



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-11
REGULAR MEETING – JUNE 8, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

ANNUAL AUDIT PRESENTATION

5:30 p.m.

REGULAR MEETING

6:30 p.m.

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

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

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- *a) Regular Meeting Minutes of May 11, 2026
- *b) Regular Meeting Minutes of May 18, 2026

9. SPECIAL ORDERS

- a) Request for reconsideration by Councilmember Marney of the motion on May 18 to RESCIND the Council’s action on May 11 to protest the new beverage dispensary tourism license application for the Block 13 Hotel. The motion to rescind failed, and the request for reconsideration was filed timely with the City Clerk on May 19.

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

- b) 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
2565	El Dorado Bar & Grill	Beverage Dispensary	Eldorado Bar & Grill, Inc.	530 Third Avenue
4170	Caliente	Beverage Dispensary	Red Box, LLC	603 Lacey Street
4816	Mayan Palace	Beverage Dispensary	Taco Azteca, Inc.	3401 Airport Way
4174	Big Daddy’s Bar-B-Q & Banquet Hall	Beverage Dispensary	RTG, LLC	107 Wickersham Street
3170	The Odom Corporation	General Wholesale	The Odom Corporation	3101 Peger Road – Bay 1

- c) The Fairbanks City Council will hear interested citizens concerned with the following new marijuana product manufacturing facility license application. Public testimony will be taken and limited to three minutes.

Type/License: Marijuana Product Manufacturing Facility, License 30924
DBA: Mood Lab
Applicant: H.S., LLC
Location: 899 Old Steese Highway

- d) The Fairbanks City Council will consider whether to veto the decision of the Fairbanks North Star Borough Platting Board to approve a request to replat Blocks 11, 12, and 13 of 3rd Addition Leisure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance was requested from FNSBC 17.56.010(I) to allow a tract’s depth-to-width ratio to exceed 4:1. The request included:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These include the 10 ft. wide PUEs along the road rights-of-way proposed for vacation and the 7.5 ft. wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10 ft. wide PUE along the replat's north boundary will be widened to 30 ft.

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. 6348 – An Ordinance Amending Various Sections of the Fairbanks General Code Dealing with Nuisances. Sponsored by Mayor O'Neall. **SECOND READING AND PUBLIC HEARING.**

14. NEW BUSINESS

- a) Resolution No. 5215 – A Resolution Amending the City Schedule of Fees and Charges for Services by Adding a Fee for Excessive Police Responses. Sponsored by Mayor O'Neall.
- b) Resolution No. 5216 – A Resolution Amending the City Schedule of Fees and Charges for Services by Adjusting Garbage Collection Rates. Sponsored by Mayor O'Neall.
- c) Resolution No. 5217 – A Resolution Establishing the Rate of Levy of 2026 Real Property Taxes for the City of Fairbanks, Alaska. Sponsored by Mayor O'Neall.
- d) Resolution No. 5218 – A Resolution Authorizing the City of Fairbanks to Apply For Funds from the United States Department of Homeland Security for the FY2025 Assistance to Firefighters Grant (AFG). Sponsored by Mayor O'Neall.

- *e) Ordinance No. 6349 – An Ordinance Transferring Land to the State of Alaska and Creating a Temporary Easement for the Steese/Johansen Interchange Project. Sponsored by Mayor O’Neill.
- *f) Ordinance No. 6350 – An Ordinance Enacting Fairbanks General Code Chapter 70, Article II, Section 70-63, Requiring a Request for Proposals and Certain Procedures to Aid in the Solicitation and Selection of Long-Term Lessees of City-Owned Property. Sponsored by Councilmembers Cleworth, Marney, Sprinkle, Therrien, and Ringstad.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- *a) Clay Street Cemetery Commission Meeting Minutes of May 6, 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, MAY 11, 2026
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

The City Council convened at 6:30 p.m. on the above date, following a 5:30 p.m. Citizen Engagement Academy Graduation, to conduct a Regular Meeting of the Fairbanks City Council via Zoom webinar and in the City Council Chambers at 800 Cushman Street, Fairbanks, Alaska, with Mayor Mindy O’Neill presiding and the following Councilmembers in attendance:

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

Absent: None

Also Present: D. Danyielle Snider, City Clerk
Thomas Chard, City Attorney
Michael Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Ron Dupee, Police Chief (remotely)
Richard Sweet, Deputy Police Chief
Andrew Coccaro, Fire Chief
Timothy Zinza, City Engineer
Jake Merritt, Human Resources Director (remotely)
Christina Rowlett, Purchasing Agent
Brenda McFarlane, Community Response Coordinator
Shannon Lam, Executive Assistant

LAND ACKNOWLEDGEMENT

Mayor O’Neill read the land acknowledgement.

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

Mayor O’Neill led the flag salutation.

CITIZENS’ COMMENTS

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

Bruce Wammack – B. Wammack stated that he was speaking on behalf of a long-time friend and client, Edward Clark, Jr., regarding the property at 525 Seventh Avenue. He explained that in the early 2000s the structure had been deemed uninhabitable and was condemned and demolished by the City. He shared that E. Clark had been trying for years to get the property's title transferred to him after the passing of both of his parents and had finally received it a month prior, only to learn of a \$29,740 lien that had been assessed for the cost of demolition. B. Wammack estimated that the lien had grown to over \$170,000 due to interest but noted that E. Clark was now in a nursing home in Colorado, hoping to sell the property and use any proceeds to cover the cost of his care.

Ms. Sprinkle asked for clarification on the timeline of events and ownership. B. Wammack clarified that E. Clark's parents had purchased the home in 1980 and that both had passed by the time the lien had been assessed in 2008. He reiterated that it had taken all this time for E. Clark to get the title. **Ms. Sprinkle** suggested that it would be unusual for a lien to come as a surprise in such situations and asked B. Wammack who he believed should be responsible for the bill. B. Wammack acknowledged that it would have been the last surviving owner, E. Clark's mother, but pointed out she had been infirm for some time before her passing 18 years ago. He added that title companies had changed their rules and now only disclose liens after there is a potential buyer.

Mr. Cleworth asked about the current value of the property. B. Wammack reported that the assessed value had hovered around \$20,850 and could probably sell for \$30,000 - \$40,000. **Mr. Cleworth** asked if the property taxes were current. B. Wammack shared that E. Clark had paid all taxes owed three years ago but that he believes the last two years were unpaid.

Ms. Therrien asked if the owner would be willing to transfer the property for full payment of the debt. B. Wammack explained that he is now working with the grandson who has power of attorney over E. Clark and that he is unsure of where the grandson stands on the matter.

Jarrold Welsh (via Zoom) – J. Welsh shared that he lives in the Shannon Park subdivision and expressed concern over numerous instances of both standard and non-street-legal vehicles routinely driving well beyond the speed limit, particularly on weekends, evenings, and when children are walking to or from school. He noted that children regularly play in the neighborhood and that it was only a matter of time before a tragedy happens. He reported that the community's social media group had countless examples of other residents sharing his concerns. J. Welsh expressed appreciation for the Public Works Director and City Engineer being receptive to his recent communications and for installing an additional speed table and radar near his home but noted that it would not solve the larger neighborhood problems. He asked the City to expand traffic calming measures in the subdivision, reconsider additional devices at the calming circles, approve a permitting process for individuals to install their own temporary speed humps, and consider converting certain yield signs to stop signs on the cross streets along D Street.

Ms. Sprinkle asked if he could provide his comments in writing. J. Welsh stated he would.

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

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Mr. Cleworth pulled item 14(b), Resolution No. 5213, from the consent agenda.

Ms. Sprinkle pulled item 14(a), Resolution No. 5212, 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.

SPECIAL ORDERS

- a) The Fairbanks City Council held a public hearing and considered the following alcohol license application for transfer of location and ownership:

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

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to WAIVE PROTEST on the alcohol license application for transfer of location and ownership.

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

Mr. Marney stated that he would like to hear from the applicant about their business plan.

Isaiah Mangum, Owner of Gather Fairbanks – I. Mangum shared that he had previously been a part owner, along with his parents, of a business downtown called Venue Fairbanks which, for over a decade, was a community space filled with art, coffee, and occasional events that included alcohol. He reported that after Venue closed a year and a half earlier, he and his wife purchased another building downtown with the hope to create something similar. I. Mangum explained that Gather Fairbanks would also operate as an art gallery, co-working space, and have other tenants such as a bookstore and crystal shop, with alcohol sales being a small part of what they do, albeit an important one for their financial sustainability. **Mr. Marney** thanked him for the information.

Ms. Tidwell shared that she had been inside the new location and asked if they intend to keep the same general format or open a business that regularly serves alcohol. I. Mangum confirmed that alcohol sales had always been and would continue to be event-based and low-key, with no goal of becoming a typical bar. He reiterated the desire to make a welcoming space for the community.

Mayor O’Neill called for objection on the motion to WAIVE PROTEST on the alcohol license application for transfer of location and ownership and hearing none, declared the motion CARRIED.

- b) The Fairbanks City Council held a public hearing and considered the following alcohol license application for transfer of ownership:

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

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

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to WAIVE PROTEST on the alcohol license application for transfer of ownership.

There was no discussion on the motion.

Mayor O’Neill called for objection on the motion to WAIVE PROTEST on the alcohol license application for transfer of ownership and hearing none, declared the motion CARRIED.

- c) The Fairbanks City Council held a public hearing and considered the following two alcohol license applications for transfer of ownership:

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

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

Ms. Therrien, seconded by **Mr. Ringstad**, moved to WAIVE PROTEST on the alcohol license applications for transfer of ownership.

There was no discussion on the motion.

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

- d) The Fairbanks City Council held a public hearing and considered the following new alcohol license application with endorsements:

Type/License: Beverage Dispensary Tourism, License 5656

Endorsements: Hotel/Motel Endorsement & Restaurant Endorsement
DBA: Block 13 Hotel
Applicant: Block 13 Hotel, LLC
Location: 575 1st Avenue

Mayor O’Neill called for Public Testimony.

Frank Eagle – F. Eagle shared that he had been a tenant in the location being considered for over 20 years and agreed that another restaurant in that space would benefit the community. He asserted that the application did not, however, fulfill the state requirements for a “beverage dispensary tourism” license. He explained that he had applied for the same license in 2023 in an attempt to make the sale of his former business, Lavelle’s Bistro, more appealing to a prospective buyer, but had been denied by the Alcoholic Beverage Control (ABC) Board. He added that he had appealed the decision but was ultimately denied when the judge ruled that the provisions of the law which required changes or improvements that would encourage tourism, rather than maintaining the status quo, had not been met. F. Eagle pointed out that Block 13 was doing the exact same as he had done three years prior, yet their application was approved by the ABC Board, pending review by the local governing bodies. He asserted that the same statutes identified by the judge in his case still applied and had not been met by the applicant; he added that the City Council should not condone a non-legislative, administrative board ignoring the law and past rulings from a judge. He admitted that he was pursuing the issue primarily on principle and asked that the Council send a stern message to the ABC Board. F. Eagle expressed frustration with the law being disregarded across all levels of government, with little to no oversight. He noted the applicant was warned that a similar license had been denied by the ABC Board in the past and suggested that they must have used influence to get the approval. He urged the Council to protest the application.

Ms. Sprinkle asked who had warned the applicant about the past denial. F. Eagle clarified that he had told them directly and that he emailed the ABC Board and copied the applicant. He added that he has had numerous conversations with them over the years. **Ms. Sprinkle** asked if F. Eagle’s denial had been the reason he could not sell his business. F. Eagle stated it was not the reason they shut down the restaurant but that they may still be operating if the application had been approved.

Ms. Therrien asked to clarify the reason for F. Eagle’s denial. F. Eagle shared that he was told his plans did not meet the provisions for an improvement that would encourage or enhance tourism. **Ms. Therrien** asked if his plans had included such work. F. Eagle reported that his application had demonstrated several updates and renovations to the space but that the judge deemed those to be maintenance-related and insufficient to meet the requirement in the statute. He provided additional details about Block 13’s decisions regarding alcohol licensing when the hotel was built in 2001. **Ms. Therrien** stated that she was confused over the various types of licenses. F. Eagle explained that “tourism” licenses were for places like larger hotels and were not limited by population like certain other alcohol licenses.

Mr. Cleworth noted that F. Eagle was not the owner of the property and asked if that distinction had been a factor in the denial. F. Eagle reported that it had been brought up to the ABC Board and that it may have contributed to the denial but pointed out that the obligation to provide more significant renovations was outstanding and should also apply to Block 13. He noted that the application before the Council did not include any more renovations than his 2023 proposal.

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

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to PROTEST the new alcohol license application with endorsements.

Ms. Therrien suggested that the proposal did not meet the qualifications for a beverage dispensary tourism license and that the applicant could seek a different type of alcohol license.

Ms. Sprinkle asked if there was a difference in what could be served under the different licenses. Clerk Snider explained that there was not a difference in what could be sold. She noted that the number of beverage dispensary licenses that may be issued within an area was limited by population. She discussed additional requirements in the Fairbanks General Code (FGC) regarding an applicant’s ability to contribute to the revitalization of the downtown area.

Attorney Chard suggested that if the Council was considering pursuing a protest of the application, further discussion would be prudent regarding FGC Sec. 14-178(a)(11), which states:

“If an application is for a tourism license under AS 04.11.400(d), then the city council will require the applicant to show that the issuance of an additional beverage dispensary license to a tourist facility will, in fact, encourage tourism in the city. The applicant must prove that tourism will constitute a majority of the business of the beverage dispensary license.”

Ms. Tidwell asked if the City Clerk had communicated with the applicant and invited them to the meeting. Clerk Snider confirmed she had and that the applicant had provided the documentation prior to the deadline for publishing meeting materials. **Ms. Tidwell** asked where the City stood in regard to the number of population-limited alcohol licenses. Clerk Snider reported that they are grossly over the limit for beverage dispensary licenses but that licenses were “grandfathered” in when the law to limit by population was passed.

