that the FDC does not do a lot of business and stated she is not sure it should; rather, it could be doing more education and training. She stated that while she thinks great points have been made, she would like to see the FDC do more than sit and talk about things it should be doing.

J. Rogers agreed but again suggested getting in contact with former Mayor Eberhart. **H. Butler** stated that the two administrations after Eberhart let the FDC flop, and he would like to explore ways to make the FDC sustainable through different administrations. **Mayor O'Neall** added that becoming more well-known in the community will help the FDC become more sustainable.

Members continued to discuss options for participating in local events and ways to plan ahead, stay organized, and be accountable.

Mayor O'Neall called for a roll call vote on the motion to establish a monthly meeting schedule with an informal format and change the meeting location to the Mike Meeks Conference Room, and all members voted in favor.

FDC MEMBERS' COMMENTS

E. Dillard questioned whether the meeting frequency item could be put to a revote in the future. She commented that it seems like the FDC checks the boxes at the meeting, then members go home. She stated that no one really likes change, but with an involved Mayor, change could be beneficial. She indicated that she would like there to be substance in FDC meetings and that less formality could bring about something different. She suggested that more activities with less formal meetings could be a good thing and it is something she would like to revisit.

K. Blackburn stated she had no comments.

M. J. Skaggs stated that events are opportunities for gathering and relationship-building. She shared that she is President of the Filipino-American Society (FAS) of Fairbanks, which was recently awarded the Alaska Community Foundation Social Justice Grant. She stated they are launching a new initiative via a program titled, "Lifting Filipino Voices in Alaska and Strengthening Community Connections." She stated the main focus is to lead a statewide convening of Filipino leaders and community members in Fairbanks on October 2. She stated that FNSB Mayor Hopkins has offered support for the event, which will be held in conjunction with the Filipino Cultural Celebration. She stated that during her term as the FAS President, she has made a lot of changes, and she tried to consider whether the changes would be sustainable. She wondered whether the FDC could provide some guidance, advice, resources, and collaboration with the FAS.

L. Marney stated that getting the FDC's name out in the community is vital. He expressed disappointment that the Human Library event never came to pass.

D. Hamilton stated that the meeting had been very informative and thanked fellow members.

J. Rogers thanked everyone for their comments and spoke to the opportunities of the FDC. She shared that what keeps her involved is that people have new ways of taking care of each other. She stated she values the work of the FDC even when it has gone backwards. She indicated that everything takes time, and she is grateful for a leader who believes in the FDC's mission.

H. Butler stated that what happened in the meeting is a good example of what lies ahead.

J. Merritt stated that he is happy to be at the meeting.

Clerk Snider suggested that if members would like to get a better understanding of former Mayor Eberhart's vision for the FDC, a good way to do that would be to read the original enacting ordinance, which he sponsored. She offered to send the original enacting ordinance to members. **Mayor O'Neill** suggested that the ordinance could be added to the next regular agenda for discussion.

MEETING DATES

a) Next Regular Meeting Date, April 14, 2026

ADJOURNMENT

Mayor O'Neill declared the meeting adjourned at 6:26 p.m.



Mayor O'Neill, Chair



D. Danyielle Snider, MMC, City Clerk

Transcribed by: DS