Mr. Marney asked if F. Eagle would be eligible to apply for the tourism license. Attorney Chard acknowledged that it was difficult to elaborate on State statutes that are applied by the ABC Board as well as whether F. Eagle would have been under different obligations as a tenant versus a building owner. He pointed out that the Block 13 application included a narrative about tourism being served by opening a restaurant in a currently vacant space and revitalizing the downtown core area. **Mr. Marney** asked how much weight a local governing body’s protest carries with the ABC Board. Attorney Chard clarified that when a municipality protests an application, it triggers a hearing with the ABC Board, at which the City would explain its reasoning for protesting the application. He stated the ABC Board would deliberate and rule accordingly. He confirmed that nothing would compel the Board to honor the Council’s protest.

Ms. Therrien pointed out that the applicant was likely aware of F. Eagle’s concerns but did not attend the meeting. She asserted that the application did not show how the license would enhance tourism and that she had always considered Lavelle’s Bistro to be primarily for locals.

Ms. Tidwell concurred that the application did not provide any data to support the claim that the license would encourage or otherwise enhance tourism downtown.

Mr. Cleworth suggested that the issue creates a double standard and that while he knows some tourists may eat at the hotel restaurant, that is not the primary customer base. He pointed out that many guests are in-state travelers, often at the location due to its proximity to the courthouse. He stated that the loophole to allow additional licenses beyond the established limit had always bothered him, as does the fact that the ABC Board can overrule the City Council.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO PROTEST THE NEW ALCOHOL LICENSE APPLICATION WITH ENDORSEMENTS AS FOLLOWS:

YEAS: Tidwell, Cleworth, Marney, Ringstad, Sprinkle, Therrien
NAYS: None
Mayor O’Neill declared the MOTION CARRIED.

MAYOR’S COMMENTS AND REPORT

Mayor O’Neill announced that Timothy Zinza had been selected as the new City Engineer and congratulated him on the promotion. She shared details about the City Ambassador program which would empower volunteers to be eyes and ears in the downtown core area, speaking with business owners, directing tourists, and keeping a lookout for what happens in the streets. She added that they would be equipped with resources of who to call should a problem arise and invited anyone interested in the program to sign up on the City website.

Ms. Sprinkle asked if the Ambassador program would be spearheaded from City Hall. **Mayor O’Neill** clarified that Festival Fairbanks would run the program with the City’s support.

COUNCILMEMBERS’ COMMENTS

Mr. Ringstad expressed frustration with the continued occurrences of physical and verbal assaults across Fairbanks and suggested that an increased focus on protecting citizens was in order.

Mr. Cleworth spoke of B. Wammack’s situation, noting that the lien exceeded the value of the property. He stated that he had never known the City to waive a lien, although it has at times waived penalties and interest. He suggested that the property would likely be coming up on the foreclosure list due to unpaid property taxes. He congratulated T. Zinza on his promotion. He discussed the love/hate relationship that exists within the community over speed humps, the cost for each device, the challenges they present, and the problems with other solutions such as stop signs. **Mr. Cleworth** noted that the Council had received an email from a Shannon Park resident regarding a temporary speed hump that had shown up in their neighborhood which may or may not have been placed by the City. He asked why item 14(c), Ordinance No. 6347, had not been designated with an asterisk on the agenda. Clerk Snider explained that Mayor O’Neill had requested the item not be included on the consent agenda to ensure it would be discussed before potentially advancing to a second reading and public hearing.

Ms. Therrien proposed that the City consider accepting a transfer of ownership of the property referenced by B. Wammack in lieu of payment of the lien and interest. She congratulated the graduates of the Citizen Engagement Academy and expressed regret in missing the farewell of former City Engineer Robert Pristash.

Ms. Sprinkle congratulated T. Zinza on his promotion and welcomed Ms. Therrien back.

UNFINISHED BUSINESS

- a) Ordinance No. 6346 – An Ordinance Authorizing the Lease of the Log Cabin Located at 550 1st Avenue to Alaska Universal Productions, Inc. Sponsored by Mayor O’Neill.
SECOND READING AND PUBLIC HEARING.

Mayor O’Neill called for Public Testimony.

Nick Stepovich – N. Stepovich shared that he had owned Soapy Smith’s restaurant, located downtown, for over 30 years and that he was offering friendly opposition to the ordinance due to the proposal and request for information (RFI) not being shared with the whole community and stakeholders downtown. He asserted that numerous business owners heard about the RFI way too late and that several Councilmembers had not even been aware of what was taking place. He suggested the City fix the procedures and aim for greater transparency, fairness, and equity. N. Stepovich stated that it was unfair to tax-paying businesses to have to compete with the City as it selectively awards generous lease arrangements. He applauded the City’s desire to move forward but proposed that it would behoove everyone to do so together. He added that he has a lot of knowledge about the history of the log cabin that he would be happy to share.

Ms. Sprinkle asked N. Stepovich if he could provide a brief history of the cabin. N. Stepovich shared that it was built over 70 years ago and was intended to serve as a summer-only welcome center for visitors to stop in, grab brochures, and get the feeling of an old cabin setting. He recounted how other tenants over the years continued to serve the role, even if unofficially, of a welcome center but never year-round. He reiterated his opposition to the ordinance and support for getting more community input, adding that it is the Council’s prerogative to be more involved.

Ms. Therrien asked N. Stepovich if he or anyone he knew saw the RFI. N. Stepovich stated that he had not, that he was aware that the Executive Director of the Downtown Association of Fairbanks had shared it via email, and that it was posted on Facebook and in the newspaper. He pointed out that many people do not use those methods of communication and discussed what had transpired based on his own understanding and conversations with five different Councilmembers.

Jennifer Jolis – J. Jolis stated that she reads the newspaper daily but was out of town in March and had no knowledge of the plans for the log cabin until the last week. She shared that she was also distressed with how rapid the process unfolded. She stated she is aware of messages from the City to another interested party, the Co-Op Grocery Market & Deli, informing them that the decision had already been made for who was being offered the lease, pending Council approval. She pointed out that many elements of the Co-Op’s proposal would benefit the City, such as a commitment to assisting with year-round security in the Golden Heart Plaza. J. Jolis stated that as a co-founder of the HopeLink Warming Center she was dismayed at the prospect of another alcohol license downtown. She asserted that the RFI process did not meet the expected standard for transparency.

Christopher Hutchquist, General Manager of Co-Op Market Grocery & Deli – C. Hutchquist requested that the Council vote no on the ordinance and proceed with a request for proposals (RFP). He shared that the Mayor had invited him to consider renting the log cabin, that he toured the building, and that he had a one exploratory conversation with the Chief of Staff. He reported

that after returning with his Board of Directors' President to further review the space and speak with the current tenant, he wanted to move forward and create a proposal with the support of his Board. He recounted having inquired about next steps but did not hear much back until being told it was essentially too late. C. Hutchquist explained that when he did not receive guidance on how to submit a proposal, he created a short slide deck outlining their idea which he sent to the Mayor's Office, and 62 minutes later he received a response declining his proposal, with an explanation that the City had decided to put a restaurant in the space. He suggested that there was not much of a process but a rather quick decision. C. Hutchquist noted that while he appreciates the sense of urgency, this was a generational choice with only three tenants in the cabin's 70-year history, with the next tenant likely taking the cabin to its 100-year anniversary. He asserted that the cabin was a gem in the community and added that he believes an alcohol license in a City-owned, leased building was inappropriate and contrary to the stated goals of the Mayor and Council.

Ms. Tidwell asked C. Hutchquist to confirm that the handout had not been submitted in his original proposal. C. Hutchquist clarified that the eight-page slide deck was what he submitted on Friday, April 24 after not receiving a response to his request for guidance and next steps to move forward, and which was quickly rejected by the Chief of Staff.

Ms. Sprinkle asked if the Co-Op was a nonprofit organization and for more details on their ownership structure. C. Hutchquist stated they are community-owned with thousands of members and while they make a profit to support their mission, their model is not to maximize profit.

Jonathan Huff – J. Huff shared that he is the one being considered for the lease and that Mayor O'Neill had approached him after a recent Chamber of Commerce luncheon to discuss the project. He stated that he spoke with his wife and came back with their idea. He acknowledged the quick timeline based on a desire to not leave the space vacant for the summer season. J. Huff clarified that his business plan did not include an alcohol license, although they hoped to have occasional special events that could incorporate alcohol sales, but if a beverage dispensary license became available, they would be interested. He stated he does not believe anything was done incorrectly on his part but that he would support the Council's decision should it choose a standard RFP process. He asked that the Council consider his perspective and the time and effort already put in.

Ms. Sprinkle asked about what had been put into the project so far. J. Huff replied that it involved time to draft the proposal and research what equipment and supplies were necessary. **Ms. Sprinkle** asked if they had already made purchases related to the plans. J. Huff confirmed that they had not.

Mr. Marney asked J. Huff if he would submit a proposal if the Council did not approve the lease and decided to go with an RFP. J. Huff stated that he likely would not as it would not work with the timeline of other business plans. He shared that if they were awarded the lease, they would be open by June 15 for basic services and immediately begin work on upgrades.

David van den Berg, Executive Director of Downtown Association of Fairbanks (DTA) – D. van den Berg stated that his board of directors had not taken a position on the ordinance but affirmed that they support efforts that make downtown welcoming and inviting. He suggested that the log cabin is a catalyst property which they are glad to see receiving attention. He outlined several suggestions he believes should be incorporated into any potential lease, highlighting the challenges and opportunities associated with the property.

Ms. Therrien asked if the DTA members were aware of the RFI. D. van den Berg reported that the RFI information was included in DTA's newsletter a few times to help expand the reach.

There being no more comments, **Mayor O'Neall** closed the public hearing.

Mr. Cleworth, seconded by **Ms. Therrien**, moved to ADOPT Ordinance No. 6346.

Mr. Cleworth asserted that there is a problem of procedure and that he is not a fan of using an RFI process as he considers the two-step approach cumbersome to a regular RFP. He stated he believes he heard the Purchasing Agent previously state that she had never done an RFI prior to 2026. He read from the RFI and noted that it was to be used "solely for planning and informational purposes" and suggested that the City went further than the stated purpose, adding that the addendum could use some clarifications. **Mr. Cleworth** indicated that he felt bad not supporting the ordinance, as he believed J. Huff did everything correctly on his part. He explained that the City that did not follow a formal procedure, nor did he recall the Council giving definitive direction about the log cabin. He confirmed that he was not aware of the RFI until after it had gone out. **Mr. Cleworth** suggested that even if a summer of tenancy is lost, the City should do things right and publish an RFP that would be open for everyone, without definitive qualifications or restrictions. He stated that he would like to hear all ideas for the future of the log cabin.

Ms. Sprinkle stated that she had similar concerns and asked if the property would lose its tax-free exemption if the City was to lease the building to a for-profit business. **Mayor O'Neall** stated that it would not. **Ms. Sprinkle** asked if any commercial business had previously occupied the building. Chief of Staff Michael Sanders affirmed that all past tenants had been nonprofit organizations. **Ms. Sprinkle** stated that she has issues with the process and pointed out that the City had used four different approaches for four different City-owned properties in the last year. She explained that she does not understand the inconsistency. She asked what level of involvement the Council would have in drafting a potential RFP and scoring criteria. She spoke of the numerous communications she had received about the cabin and how she had no answers to the questions being asked of her. **Ms. Sprinkle** expressed admiration for J. Huff and hated what a "no" vote would mean for him but recounted that the Council's strategic planning meetings emphasized a desire for "transparent, informed, consistent, and fair" decision-making processes, which this had not been.

Ms. Tidwell stated she was sad to feel she could not vote in favor of the ordinance but expressed her belief that doing something right is more important than doing it fast. She reported receiving numerous calls and emails over the past week and stated that, in such cases, even if she does not agree with the views being shared, it is Councilmembers' responsibility to consider the voices of those they were elected to represent. She recounted asking questions during a recent work session and only receiving short, vague answers. She was hopeful that the City would do better next time.

Ms. Therrien noted that she had been gone for the last work session and asked for more details on the other proposals that were submitted and rejected. M. Sanders shared that Festival Fairbanks had proposed a gift shop that would offer coffee and hot chocolate, which was similar to but not quite at the same level as J. Huff's proposal. He reported that another dog mushing organization had been interested but was not a public-facing business like the City hoped for. He acknowledged that the proposal from the Co-Op had been the best they received up to that point but that two better offers came after. M. Sanders explained that the approach was within the parameters set forth in the FGC. He asserted that if the Council wished for an RFP to be published each time it

could make that requirement, but doing so would result in an average timeline of three months. He added that there were opportunity costs to consider. **Ms. Therrien** recounted J. Huff's statement that he would be ready to open by June 15 and asked if it would be possible to lease the cabin to him for just one summer. M. Sanders stated that he does not believe that would be palatable to J. Huff, nor would it be good business practice by the City. **Ms. Therrien** asked if the process that had occurred was legal. City Attorney Chard affirmed that the process had been legal but pointed out that nothing in the FGC outlined a specific approach for the situation. He advised that if the Council's desire is to see an RFP issued in such a scenario, he would encourage an enacting ordinance. He shared that, historically, the administration would engage with businesses and organizations in the community to bring forth a proposal to the Council for approval regarding the use of a City asset. Attorney Chard stated it appears that process was followed but that it is the Council's prerogative to set a different approach if that is what is desired.

Mr. Marney shared that he had spoken with Festival Fairbanks' Executive Director a few times and was aware of her idea to sell favorite dishes from downtown businesses in the cabin as a sampling to visitors. He agreed with other statements that the process was flawed and added that he hated to lose both a summer of the cabin being open and J. Huff as an interested party.

Mayor O'Neall stated that the Council had a choice between supporting a process that was clear, transparent, and advertised or thwarting progress in downtown for 2026. She asserted that the Council had lots of discussion about what to do with the property and that the RFI process, which had been consistent since she took office, was used to request ideas from interested parties. She confirmed that after a Chamber of Commerce meeting, she spoke with both J. Huff and C. Hutchquist and asked if they would be interested. She stated they both submitted proposals the following day and that one was ultimately chosen. **Mayor O'Neall** suggested that the Council's claim to be unaware of the updates was not true, that she had provided a report in a previous meeting, and that the matter was discussed on three different occasions. She stated that her door is always open and Councilmembers are welcome to come to her with questions about process; she added that no one had done so. She expressed confusion over the contradiction to slow down the current ordinance after the Council pushed to rush the RFP process with the Polaris Building site. She acknowledged that it was the Council's prerogative to vote down the ordinance but asked for consistency as to the Council's expectations. **Mayor O'Neall** asserted that she is working tirelessly, going over and above, without resources. She pointed out that people will not see messaging from the City if they are not reading the newspaper, checking social media, or listening to her communications, and that the City is doing the best it can to get the word out. She stated she takes issue with complaints about process when she followed the FGC and was transparent every step of the way. She added that hearing claims to the contrary was disappointing. She commented that it appeared the Council would once again choose to not invest in themselves.

Ms. Sprinkle suggested that seeing the RFI in advance would have been nice and that the difference between the process given to the log cabin and the Polaris site was that the Council had the chance to be involved with the latter's RFP long before it was published. She explained that took an investment in time—not just a single opportunity to approve without any background. She pointed out that this was the first time the Council had seen the proposal for the log cabin. **Mayor O'Neall** stated that this was actually the Council's third time reviewing it. **Ms. Sprinkle** clarified that while the ordinance had been before the Council three times, they had no idea what went into the initial RFI until after it was published. **Mayor O'Neall** suggested if that was the case, the Council had not been paying attention. **Ms. Sprinkle** asserted that if the only opportunity the

Council had to weigh in on the matter was after a proposal was chosen and an ordinance was drafted for Council approval, members should not be chided for asking questions or be told that they had not been paying attention. She declared that the Council is paying attention, that a lot of people had spoken to Councilmembers about the situation, and that they are not making things up. She noted that many people are not happy with the process and that the Council was trying to do its job. She stated that she appreciates the desire to launch but reiterated the need to do things right.

Ms. Tidwell stated that she did not believe that the process was wrong and expressed appreciation for the Mayor's work on the project. She suggested that the community was less familiar with an RFI approach which was why there were few responses. She shared that she had only started hearing from unhappy business owners in the last week; otherwise, she would have had more questions in earlier meetings. She expressed distaste in a process that only involved the Council after a decision was already made, which often makes the Council look like the bad guys. She reiterated that an overwhelming number of people had reached out to her in the last week.

Ms. Therrien expressed concern over potential alcohol sales and asked if the Council could restrict that in the lease. **Mayor O'Neall** confirmed that the Council could choose to do that.

Ms. Therrien, seconded by **Ms. Sprinkle** moved to AMEND Ordinance No. 6346 by directing that the lease state that no alcohol sales or consumption could occur on the premises.

Ms. Therrien suggested that there are enough bars in the area and that concerns over alcohol consumption and competition with other businesses convinced her that the motion was appropriate.

Mayor O'Neall called for objection on the motion to AMEND Ordinance No. 6346 by directing that the lease state that no alcohol sales or consumption could occur on the premises and hearing none, declared the motion CARRIED.

Mr. Cleworth sympathized with the Mayor's frustration and acknowledged that the Council has its own frustrations. He referenced the language of the RFI which stated: "Responses to this RFI will be used solely for planning and informational purposes." He asserted that it was not meant to be used for making a decision but rather to prepare for further processes, namely that the City would use the information gathered to "determine whether to issue a request for proposals." **Mr. Cleworth** asked who was intended to make that determination and surmised it to be the Council. He reiterated that he believes an RFI adds a needless step to an RFP and that it seemed clear that this RFI was not meant to be used to make a decision. He noted that the published addendum stated that the proposed use must include a food and beverage component, which would eliminate many potential interested parties. He restated that he had not seen the RFI before it went out nor the later addendum. He suggested that the Council's present deliberation was in fact honoring the intent of the RFI by using the gathered information and proposals for planning and informational purposes.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6346, AS AMENDED, AS FOLLOWS:

YEAS: Therrien
NAYS: Cleworth, Marney, Ringstad, Sprinkle, Tidwell
Mayor O'Neall declared the MOTION FAILED.

NEW BUSINESS

- a) Resolution No. 5212 – A Resolution Awarding a Contract to Interior Alaska Roofing, Inc. For City Hall Roof Replacement – Section B Project in the Amount of \$376,700. Sponsored by Mayor O’Neill.

Ms. Sprinkle, seconded by **Ms. Tidwell**, moved to APPROVE Resolution No. 5212.

Ms. Sprinkle asked for additional information on the multiple phases of the project. **Mayor O’Neill** invited City Engineer Timothy Zinza to provide details. T. Zinza explained that the roof replacement project was split into four phases and that the phase performed in 2025 was the largest and most expensive due to the replacement of an air handler and the relocation and reinstallation of other equipment. He affirmed that the remaining phases were smaller and would cost less.

Mr. Ringstad asked if the project had already been preapproved and budgeted for in the Capital Fund. Chief Financial Officer Margarita Bell confirmed that it had, with a \$650,000 budget.

Mr. Marney asked if it was the same contractor from phase one, and CFO Bell confirmed it was.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5212 AS FOLLOWS:

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

NAYS: None

Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5212 APPROVED.

- b) Resolution No. 5213 – A Resolution in Support of the Spur Line to Fairbanks as Part of the Alaska LNG Pipeline Project. Sponsored by Mayor O’Neill.

Mayor O’Neill explained that the resolution was intended for the State Legislature, Governor, and Congressional Delegation, and, after speaking with the City’s lobbyist and legislators, had been identified as a good way to convey the City’s position. She shared that negotiations had reportedly been going well and that parties seemed confident that a spur line would be part of the first phase of the project, with the resolution specifically requesting that very thing. She noted that it also asked that the cost of the line be spread out and not put solely on Fairbanks residents.

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5213.

Ms. Therrien, **Mr. Marney**, **Mr. Cleworth**, **Ms. Tidwell**, and **Ms. Sprinkle** each asked to be added cosponsors to the resolution.

Mr. Ringstad asked if the company building the line had commented on whether they would cover the cost, noting that they had previously indicated that they would not. **Mayor O’Neill** confirmed that the company had consistently indicated its support of the request to include the line to Fairbanks but would not cover the cost.

Mr. Cleworth stated that he supports the resolution but pulled it to discuss definitive language in Sections 2 and 3. He pointed out that two Fairbanks representatives had come out against the current legislation regarding the project and that it seems like there continued to be disagreements in Juneau about particular components. He indicated that he did not want to add any roadblocks and acknowledged that while those in Juneau will have to wrestle out the specific taxation parameters, he hoped that they would not get so far into the weeds that the sponsoring company decided to walk away. **Mr. Cleworth** discussed the wonder of large-scale projects that had come to fruition in past generations and the current challenges of similar projects getting approval at both the state and federal level. He reiterated his support for the resolution as well as his frustration at the increasing number of impediments being thrown at the liquefied natural gas (LNG) project.

Ms. Therrien shared that in a recent legislative meeting with the Alaska Municipal League (AML), they had discussed the Governor's proposal and how there was likely not enough time to complete anything before the regular session ended. She reported that there would likely be a special session called and that she and Mr. Ringstad should have opportunities to testify.

Mr. Ringstad suggested that conversations about who will bear the cost of the spur line had to recognize that the foreign countries lining up to purchase the gas ultimately would not care what the Fairbanks City Council had to say. He pointed out that while the City is trying to ensure that someone else covers the cost of the line, the Legislature was trying to figure out how much they could tax the project without scaring away the sponsor company. He asserted that it was one thing to make a request and another to make a demand, pointing out that the Council does not have horsepower to demand anything, and that he was concerned the company would walk away. **Mr. Ringstad** shared that his understanding is that the owners of the main gas line would be different than spur line owners and that talks were already underway to identify who would handle the in-state component. He acknowledged that the resolution's message is that the City wants the line but wants someone else to pay for it. He stated he can only imagine what he would think if he was an elected official in another municipality reading the resolution.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5213 AS FOLLOWS:

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

NAYS: None

Mayor O'Neall declared the MOTION CARRIED and Resolution No. 5213 APPROVED.

- c) Ordinance No. 6347 – An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Division 4 – Illegal Campsites. Sponsored by Mayor O'Neall.

Mayor O'Neall stated she had requested that the item not be automatically advanced on consent so that she could note any questions or comments to address at the upcoming work session.

Ms. Sprinkle, seconded by **Ms. Tidwell**, moved to ADVANCE Ordinance No. 6347.

Mr. Ringstad acknowledged that this was the first step and asked what the next step would be.

Mr. Cleworth spoke in favor of the ordinance, noting that it clarified existing language in FGC while maintaining a humane approach. He shared that he would like to gather a list of all local organizations and programs that provide services to the unhoused or similarly challenged population. Indicating that this was a first step, he pointed out that San Francisco, which had long been an example of how to not address these types of issues, supposedly had improved its policies. He reported that downtown Houston had also done well with similar challenges though he was unsure of what was done to accomplish that. **Mr. Cleworth** asked at what point the City would come up with a gameplan to ensure Fairbanks did not end up like other cities, such as Anchorage. He acknowledged that there was a fine line between aiding versus enabling and while he did not have the answers, he had spent a lot of time pondering the issue and talking with others. He reiterated support for the ordinance, efforts to gather research, and coming up with solutions.

Ms. Sprinkle asked if the ordinance tightens up existing language and if it would work in tandem with another ordinance regarding loitering that was being drafted. **Mayor O'Neall** confirmed that both were correct.

Mr. Marney stated that he would appreciate a discussion about successes and failures regarding homelessness as the Council considers the ordinance. **Mayor O'Neall** suggested that Mr. Cleworth may be able to provide historical insight on the issue. **Mr. Cleworth** admitted that he could not provide much of a report other than to acknowledge that the problem had grown over the years, with many individuals suffering from mental health challenges, with or without the presence of drugs or other substance abuse. He noted that other cities have debated whether to focus on housing or substance abuse problems, with strong feelings on both sides of the issue. He recounted that more and more people seem to believe that they can subsist on the streets of Fairbanks, even during the winter months. **Mayor O'Neall** asked if Mr. Marney was requesting a dedicated work session. **Mr. Marney** clarified that he hoped for an ongoing conversation, with updates about any efforts that may be underway, so Councilmembers have opportunities to provide input and be informed.

Mr. Ringstad admitted that he had viewed the issue more from the criminal side of things, given his personal experiences, and that he had requested more information from the police department. He acknowledged that there are overlapping issues of housing, mental health, and substance abuse and acknowledged that he does not have sufficient data. He suggested that police records would likely help focus efforts, as a one-size-fits-all approach would not work for the various groups.

Mayor O'Neall suggested that data would soon be available as the new Housing, Engagement, and Recovery Transitions (HEART) team begins its services. She concurred that data-driven decisions would be important moving forward, rather than relying on anecdotes and generalities.

Ms. Therrien suggested that the Council hold a dedicated work session on the topic after sufficient data is gathered. She spoke of the successful approaches other countries have used.

Mr. Ringstad noted that most of the work will be concerned with incidents on public land and asked how the same situations would be handled on private land. Attorney Chard explained that property owners or managers may have individuals trespassed. He discussed the different rules for private property and noted that commercial properties have additional considerations.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADVANCE ORDINANCE NO. 6347 AS FOLLOWS:

YEAS: Therrien, Marney, Sprinkle, Ringstad, Tidwell, Cleworth
NAYS: None
Mayor O’Neill declared the MOTION CARRIED.

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- a) Chena Riverfront Commission Meeting Minutes of January 28, 2026

ACCEPTED on the CONSENT AGENDA

- b) Clay Street Cemetery Commission Meeting Minutes of March 4, 2026

ACCEPTED on the CONSENT AGENDA

- c) Clay Street Cemetery Commission Meeting Minutes of April 1, 2026

ACCEPTED on the CONSENT AGENDA

- d) Appointment to the Fairbanks Diversity Council

APPROVED on the CONSENT AGENDA

COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

Mr. Cleworth shared that he would miss the next work session and indicated his preference that the log cabin proceed with an RFP process, with a 30-day deadline, and that the Council discuss in a work session how to handle proposals.

Ms. Therrien praised the appointment of Alyssa Quintyne to the Fairbanks Diversity Council. She reported that the Legislative Committee would meet the coming week for potentially the last time, with more discussions planned should the Governor call a Special Session.

Ms. Sprinkle provided a report on the Economic Development Commission’s recent meeting. She shared that each member had provided a list of items they would like to see addressed to create a roadmap for the committee.

Mr. Ringstad noted that it was his turn to represent the Council at the next Borough Assembly meeting and asked that any items wishing to be conveyed to be sent to him soon.

Mr. Marney shared that the Alaska Regional Development Organization (ARDOR) Committee held its first meeting, and he provided a report. He stated that he suggested that the Fairbanks Economic Development Corporation (FEDC) consider hiring someone to pursue grants. He asked if the Council could discuss the City overtime wages in the next work session. Clerk Snider noted that the item had not been publicly noticed in time for that meeting. **Mr. Marney** shared that he had received the President’s Award from Explore Fairbanks for his work and passion for the Fairbanks community.

CITY CLERK'S REPORT

Clerk Snider reminded the Council that she would attend the next regular meeting remotely.

CITY ATTORNEY'S REPORT

Attorney Chard reported that he and the Deputy City Attorney had recently attended the annual conference of the Alaska Bar Association and that during the event, a panel of Alaska Supreme Court justices led an inspiring conversation about the state of Alaska's court system. He shared that he met with Justice Pate and discussed the hope to establish a mental health court in Fairbanks, which had been spoken about for quite some time but was now gaining more traction.

EXECUTIVE SESSION

Mr. Cleworth, seconded by **Mr. Ringstad**, moved to ENTER into Executive Session to discuss Finalizing Polaris Demolition Contract.

Mayor O'Neall called for objection on the motion to ENTER into Executive Session and, hearing none, declared the motion CARRIED.

Mayor O'Neall called for a brief recess at 8:57 p.m., after which the City Council reconvened in Executive Session.

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

The Executive Session began at 9:05 p.m. Those present included Mayor O'Neall, Mr. Cleworth, Ms. Therrien, Ms. Tidwell, Mr. Marney, Mr. Ringstad, Ms. Sprinkle, Clerk Snider, Attorney Chard, Chief of Staff Sanders, City Engineer Zinza, and Chief Financial Officer Bell. The Executive Session concluded at 9:28 p.m.

Mr. Cleworth stated that the Council met in an Executive Session to discuss Finalizing Polaris Demolition Contract. He affirmed that no action had been taken.

ADJOURNMENT

Mayor O'Neall declared the meeting adjourned at 9:29 p.m.

MINDY O'NEALL, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



FAIRBANKS CITY COUNCIL
REGULAR MEETING MINUTES, MAY 18, 2026
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

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

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

Also Present: D. Danyielle Snider, City Clerk (remotely)
Thomas Chard, City Attorney
Michael Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Ron Dupee, Police Chief (remotely)
Richard Sweet, Deputy Police Chief (remotely)
Andrew Coccaro, Fire Chief
Jeremiah Cotter, Public Works Director
Kristi Merideth, FECC Manager
Brenda Geier, FECC Operations Manager
Jake Merritt, Human Resources Director
Jarrod Zerbe, Code Compliance Officer
Brenda McFarlane, Community Response Coordinator
Jennifer Payan, Grants Administrator (remotely)

LAND ACKNOWLEDGEMENT

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

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

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

CITIZENS’ COMMENTS

Jarrod Welsh (via Zoom) – J. Welsh spoke of housing challenges facing the Fairbanks community. He shared that a local resident had used personal resources to develop designs for affordable, easy-to-assemble housing solutions suitable for arctic conditions but unfortunately had not been

successful in securing local partnerships and support. He requested that the City consider his suggestions to help increase housing supply, asserting that each were all within the City’s capacity:

- Expand and simplify rules for accessory style dwelling units
- Create a fast-track permitting process for modular, arctic-grade housing
- Support local innovators developing climate-appropriate housing solutions
- Strengthen enforcement of basic housing quality and safety standards, while offering compliance assistance to property owners
- Improve coordination with Fort Wainwright housing services to explore targeted incentives to encourage new construction and property rehabilitation

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

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Mr. Cleworth pulled item 14(a), Resolution No. 5214, from the consent agenda.

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

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

a) Regular Meeting Minutes of April 27, 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
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

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

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

There was no discussion.

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, Therrien
NAYS: None

Mayor O’Neill declared the MOTION CARRIED.

b) Intent to Rescind Action from Regular Meeting of May 11, 2026 – New Alcohol License

Clerk Note: At the Regular Meeting of May 11, 2026, the City Council PROTESTED the below new alcohol license with endorsements. Following that meeting, notice was received regarding an intent to move to rescind the action.

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

Mayor O’Neill, seconded by **Ms. Therrien**, moved to RESCIND the Council’s vote from May 11, 2026 to protest the Block 13 Hotel application for a new beverage dispensary tourism license.

Ms. Therrien shared that she had been contacted by the applicant who apologized for missing the May 11 meeting, with the explanation that a plumbing emergency at multiple hotels in Denali National Park had prevented them from attending. She added that the applicant had also reported that many tourists will not consider staying at hotels that do not have a restaurant and that having a restaurant that could not serve alcohol would also be problematic.

Ms. Tidwell stated that while she appreciates the reasoning for the applicant’s absence, being present was not an unreasonable expectation, nor was communication when something comes up.

Mr. Marney pointed out that local management could have been sent to represent the company and that the Clerk had notified the applicant of the meeting.

Mr. Ringstad noted that the Council made its decision based on one side of the story and that a lack of details can sometimes lead to mistakes. He indicated willingness to hear the other side.

Ms. Sprinkle asked if the applicant was present currently. **Mayor O’Neill** confirmed they were.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO RESCIND THE COUNCIL’S VOTE FROM MAY 11, 2026 TO PROTEST THE BLOCK 13 HOTEL APPLICATION FOR A NEW BEVERAGE DISPENSARY TOURISM LICENSE AS FOLLOWS:

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

MAYOR'S COMMENTS AND REPORT

Mayor O'Neall invited Community Response Coordinator Brenda McFarlane to provide a report.

B. McFarlane shared details on the following City initiatives:

- The Golden Heart Step Up Challenge
- Recruitment and training for the City Ambassadors program
- Her activities as the Community Response Coordinator
- The Mobile Crisis Team
- The Emergency Service Patrol (ESP), operated by Fairbanks Integrated Community Services (FICS)
- The Housing, Engagement, and Recovery Transitions (HEART), also operated by FICS

She discussed applying for \$275,000 in funding from the Alaska Housing Finance Corporation for rental assistance to support permanent housing opportunities for the unhoused in the community. She noted that a transition away from congregate settings can support housing independence as well as recovery efforts with support from FICS and the Community Paramedics.

Ms. Therrien asked if FICS works together with the Community Paramedics. B. McFarlane confirmed that the two frequently work together as many calls have overlapping needs.

Mayor O'Neall shared that an intern, Owen Ackerman, had joined the City for the summer to support the reentry program and other programs B. McFarlane oversees. She invited Fairbanks North Star Borough Assemblymember Patrick Roach to provide a report.

Assemblyman Roach shared that the Assembly had awarded a \$17MM contract to the lowest responsive bidder for the construction of a new animal shelter, noting the staggering and surprising savings from the project's original \$34MM budget. He reported that the Assembly adopted a fairly non-controversial annual budget, and he discussed amendments, both passed and failed, that were made throughout the process.

Mr. Cleworth asked Assemblyman Roach if he knew why there was such a gap between the budget and the winning bid for the animal shelter. Assemblyman Roach shared that there was no definitive answer. He reported that one suggestion had been that the Borough's estimate had used the current cost of goods while many contractors had been stockpiling materials purchased earlier at lower rates, to allow them to undercut the market on projects they choose in the future. He added that the company was one that the Borough had worked with in the past without issues.

COUNCILMEMBERS' COMMENTS

Mr. Cleworth thanked B. McFarlane for her handout outlining local programs and organizations offering various services, noting how helpful it would be for discussions on potential City efforts.

Mr. Ringstad shared that during a recent doctor visit, his provider had spoken highly of the City's Community Paramedics and that medical professionals agree it is a great program.

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.

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

Mayor O’Neill asked Chief of Staff Sanders to review the ordinance. M. Sanders stated that the ordinance would amend the Fairbanks General Code (FGC) to mirror current practices and reduce the timeline for certain notices, primarily as a safety measure.

Ms. Tidwell, seconded by **Mr. Ringstad**, moved to ADOPT Ordinance No. 6347.

Mr. Cleworth asked if Legal had reviewed the ordinance and if the second sentence under Sec. 46-188 was unnecessary given the preceding sentence’s language. City Attorney Thomas Chard confirmed the ordinance had been reviewed and that the sentence could be seen as redundant.

Mr. Cleworth, seconded by **Mr. Marney**, moved to AMEND Ordinance No. 6347 by striking the second sentence under Sec. 46-188 which read: “At the expiration of the ten-day period, personal property at the illegal campsite may be disposed of as waste.”

There was no discussion on the motion to amend.

Mayor O’Neill called for objection on the motion to AMEND Ordinance No. 6347 and hearing none, declared the motion CARRIED.

Mr. Cleworth asked to confirm the intent of the changes in the next section, reducing certain notice requirements from 72 to 24 hours. Attorney Chard confirmed the intent to speed up the process in situations the Police Chief deems to be an imminent safety concern, such as illegal campsites within the right-of-way or an entrance to a parking lot. He stated that such circumstances warrant more immediate action and that discretion of the Police Chief was the most appropriate.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6347, AS AMENDED, AS FOLLOWS:

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

NAYS: None

Mayor O’Neill declared the MOTION CARRIED and Ordinance No. 6347, as Amended, ADOPTED.

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.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5214.

Mr. Cleworth noted that the fourth “whereas” statement stated the City would be reimbursed for “all” costs associated with the program and asked if that would include loss of interest. Chief Financial Officer Bell stated that it would not. **Mr. Cleworth** asserted that a loss of interest was real, thus the word “all” was not entirely accurate. CFO Bell concurred but noted that the turnaround for reimbursement should be quick, so the interest loss would be minimal.

Mr. Ringstad disclosed that he currently serves on the Board of Directors for the Fairbanks Neighborhood Housing Services (FNHS).

Mr. Marney pointed out in the fiscal note that the housing assistance was intended for “individuals recovering from substance use disorders.” He suggested that homelessness did not always involve drugs and asked if the parameters had to be limited. B. McFarlane stated that the language of the grant used “recovery” in general terms and could cover those dealing with other challenges such as a mental health crisis. She noted that one of the primary criteria was that the individual be actively participating in a recovery program.

Ms. Therrien asked if there was better language to reflect that they would not be able to recoup lost interest. Attorney Chard advised that simply removing the word “all” would suffice.

Ms. Therrien, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5214 by striking the word “all” from the fourth “whereas” statement.

There was no discussion on the motion to amend.

Mayor O’Neill called for objection on the motion to AMEND Resolution No. 5214 and hearing none, declared the motion CARRIED.

Mr. Marney asked if someone from FNHS could explain the mechanics of the program. **Mayor O’Neill** invited Nadine Winters to provide an overview.

Nadine Winters, Executive Director of FNHS – N. Winters stated that the grant would operate similarly to other past programs and was simple: The City identifies a qualifying individual, provides services in accordance with the program, sends FNHS a bill with appropriate documentation, and FNHS sends a check for reimbursement. She explained that the City would carry the expense for about 30 days while awaiting reimbursement from them and that FNHS would carry the cost for a quarter until reimbursement by the Alaska Housing Finance Corporation.

Ms. Sprinkle asked if there was an estimate on how many people may be helped by the program. N. Winters shared that they could apply for over \$200,000 and that individuals can receive a maximum of \$1,220 per month.

Mr. Cleworth noted that the third “whereas” statement indicates that the City has identified individuals eligible for the program and asked what would happen if that was not done. N. Winters explained that FNHS will rely on the City to perform that function and if it does not, the process would simply not occur. B. McFarlane shared that the Community Paramedics had already identified qualifying individuals, so there would be no delay in getting started. She added that the other groups referenced in her earlier report would also be able to refer individuals for consideration. She explained that the grant would allow for up to 12 months of assistance with rent

and utilities. **Mr. Cleworth** asked what procedure was in place if an individual fails to abide by the requirements. B. McFarlane stated that if participants do not actively engage in the established recovery program, they would be disenrolled and, if they fail to pay the landlord, they would be subject to eviction. She discussed the importance of maintaining positive working relationships with landlords who volunteer to participate in the program.

Mr. Marney asked if there were other programs or grants the City could pursue that would further help with housing challenges. B. McFarlane confirmed that they continue to monitor options and would bring opportunities they identify to the Council. **Mr. Ringstad** recounted that N. Winters was scheduled for an upcoming work session to further educate the Council on other programs.

Ms. Sprinkle asked if the program was confirmed. N. Winters clarified that it was a competitive process with an application deadline of Friday. **Ms. Sprinkle** acknowledged that they may be awarded nothing. N. Winters expressed confidence, citing their history of successful grant writing.

Ms. Therrien, seconded by **Mr. Ringstad**, moved to AMEND Resolution No. 5214, as Amended, by adding “and behavioral health” after “substance use” in the second “whereas” statement, so that it reads, “... in recovery from substance use and behavioral health disorders ...”

There was no discussion on the motion to amend.

Mayor O’Neill called for objection on the motion to AMEND Resolution No. 5214, as Amended, and hearing none, declared the motion CARRIED.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5214, AS AMENDED, AS FOLLOWS:

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

NAYS: None

Mayor O’Neill declared the MOTION CARRIED and Resolution No. 5214, as Amended, APPROVED.

- b) Ordinance No. 6348 – An Ordinance Amending Various Sections of the Fairbanks General Code Dealing with Nuisances. Sponsored by Mayor O’Neill.

ADVANCED on the CONSENT AGENDA

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

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

ACCEPTED on the CONSENT AGENDA

COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

Ms. Therrien, with additional input from **Mr. Ringstad**, gave a Legislative Committee report. **Ms. Therrien** stated that she was glad to see the Mayor’s increased involvement with the

Fairbanks Diversity Council (FDC). She expressed disappointment that the Council had not given the Block 13 Hotel representative, who had flown to Fairbanks for the meeting, a chance to speak regarding the license. She shared details about an upcoming event hosted by her Rotary Club.

Mr. Cleworth noted that the minutes of recent FDC meetings referenced questions over the original intent of the group's formation. He recounted that one of the primary purposes was to advocate for diversity in City hiring efforts from the many groups within the community. He noted that the request for proposal (RFP) for the log cabin downtown was published in the newspaper over the previous weekend. He stated that he would like to see a copy of the RFP and asked if there were any restrictions or if it was wide open for proposals. Chief of Staff Sanders confirmed that the RFP could be viewed on the City's website and that it did not include limited uses.

Mr. Marney concurred on the improved conversations occurring at FDC meetings and expressed hope in continued progress. He shared that he volunteered at the annual clean-up event at the Clay Street Cemetery over the weekend and was thoroughly impressed with the group of people involved with the work. He added that the new headstones, installed over recent years by the Clay Street Cemetery Commission, were remarkable and encouraged everyone to go see for themselves.

Ms. Tidwell thanked those in the community who participated in the recent clean-up day. She shared that the Fairbanks Area Surface Transportation Planning Policy Board would meet soon.

Mayor O'Neill discussed the work of FDC over the last several months, which had benefited greatly from a strategic planning session early in the process. She concurred that the group has a renewed energy, which was exciting to see. She confirmed that the RFP for the log cabin was open and encouraged everyone to share that with any potential submitters they may know. She expressed regret that the representatives for Block 13 Hotel were not given the opportunity to speak on their application and discussed the importance of supporting investment and revitalization in the downtown area. **Mayor O'Neill** reported that at least six events occurred over the weekend that involved City employees in some way and spoke highly of the efforts across the community. She stated that it was National Emergency Medical Services Week and highlighted the work done by the Fairbanks Fire Department. She discussed an upcoming press conference to share details about mental health services in the community.

Ms. Therrien recounted that the Co-Op Grocery Market & Deli had sent an email confirming they would be able to quickly commence operations in the log cabin downtown, if the City was interested in a temporary option for the summer season. **Mayor O'Neill** indicated that with an active RFP and the Council's recent action on the project, that would not be feasible. **Ms. Therrien** asked for the RFP deadline. M. Sanders stated that it would be open for three weeks but that following the procedures in FGC, the earliest date that a lease could commence would be August 13. **Mayor O'Neill** confirmed that there would not be a new tenant in the cabin this summer.

Ms. Sprinkle asked for clarification on the Mayor's comment that the Council's action had prevented any potential usage for the summer. **Mayor O'Neill** clarified that because the Council had requested an RFP process, it would be inappropriate for any outside entity to use the building. She noted that this was especially true for someone who may be a potential bidder on the project, as it would create a conflict of interest and be poor procurement practice.

CITY CLERK'S REPORT

Clerk Snider thanked the Council for allowing her remote involvement and for supporting her participation in the professional development conference she was attending.

CITY ATTORNEY'S REPORT

Attorney Chard shared that City Hall would be closed the coming Monday in observance of Memorial Day.

ADJOURNMENT

Mayor O'Neall declared the meeting adjourned at 7:32 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

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor O'Neill and City Councilmembers

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Notice of Reconsideration of Motion to Rescind Protest of Application for New Alcohol License, Block 13 Hotel

DATE: June 2, 2026

Background

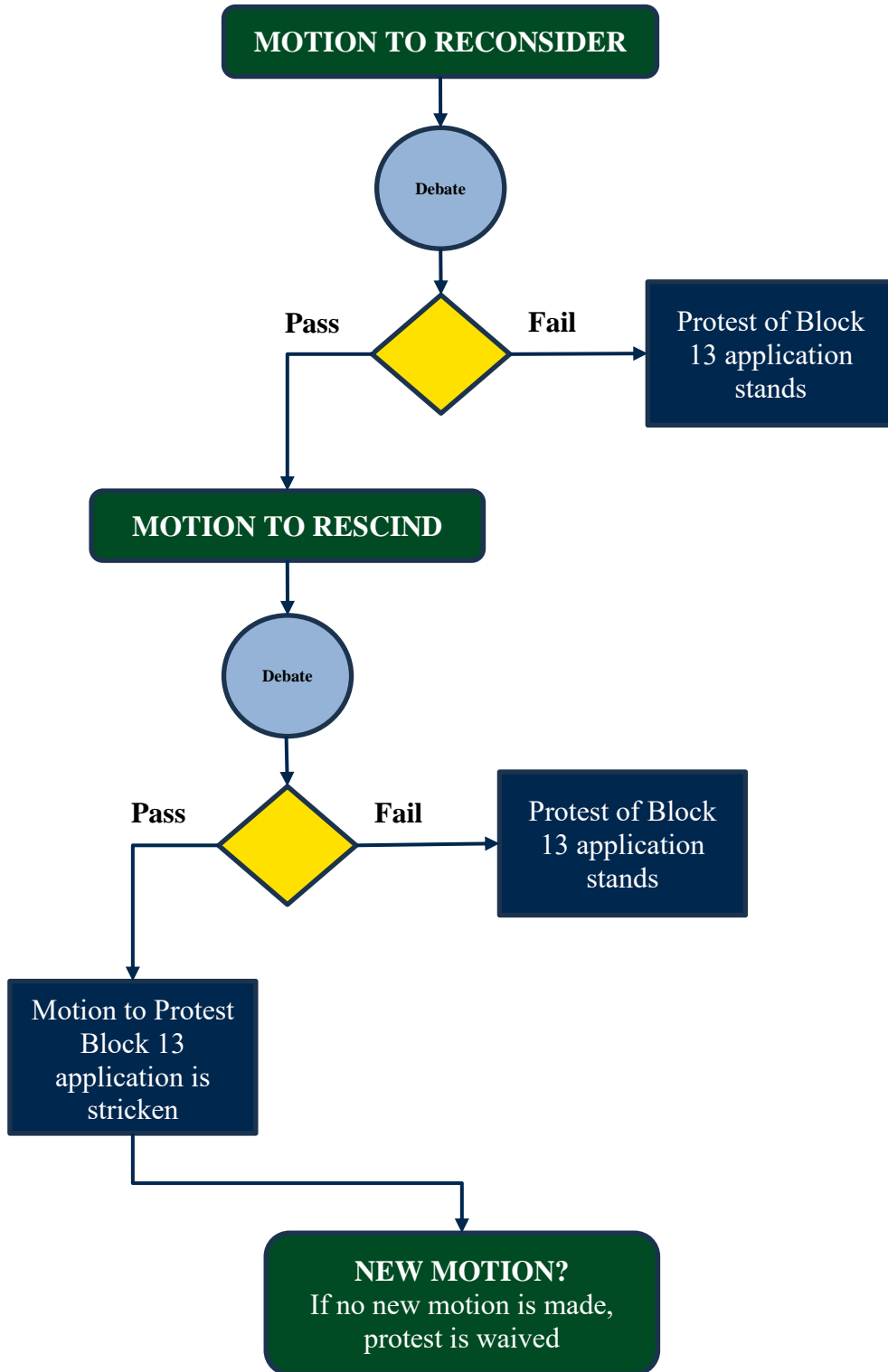
- May 11, 2026: The City Council voted to protest the Block 13 beverage dispensary tourism license (BDTL) application.
- May 18, 2026: By a 2-4 vote, the Council failed a motion to rescind the vote to protest the license application.
- May 19, 2026: Councilmember Marney, who voted on the prevailing side of the motion to rescind, provided the City Clerk a timely, written notice of reconsideration of the motion to rescind.

Procedure

If the motion to reconsider the vote to rescind is moved and seconded, the Council may debate the merits of reconsideration. The motion to reconsider requires a majority vote to pass. If a majority does not vote in favor of reconsideration, the Council's protest of the Block 13 BDTL application stands.

If the motion to reconsider passes, the question immediately returns to the motion to rescind the vote to protest, as if the vote to rescind (2-4) had never occurred. The Council may then debate again the merits of rescinding its vote to protest. If a majority does not vote in favor of the motion to rescind, the Council's protest of the Block 13 BDTL application stands.

If the motion to rescind passes by a majority vote, the motion to protest the Block 13 BDTL application is stricken. The Council may make a new motion concerning the license application. If no new motion is made, the City Council effectively waives protest of the Block 13 BDTL application.



City of Fairbanks
800 Cushman Street
Fairbanks, Alaska 99701



Office of the City Attorney
(907) 459-6750
Tom Chard, City Attorney

DATE: May 18, 2026
TO: All Council Members; Mayor
FROM: Tom Chard, City Attorney
SUBJECT: Block 13 Liquor License Application

Council voted to protest the Block 13 Liquor License application at its May 11, 2026 meeting. A motion to rescind that action has been received.

Procedure:

If the motion to rescind receives a second, Council can discuss the motion to rescind and its effect. If the motion passes by a simple majority, the entire action will, once again, be before the Council.

If that happens, the Mayor will call for public testimony on the question of the license application, call for a motion and second to consider whether to protest the license, and, if received, there will be time for Council deliberation on the license.

- If the motion to protest passes, the Clerk's Office and City Attorney's Office will communicate that to AMCO by our June 2 deadline and begin to prepare our protest.
- If the motion to protest fails, the Clerk will communicate to AMCO that there is no local protest.

Details About the Type of License Block 13 is Seeking:

Block 13 Hotel, LLC has applied for a Beverage Dispensary Tourism license. This type of license is described in statute at [AS 04.09.350](#). Essentially, this license type can be issued if it appears it "...will encourage the tourist trade by promoting the construction or improvement of a hotel, motel, resort, or similar business relating to the tourist trade with a dining facility or having kitchen facilities in a majority of its rental rooms and a minimum number of rental rooms. ..."

Block 13 Hotel, LLC submitted a memorandum (5/4/26) describing themselves (listed as JL Hospitality Management, LLC) as the operator of SpringHill Suites Fairbanks and providing additional detail regarding their application for the liquor license. That memo was included in your packet again for this evening's meeting for easy reference.

Protesting the License Application:

Generally, Fairbanks General Code [Sec. 14-178](#) provides guidance on factors the Council might consider when deciding whether to protest the issuance of a license. Sec. 14-178(a)(11) provides more specific guidance regarding an application for a Beverage Dispensary Tourism license. In relevant part, that section instructs Council to "*require the applicant to show that the issuance of an additional beverage dispensary license to a tourist facility will, in fact, encourage tourism in the city. The applicant must prove that tourism will constitute a majority of the business of the beverage dispensary license.*"

Whether Council decides to protest the license, or waive protest, we will communicate that decision to AMCO by our deadline and take action accordingly.

Tom Chard
City Attorney



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

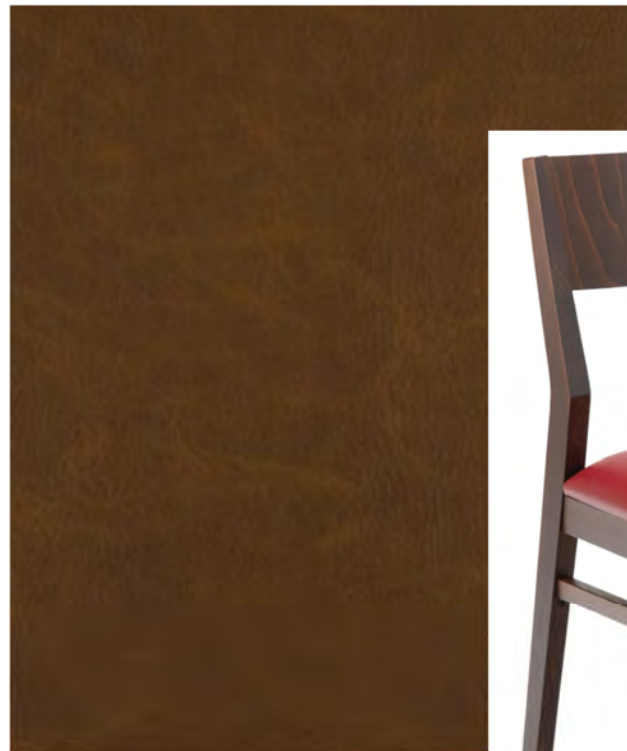
- Reinvesting in a vacant storefront and activating a prominent streetscape with new commercial energy.
- Increasing economic activity, creating employment opportunities, and expanding dining options for residents, workers, and visitors.
- Meeting the vision of the Urban Core as defined in the 2040 Plan.

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



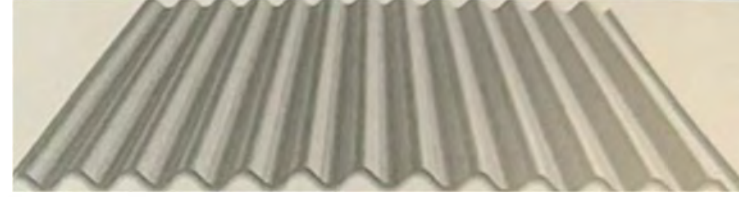
BARSTOOL AT BAR AND 24" RD HIGH TOPS

VINYL UPHOLSTERY FOR SEAT & BACK

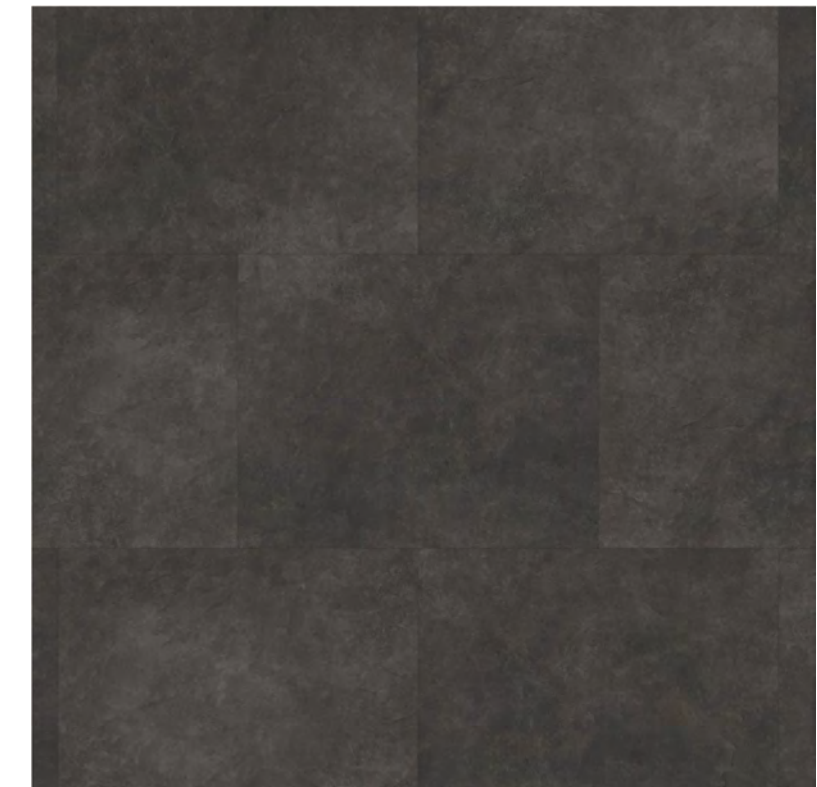
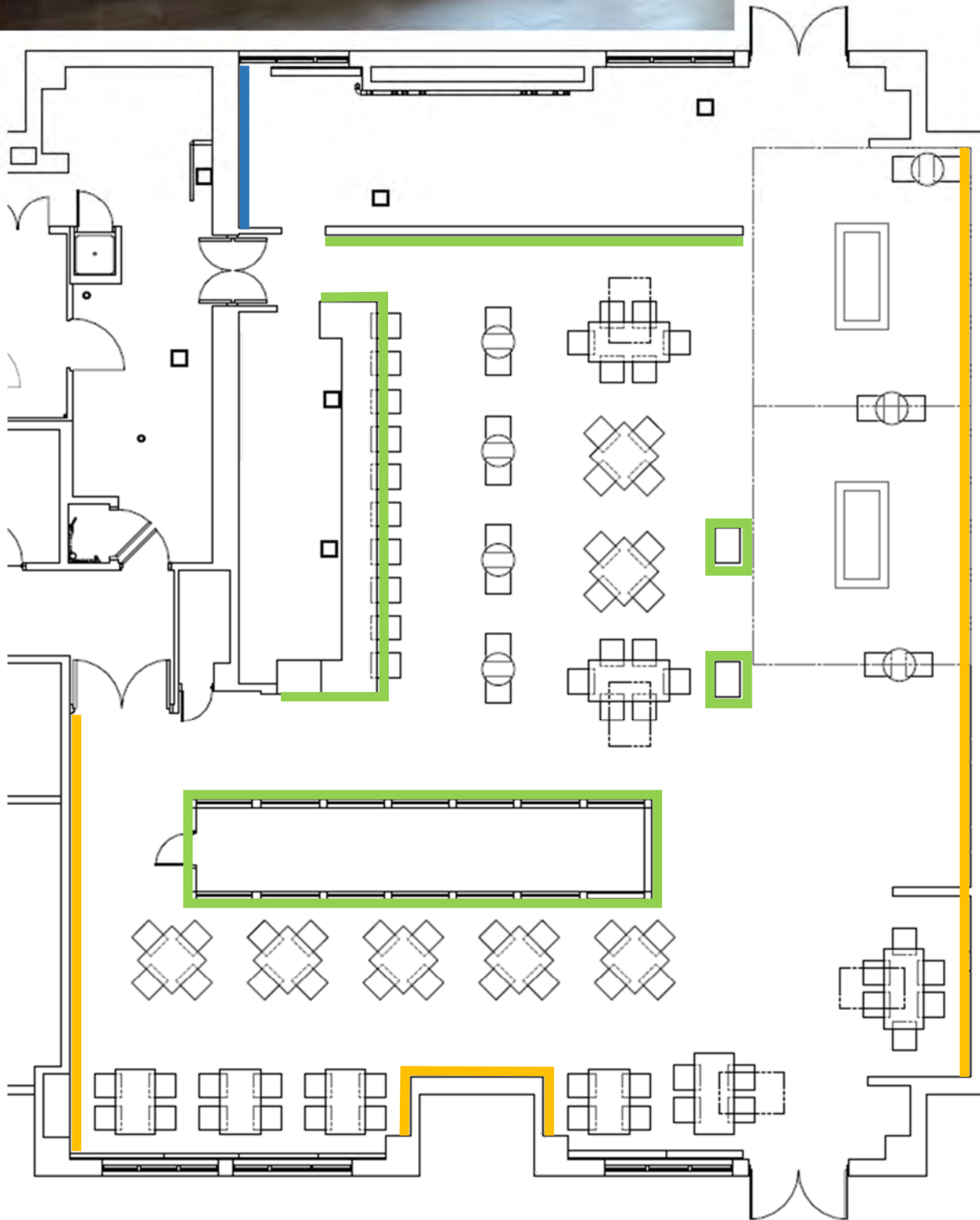


WOOD FINISH

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 – Alpenglow 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

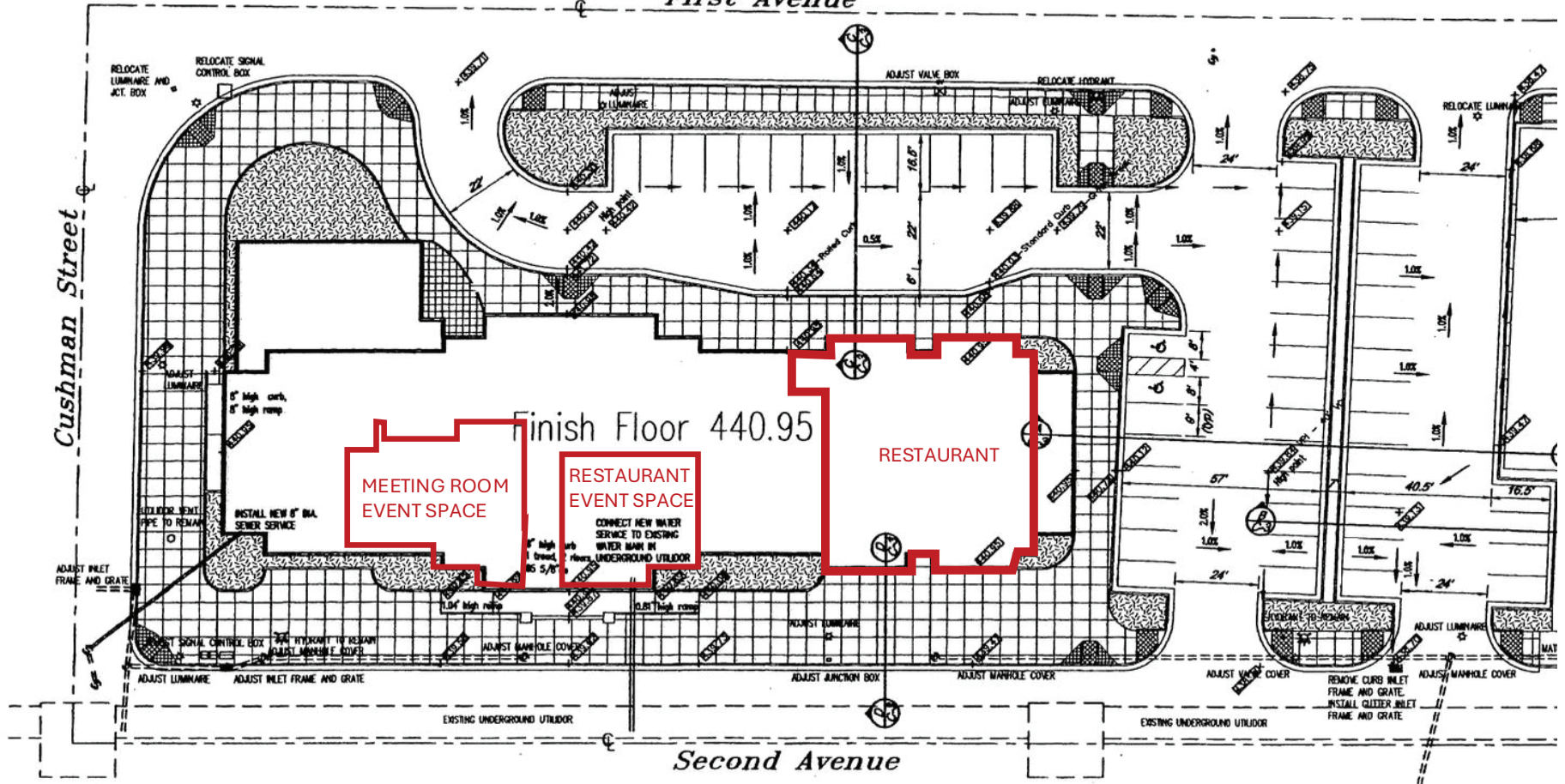
Documents

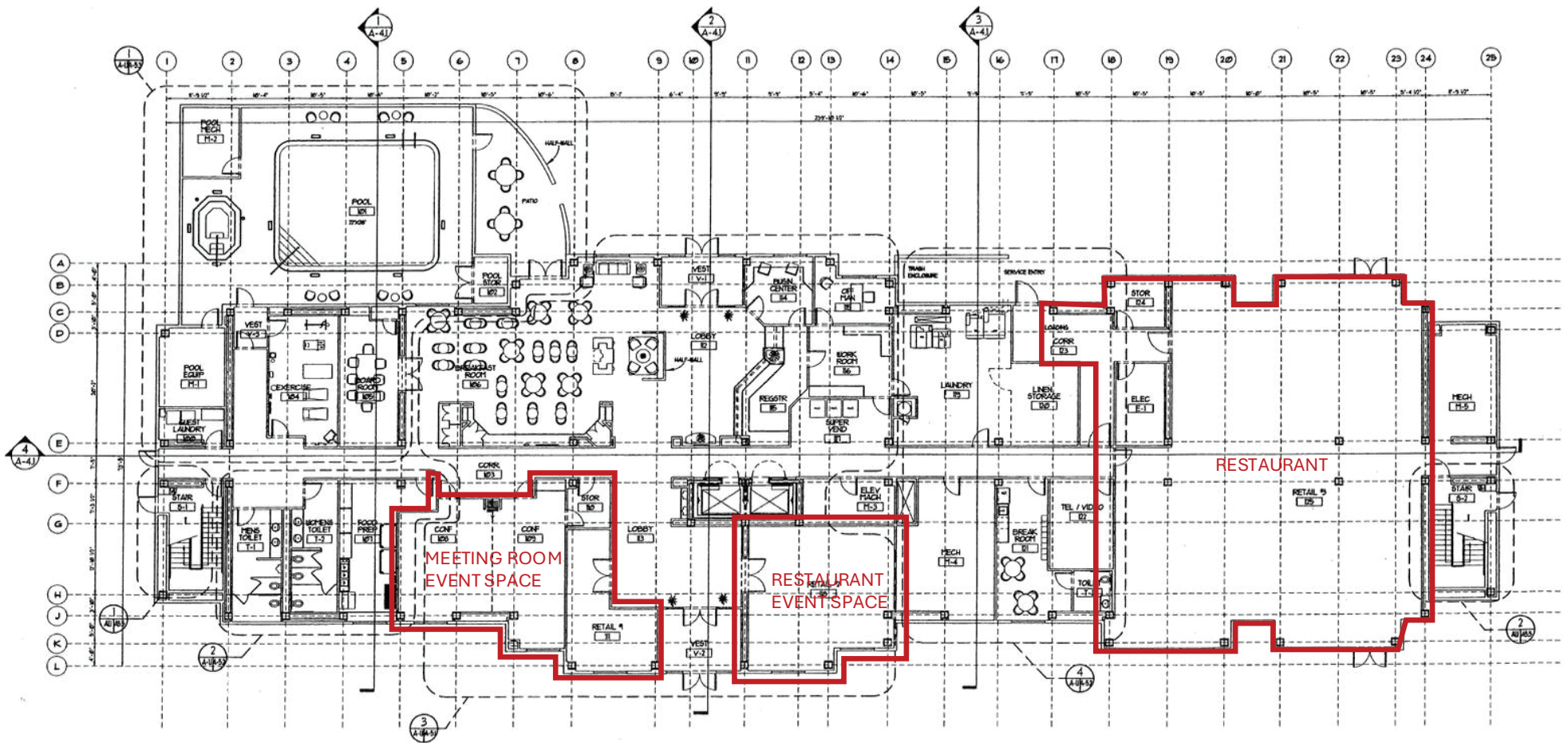
#	File Name	Type	Added On
1	Deed.pdf	License property ownership document	11/19/2025 04:55 PM AKST
2	FAISH (Restaurant) Premises 2.pdf	License Location Diagram Document	11/24/2025 12:27 PM AKST
3	AB02SecurityPlan.pdf	License Location Diagram Security Plan Document	11/24/2025 12:27 PM AKST
4	AffidavitPub.pdf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

First Avenue

Cushman Street

Second Avenue





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 hawaiiin 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, shitake, fontina, garlic oil, truffle oil
Cured	Salami, proscuitto, 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.




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: June 2, 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
2565*	El Dorado Bar & Grill	Beverage Dispensary	Eldorado Bar & Grill, Inc.	530 Third Avenue
4170	Caliente	Beverage Dispensary	Red Box, LLC	603 Lacey Street
4816**	Mayan Palace	Beverage Dispensary	Taco Azteca, Inc.	3401 Airport Way
4174	Big Daddy's Bar-B-Q & Banquet Hall	Beverage Dispensary	RTG, LLC	107 Wickersham Street
3170	The Odom Corporation	General Wholesale	The Odom Corporation	3101 Peger Road – Bay 1

*The renewal application for license no. 2565 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]

** The renewal application for license no. 4816 includes a multiple fixed counter (MFC) endorsement. The MFC endorsement authorizes the holder of a beverage dispensary license to sell or serve alcoholic beverages on the licensed premises from multiple fixed counters. [see AS 04.09.420]

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 26, 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

TO: Mayor O'Neill and City Councilmembers

FROM: D. Danyielle Snider, City Clerk 

SUBJECT: New Marijuana Product Manufacturing Facility License Application

DATE: June 2, 2026

Notification has been received from the Alcohol and Marijuana Control Office (AMCO) of an application for a new marijuana product manufacturing facility license for the following applicant:

Type/License: Marijuana Product Manufacturing Facility, License 30924
 DBA: Mood Lab
 Applicant: H.S., LLC
 Location: 899 Old Steese Highway

Corp/LLC Agent:	Mailing Address	Phone	Date and State of Ltd/Partner/Corp	Good Standing?
H.S., LLC Haley Essig	1209 Summit Drive Fairbanks, AK 99712	907-317-7346	08/10/2023 – AK	Yes

Member/Officer/Affiliate:	Mailing Address	Phone	Title/Shares (%)
Haley Essig	1209 Summit Drive Fairbanks, AK 99712	907-317-7346	Manager/Member – 75%
John Hoff	PO Box 16214 Two Rivers, AK 99716	907-744-2502	Member – 25%

Pursuant to FGC Sec. 14-214 and 3 AAC 306.060, the Council may determine whether to protest the marijuana license application after holding a public hearing. The 60-day deadline for the City's response to AMCO is June 26, 2026.

A notice of the date, time, and place of the public hearing has been mailed to all property owners within 1,000 feet of the proposed retail marijuana store, and a notice of the public hearing will be published in the Fairbanks Daily News Miner on Friday, June 5, 2026.

There are **no departmental objections** to the issuance of this license.

Alcohol & Marijuana Control Office

License Number: 30924

License Status: New

License Type: Marijuana Product Manufacturing Facility

Doing Business As: Mood Lab

Business License Number: 2226502

Designated Licensee: Haley Essig

Email Address: connect@akpipeandleaf.com

Local Government: Fairbanks (City of)

Local Government 2: Fairbanks North Star Borough

Community Council:

Latitude, Longitude: 64.852000, -147.689000

Physical Address: 899 Old Steese Highway
Fairbanks, AK 99709
UNITED STATES

Licensee #1

Type: Entity

Alaska Entity Number: 10342989

Alaska Entity Name: H.S. LLC

Phone Number: 907-317-7346

Email Address: connect@akpipeandleaf.com

Mailing Address: 1209 Summit Drive
Fairbanks, AK 99712
UNITED STATES

Entity Official #1

Type: Individual

Name: Haley Essig

SSN: [REDACTED]

Date of Birth: [REDACTED]

Phone Number: 907-317-7346

Email Address: connect@akpipeandleaf.com

Mailing Address: 1209 Summit Drive
Fairbanks, AK 99712
UNITED STATES

Affiliate #1

Type: Individual

Name: John Hoff

SSN: [REDACTED]

Date of Birth: [REDACTED]

Phone Number: 907-744-2502

Email Address: jp@akpipeandleaf.com

Mailing Address: PO Box 16214
Two Rivers, AK 99716
UNITED STATES



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Why is this form needed?

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38** of **Alaska Statutes** and **Chapter 306** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Control plan for persons under the age of 21
- Security
- Business records
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Health and safety standards
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising

Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment & Contact Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:		MJ License #:			
License Type:					
Doing Business As:					
Premises Address:					
City:		State:	Alaska	ZIP:	

Mailing Address:					
City:		State:	Alaska	ZIP:	

Designated Licensee:				
Main Phone:		Cell Phone:		
Email:				



Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Control Plan for Persons Under the Age of 21

2.1. Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

Section 3 – Security

Restricted Access Areas (3 AAC 306.710):

3.1. Describe how you will prevent unescorted members of the public from entering restricted access areas:

3.2. Describe your recordkeeping and processes for admitting visitors into and escorting them through restricted access areas:



Form MJ-01: Marijuana Establishment Operating Plan

3.3. Provide samples of licensee-produced identification badges that will be displayed by each licensee, employee, or agent while on the premises, and of visitor identification badges that will be worn by all visitors while in restricted access areas:

Security Alarm Systems and Lock Standards (3 AAC 306.715):

3.4. Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

mood
LAB HIGH BY DESIGN



CERTIFIED
Employee

JOHN SMITH | MHP: 12345



Form MJ-01: Marijuana Establishment Operating Plan

3.5. An alarm system is required for all license types that must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe the security alarm system for the proposed premises, explain how it will meet all regulatory requirements, and outline your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when the alarm system alerts of an unauthorized breach:

3.6. Describe your policies and procedures for preventing diversion of marijuana or marijuana product, including by employees:

3.7. Describe your policies and procedures for preventing loitering:

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

3.8. I certify that if any additional security devices are used, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm, to enhance security of the licensed premises, I will have written policies and procedures describing their use.



Form MJ-01: Marijuana Establishment Operating Plan

Video Surveillance (3 AAC 306.720):

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

3.9. The video surveillance and camera recording system for the licensed premises covers each restricted access area, and both the interior and exterior of each entrance to the facility.

3.10. Each video surveillance recording: is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing (consistent with the Alcohol & Marijuana Control Office’s approved format list); clearly and accurately displays the time and date; and is archived in a format that does not permit alteration of the recorded image.

3.11. The surveillance room or area is clearly defined on the Form MJ-02: Premises Diagram that is submitted with this application.

3.12. Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).

3.13. Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance records will be housed and stored, and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:



Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Business Records

Review the requirements under 3 AAC 306.755. All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records.

4.1. I certify that the following business records will be maintained and kept on the licensed premises:

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years (*records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises*);
- b. a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

4.2. A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:



Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730. All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with Metrc to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

5.1. My marijuana establishment will be using Metrc, and if any other tracking software is used, it will be capable of sharing information with Metrc.

5.2. All marijuana delivered to a marijuana establishment will be weighed on a scale registered in compliance with 3 AAC 306.745.

5.3. My marijuana establishment will use registered scales in compliance with AS 45.75.080 (Weights and Measures Act), as required by 3 AAC 306.745.

Section 6 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700. All licensees, and every employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

6.1. All licensees, and each employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment.

6.2. Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person’s marijuana handler permit card in that person’s immediate possession (or a valid copy on file on the licensed premises) when on the licensed premises.

6.3. Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person’s marijuana handler permit card is valid and has not expired.

6.4. Describe any in-house training that will be provided to employees and agents (apart from a marijuana handler course):



Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present.

7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded.

7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace.

7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d).

Answer "Yes" or "No" to each of the following questions: Yes No

7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram.

7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram.

7.7. If you answered "No" to either 7.5 or 7.6 above, describe how toilet and/or handwashing facilities are made accessible, as required by 3 AAC 306.735(b)(2):

Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

8.1. Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment. Include a description of the type of locked, safe, and secure storage compartments to be used in vehicles transporting marijuana or marijuana product:



Form MJ-01: Marijuana Establishment Operating Plan

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

8.2. The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700.

8.3. The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle.

8.4. The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport.

8.5. During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport.

8.6. Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment.

8.7. When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received.

8.8. The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest.

Section 9 – Signage and Advertising

Review the requirements under 3 AAC 306.770.

9.1. Describe any signs that you intend to post on your establishment, including quantity, dimensions, graphics, and location on your establishment (photos or drawings may be attached):



Form MJ-01: Marijuana Establishment Operating Plan

9.2. Describe any advertising you intend to distribute for your establishment. Include medium types and business logos (photos or drawings may be attached):

Advertising will comply with 3AAC 306. Advertising will not target anyone under 21. Mediums may include print ads in publications primarily read by adults, posters at licensed retail stores, sponsored events, radio and online ads. Logos will be clean and professional with no cartoon images or misleading designs.

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.



Printed name of licensee

Haley Essig

Signature of licensee



(Additional Space as Needed):



Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-05: Marijuana Product Manufacturing Facility

Why is this form needed?

This operating plan supplemental form is required for all applicants seeking a marijuana product manufacturing facility license and must accompany **Form MJ-01: Marijuana Establishment Operating Plan**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 5** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of the statutes and regulations.

If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.520(3).

What additional information is required for cultivation facilities?

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Equipment, compounds, and processes to be used
- Waste disposal
- Testing procedure and protocols
- Proposed marijuana concentrates and marijuana products
- Proposed product packaging and sample labels
- Prohibitions

This form must be completed and submitted to AMCO’s Anchorage office before any new or transfer application for a marijuana product manufacturing facility or marijuana concentrate manufacturing facility license will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	HS, LLC	MJ License #:	30924		
License Type:	Product Manufacturing				
Doing Business As:	Mood Lab				
Premises Address:	899 Old Steese Highway				
City:	Fairbanks	State:	Alaska	ZIP:	99701



Section 2 – Overview of Operations

2.1. Provide an overview of your proposed facility’s operations. Include information regarding the intake, flow, and transfer of marijuana, marijuana concentrate, and marijuana product at and from your premises:

Our marijuana product manufacturing facility will engage in two primary operations:

Edibles Production:

- Receive and store lab-tested marijuana distillate from licensed concentrate manufacturing facilities.
- Use the distillate to produce cannabis-infused edible products such as gummies and baked goods.
- Products will be portioned, packaged, labeled, and logged into METRC before distribution.

Vape Cartridge Filling and Packaging:

- Receive pre-manufactured, lab-tested cannabis distillate in bulk.
- Use precision filling equipment to fill vape cartridges in a cleanroom environment.
- Package and label cartridges according to all applicable health, safety, and packaging regulations.
- All cartridges will be METRC-tracked, stored securely, and distributed to licensed retail partners.

All marijuana and marijuana product movement will be tracked in METRC. The premises will be zoned with separate areas for raw material intake, production, packaging, and finished product storage.

Section 3 – Equipment and Compounds to be Used

Review the requirements under 3 AAC 306.555.

3.1. Describe the equipment and solvents, gases, chemicals, and other compounds the marijuana product manufacturing facility will use to create marijuana concentrates:

We will not produce marijuana concentrates on-site. All distillate will be sourced from licensed concentrate manufacturing facilities. Our facility will use the following equipment for manufacturing and packaging:

Edibles:

- Commercial mixers, ovens, and silicone molds
- Precision scales (Weights and Measures Act compliant)
- NSF-rated food prep tables
- Electric hot plates and infusers
- Stainless steel spatulas, whisks, utensils
- Commercial refrigerators/freezers

Vape Cartridges:

- Precision cartridge filling machine (automatic)
- Cartridge capping station (automatic)
- Heat gun and decapping tools
- Ethanol tool cleaning station
- Trays and gloves

All non-cannabis ingredients used in edibles will be food-grade, and no hazardous chemicals, gases, or extraction solvents will be used on site. With the exception of a small amount of food grade ethanol to clean filling machine.



Section 4 – Waste Disposal

Review the requirements under 3 AAC 306.740.

4.1. Describe how you will store, manage, and dispose of any solid or liquid marijuana waste, including expired or outdated marijuana or marijuana product, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown or produced:

Waste from both edible production and vape packaging will be rendered unusable and unrecognizable in accordance with 3 AAC 306.740.

All marijuana product waste (e.g., expired edibles, infused oil spills, filled cartridges that fail QC) will be:

- Weighed and logged in Metrc
- Ground and mixed with at least 50% non-consumable waste (e.g., coffee grounds, cat litter, food scraps)
- Stored in locked waste bins in a restricted access area
- Transported to an approved landfill or waste facility

Vape hardware waste (e.g., empty cartridges, broken components) will be separated and handled according to local hazardous material disposal regulations, if applicable.

Records of all disposal activity will be maintained for a minimum of three years.



Section 5 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.520 and 3 AAC 306.550.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

5.1. I will ensure that any individual responsible for collecting random samples for required laboratory testing under 3 AAC 306.550 will prepare the necessary accompanying signed statement, provide the signed statement to the marijuana testing facility, and maintain a copy as a business record under 3 AAC 306.755.

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Answer "Yes" or "No" to the following question:

Yes No

5.2. Will the marijuana product manufacturing facility be performing in-house testing (as defined under 3 AAC 306.990(b)(20)?

No [checked] Yes []

If "Yes" to 5.2, you must be able to certify the statement below. Read the following and then sign your initials in the box: Initials

5.3. The area where in-house testing will occur is clearly identified on the Form MJ-02: Premises Diagram that is submitted with this application.

[]

5.4. Describe the testing procedures and protocols the marijuana product manufacturing facility will follow:

All marijuana products manufactured at our facility, including edibles and filled vape cartridges, will undergo mandatory testing in compliance with 3 AAC 306.550 and 3 AAC 306.645 before they are released for sale or transfer.

We do not conduct in-house testing. All testing will be performed by a licensed and AMCO-approved marijuana testing facility within the state of Alaska.

Sampling Protocols:

- A designated employee holding a valid marijuana handler permit will be responsible for collecting representative random samples from each production lot.
The sample will be taken in accordance with the marijuana testing facility's established sampling guidelines and the requirements of 3 AAC 306.550(a).
For each sample collected, we will complete a signed sampling statement that includes:
Product type
Batch number
Date and time of sampling
METRC ID tag(s)
Employee name and handler permit number
A copy of this sampling statement will be provided to the testing facility, and a duplicate will be retained on file as a business record per 3 AAC 306.755.

Edibles Testing

Each production batch of infused edibles (e.g., gummies, baked goods) will be tested for the following:

- Potency Testing
Microbial Contamination
Mycotoxins
Heavy Metals

All final products will be clearly labeled with potency results and batch identification. Edibles will not be transferred or released until the full test results are received and the product has passed all required thresholds.

Vape Cartridge Testing

For vape cartridges filled and packaged on-site, the following protocols will be followed:

- The distillate used to fill cartridges will be sourced exclusively from licensed concentrate manufacturing facilities. Each batch will come with a Certificate of Analysis (COA) showing:
Potency
Residual solvents
Heavy metals
Mycotoxins
Pesticide analysis
Prior to use, we will review and verify that all COAs are within required limits under 3 AAC 306.645.

Testing Compliance & Recordkeeping


- Products that do not pass required testing will be quarantined, marked in METRC as "test fail," and securely stored or disposed of in accordance with 3 AAC 306.740.
All COAs, sampling logs, failed test notices (if applicable), and testing invoices will be retained for a minimum of three years on-site and made available to AMCO upon request.
No product will be distributed, transferred, or sold unless accompanied by a valid passing test result.



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Cookies		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge - 1-3m, freezer: 3-6m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		
Product Description: Details must include the color, shape, and texture.	Soft- baked round cookies		
Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	Ingredients: All-purpose flour, baking soda, kosher salt, sugar, brown sugar, butter, eggs, vanilla extract, vanilla bean paste, flavor-specific mix-ins (chocolate chips, raspberries, white chocolate, blueberries, peanut butter, tea, lavender, food coloring, frosting), MCT oil, THC distillate. Allergens: Dairy, Eggs, Wheat. Some flavors contain Peanuts.		
Flavors: List all current and potential future flavors:	Chocolate chip, raspberry and white chocolate chip, blueberry lemonade, creamy peanut butter, london fog, classic sugar cookies		
Standard Production Procedure and Detailed Manufacturing Process:	Each cookie dough is prepared in a commercial kitchen using food-grade ingredients. THC distillate is homogenized with MCT oil and evenly incorporated into each batch. Dough is portioned and baked to temperature. Each cookie is individually wrapped, labeled, tested, and stored in accordance with all health and safety standards. Products are tracked through METRC and stored in secure, restricted-access storage until transport.		
Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.			



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Mood Pies		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge: 1 mth freezer: 6 mth
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		

Product Description: Details must include the color, shape, and texture.	Individual mini tartlets with shortbread-style crusts and infused fillings
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Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	see additional page
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Flavors: List all current and potential future flavors:	Coconut Cream, Key Lime, Pecan, Boston Cream, Blueberry Cheesecake, Raspberry Cheesecake, and Banana Cream Pie
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Standard Production Procedure and Detailed Manufacturing Process:	Each tart is made from scratch using high-quality, food-grade ingredients. Tart crusts are pre-baked, and fillings are prepared in a commercial kitchen using standard culinary methods. THC distillate is homogenized into the fillings using MCT oil or blended directly during heating. Tarts are filled, chilled, garnished, and labeled. Each unit is tested per batch and tracked in METRC.
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Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.	
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Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Scrolls		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge - 1-3m, freezer: 3-6m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		
Product Description: Details must include the color, shape, and texture.	a baked good made by spreading a filling onto a sheet of dough, rolling it up into a log, and then cutting it into individual spiral-shaped pieces		
Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	milk, yeast, brown sugar, all purpose flour, eggs, butter, salt, heavy cream, cream cheese, confectioners sugar, mct oil, the distillate, pecans, cinnamon, nutmeg, raspberries, m white chocolate, lemon zest, blueberries, lem on flavoring oils, carrots, ginger, pumpkin puree, pumpkin spice, tomato, pepperoni, feta, spinach, onion, garlic		
Flavors: List all current and potential future flavors:	original, brown butter pecan, raspberry white chocolate, blueberry lemonade, carrot patch, pumpkin spice		
Standard Production Procedure and Detailed Manufacturing Process:	Activate yeast, cream with butter, eggs, and sugar. Add flour and spices in batches, knead for 10 minutes and allow to rise for minimum 1 hour, prepare filling and frosting, roll out dough and fill, cut, portion, bake, frost/garnish immediately, cool and store after.		
Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.			



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Bud'nt Cake		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge - 1-3m, freezer: 3-6m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		

Product Description: Details must include the color, shape, and texture.	Mini round bite sized bundt cakes
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Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	Butter, sugar, eggs, Flour, Milk, Vanilla extract, vanilla bean paste, confectioners sugar, baking powder, rainbow sprinkles, MCT Oil, THC Distillate, salt, cinnamon, nutmeg, ginger, canola oil, carrots, butter, cocoa powder, brown sugar, dutch chocolate, coconut flakes, food coloring, chai tea mix, earl grey tea, lavender
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Flavors: List all current and potential future flavors:	Confetti, carrot, devil's food, german chocolate, red velvet, vanilla bean, chai spice, london fog, coffee cake, pumpkin spice
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Standard Production Procedure and Detailed Manufacturing Process:	Cream fat and sugar, add eggs and vanilla, add dry in batches, fold in toppings, portion, bake, garnish, store. (coffee cake)Mix streusel and set to side, mix cinnamon layer and set to side, mix dries, then beat butter into dry until sandy. whisk wets separately, combine wet and dry, layer in baking pan, bake, portion, garnish, store. (devils food) cream sugar and yolks, add liquids and fats, add dry in 2 batches, fold in egg whites, portion, bake, garnish, store.
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Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.	
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Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	High Bars (Rice Krispie Treats)		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge: 1-3m, freezer: 3-6m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		
Product Description: Details must include the color, shape, and texture.	Marshmallow-based cereal bars in flavors like Original, Cookies 'n Cream, and Fruity Pebbles. Each bar contains a consistent dose of THC distillate.		
Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	Marshmallows, cereal, butter, MCT oil, THC distillate.		
Flavors: List all current and potential future flavors:	original, cookies n' cream, and fruit pebbles		
Standard Production Procedure and Detailed Manufacturing Process:	Each product is manufactured in a commercial kitchen environment using food-grade ingredients and THC distillate sourced from a licensed concentrate manufacturing facility. THC is homogenized into the batch using MCT oil or incorporated directly into fillings or doughs during mixing. Baked goods are portioned using precision scales and baked as needed. Products are cooled, packaged, labeled, tested, and stored in a secure, refrigerated area before distribution.		
Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.			



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	High Bars: Brownies and Blondies		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge 1-3m, freezer: 3-6m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edibles		

Product Description: Details must include the color, shape, and texture.	Fudgy square brownies and golden blondies in Original, Lemon, and Cookie Monster varieties. Infused with THC distillate and portioned for easy dosing.
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Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	Ingredients: Flour, butter, sugar, eggs, cocoa, baking powder, lemon zest, chocolate crumbs, food coloring, MCT oil, THC distillate. Allergens: Dairy, Eggs, Wheat.
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Flavors: List all current and potential future flavors:	Original, Lemon, and Cookie Monster
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Standard Production Procedure and Detailed Manufacturing Process:	Cream butter and sugar, add eggs and vanilla, split between 2 sheets and bake with steam, garnish, cut/portion, store
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Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.	
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Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Mood Caps (Cannacaps)		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	6 months
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		

Product Description: Details must include the color, shape, and texture.	Cannacaps are precisely dosed, orally ingestible capsules formulated with THC distillate suspended in MCT oil and enclosed in pharmaceutical-grade gelatin or vegetarian capsules. Each capsule contains a standardized amount of THC for consistent potency and predictable effects. The distillate used in production is sourced from a licensed marijuana concentrate manufacturing facility and verified with a Certificate of Analysis prior to use
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Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	MCT oil (medium-chain triglyceride oil), THC distillate (cannabis extract), capsule shell (gelatin and purified water) or vegetarian capsule shell (hydroxypropyl methylcellulose and purified water). varieties will include cbd, cbn, and/or cbg
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Flavors: List all current and potential future flavors:	unflavored
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Standard Production Procedure and Detailed Manufacturing Process:	THC distillate is received from a licensed marijuana concentrate manufacturing facility with a valid Certificate of Analysis and logged into METRC prior to production. The distillate is measured using calibrated scales and homogenized with food-grade MCT oil to achieve the target potency per capsule. The infused oil is filled into pharmaceutical-grade gelatin or vegetarian capsules using a calibrated capsule-filling machine to ensure uniform volume and dosing consistency
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Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.	
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Alaska Marijuana Control Board

Form MJ-05: Marijuana Product Manufacturing Facility Operating Plan Supplemental

Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.


Product Name:	Naked Gummies and Mood Gummies		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	1 Year
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		
Product Description: Details must include the color, shape, and texture.	Gelatin and pectin-based fruit-flavored gummies with cannabis-infused oil. Available in a variety of rotating seasonal and core flavors. Sold in multi-serving resealable packaging. Two brands - "Naked" brand with gummy molds of naked people. Mood Lab gummies, functional cannabis brand that will be named by desired effect with hemp derived CBD, CBN, CBC, and CBG		
Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	Fruit juice, unflavored fruit gelatin and pectin, cannabis infused oil, lecithin, lemon juice, citric acid, flavoring, bitter blocker, carnauba wax, CBN, CBD, CBG, CBC		
Flavors: List all current and potential future flavors:	Peach, mango, pineapple, pina colada, strawberry, tiger's blood, watermelon, wild rush, tangerine, blue raspberry, blueberry, grape, berries and cream, peaches and cream, strawberries and cream, blueberries and cream, green apple, cherry, and any combination of these flavors to form new flavors.		
Standard Production Procedure and Detailed Manufacturing Process:	For gelatin formulations, gelatin is bloomed and combined with heated juice and sugar, while pectin formulations are heated to activation temperature and properly pH-adjusted; THC distillate is emulsified with MCT oil and lecithin and incorporated at a controlled temperature to ensure homogenous cannabinoid distribution. The infused mixture is deposited into calibrated food-grade molds to achieve consistent serving sizes, then cooled, cured, and inspected for quality and uniformity.		
Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.			



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Macarons		
Product Type: Choose one.	Other Marijuana Product		
Perishable: Yes/No	Yes	Shelf Life: If perishable.	fridge: 2 weeks freezer: 3m
Intended Use: Smokable/ edible/topical/wholesale/etc.	Edible		
Product Description: Details must include the color, shape, and texture.	French macarons are delicate, meringue-based sandwich cookies featuring a crisp, smooth shell, a ruffled "foot," and a chewy interior. Made with almond flour, egg whites, and sugar, these colorful pastries are filled with ganache, buttercream, or jam		
Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	almond flour, powdered (confectioner's) sugar, granulated (or superfine/baker's) sugar, and egg white, cream of tartar, gel food coloring, THC distillate.		
Flavors: List all current and potential future flavors:	orange cardamom, lavender coconut, strawberry kiwi, smores, dubai chocolate		
Standard Production Procedure and Detailed Manufacturing Process:	Almond flour and confectioners' sugar are sifted together to ensure a smooth shell surface. Egg whites are whipped with granulated sugar to stiff peaks. hot sugar syrup is poured into the whipping egg whites. The almond flour/sugar mixture is folded into the meringue. The batter is piped into rounds on a baking sheet. Shells are baked at a relatively low temperature (typically 290°F–320°F) until firm. Once cooled, shells are paired and filled with buttercream, ganache, or jam		
Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.			



Section 6 – Proposed Marijuana Concentrates and Marijuana Products

Review the requirements under 3 AAC 306.520, 3 AAC 306.525, and 3 AAC 306.560.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.


Product Name:	Vape Cart		
Product Type: Choose one.	Marijuana Concentrate		
Perishable: Yes/No	No	Shelf Life: If perishable.	
Intended Use: Smokable/ edible/topical/wholesale/etc.	Smokable		

Product Description: Details must include the color, shape, and texture.	Distillate light color oil. liquid substance consistency of oil.
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Ingredients: If a hemp derived product/CBD is an ingredient, what is the quantity and you must provide the SOA Department of Agriculture's registration number.	THC Distillate
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Flavors: List all current and potential future flavors:	cannabis derived and botanically derived terpenes
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Standard Production Procedure and Detailed Manufacturing Process:	THC distillate is received from a licensed marijuana concentrate manufacturing facility with a valid Certificate of Analysis and logged into METRC prior to production. distillate is filled into vape carts and packaged for wholesale.
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Depiction: Provide a photograph, drawing, or graphic representation of the expected appearance of the final product.	
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Mood Caps
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>Child proof pill bottle containing 20 capsules. each capsule is 5mg THC and depending on the variety it will have 5mg CBD, CBN, and/or CBG.</p> 
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<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Cannacaps – Distillate Capsules THC per Serving: 5 mg Servings per Package: 20 Total THC per Package: 100 mg Net Weight: 10 g</p> <p>Ingredients: MCT oil (medium-chain triglyceride oil), THC distillate, capsule shell (gelatin and purified water)</p> <p>Contains: None of the major food allergens</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-CC-001 Production Date: [Insert Date] Best By: [Insert Date] Store in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	High Bars - Rice Krispie Treats
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>rectangle mylar bag containing 10 rice krispie treats each 10mg THC. Total package contains 100mg THC</p> 
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<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>High Bar - Sticky Icky Krispies THC per Serving: 10 mg Servings per Package: 10 Total THC per Package: 100 mg Net Weight: 400 g</p> <p>Ingredients: Rice cereal, marshmallows, butter, salt, MCT oil, THC distillate</p> <p>Contains: Dairy</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-SIK-OR-001 Production Date: [Insert Date] Best By: [Insert Date] Store in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Scrolls
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>rectangle mylar bag containing 10 scrolls. Bag will be about 8" x 5". each scroll will be 10mg with 10 servings and total thc will be 100mg</p> 
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<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Roll With It (Original Sweet Scroll) THC per Serving: 10 mg Servings per Package: 10 Total THC per Package: 100 mg Net Weight: 500 g</p> <p>Ingredients: All-purpose flour (wheat), milk, yeast, brown sugar, butter, eggs, heavy cream, cream cheese, confectioners' sugar, salt, cinnamon, MCT oil, THC distillate Contains: Dairy, Eggs, Wheat</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-ZB-OR-001 Production Date: [Insert Date] Best By: [Insert Date] Store refrigerated. Keep in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Mood Pies (Mini Tarts)
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>square mylar bag containing 4 tarts. Bag will be about 6" x 6". each tart will be 20mg with a frosting line going down the middle of the tart marking the serving size. serving will contain 10mg THC with the total package containing 80mg THC.</p> 
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<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Mood Pies – Classic Chaos (Chocolate Chip Tart) THC per Serving: 10 mg Servings per Package: 8 Total THC per Package: 80mg Net Weight: 90 g</p> <p>Ingredients: Tart crust (all-purpose flour (wheat), butter, sugar, salt), chocolate filling (cream, sugar, cocoa powder), MCT oil, THC distillate</p> <p>Contains: Dairy, Eggs, Wheat</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-MP-CC-001 Production Date: [Insert Date] Best By: [Insert Date] Store refrigerated. Keep in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Cookies
Product Type:	Edible
<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>Rectangular Mylar Bag containing 10 cookies. Bag will be about 4" x 8". each serving will contain 10mg THC with the total package containing 100mg THC.</p> 
<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Soft-Baked – Couchlocked Classic (Chocolate Chip Cookie) THC per Serving: 10 mg Servings per Package: 10 Total THC per Package: 100 mg Net Weight: 400 g</p> <p>Ingredients: All-purpose flour (wheat), sugar, brown sugar, butter, eggs, vanilla extract, vanilla bean paste, baking soda, kosher salt, chocolate chips, MCT oil, THC distillate Contains: Dairy, Eggs, Wheat</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-SB-CC-001 Production Date: [Insert Date] Best By: [Insert Date] Store refrigerated. Keep in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>



Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	High Bars
Product Type:	Edible

Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.	<p>Rectangular Mylar Bag containing 10 mini brownie bites. Bag will be about 4" x 8". each serving will contain 10mg THC with the total package containing 100mg THC.</p> 
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Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.	<p>High Bar – OG Fudge (Infused Brownie) THC per Serving: 10 mg Servings per Package: 10 Total THC per Package: 100mg Net Weight: xx g</p> <p>Ingredients: Butter, sugar, brown sugar, cocoa powder, vanilla extract, all-purpose flour (wheat), kosher salt, eggs, baking powder, MCT oil, THC distillate Contains: Dairy, Eggs, Wheat</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-HB-OG-001 Production Date: [Insert Date] Best By: [Insert Date] Store refrigerated. Keep in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Bud'nt Cake
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>Rectangular Mylar Bag containing two mini bundt cakes in plastic molds. Bag will be about 4" x 8". Each bundt cake will have a line down the half way point indicating serving size. each serving will contain 10mg THC with each bundt cake containing 20mg and each package containing 40mg. In the future we may expand to three packs in which the total package would contain 60mg THC.</p> 
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<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Red Velvet – Infused Mini Bundt Cake THC per Serving: 10 mg Servings per Package: 4 Total THC per Package: 40 mg Net Weight: 85 g Ingredients: Butter, sugar, eggs, milk, all-purpose flour (wheat), cocoa powder, red food coloring, vanilla extract, baking powder, salt, MCT oil, THC distillate Manufactured by: Mood Lab License #: 30924 Batch Number: ML-MR-RV-001 Production Date: [Insert Date] Best By: [Insert Date] Store refrigerated. Keep in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	vape cart
Product Type:	smokeable

Packaging Description:

Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple) and other specifics such compliance with 3 AAC 306.565. Please include photos, drawings or graphic representation

child proof round tube, child proof box, and/or mylar bags. packaging will be around 3 inches tall.



Sample Labels:

Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.

Mood Lab – Distillate Vape Cartridge (1g)
Strain: [Insert Strain Name]
THC per Cartridge: [Insert Tested mg THC]
Net Weight: 1 gram

Ingredients:

Cannabis distillate, cannabis-derived terpenes
Contains: Marijuana

Manufactured by: Mood Lab
License #: 30924
Batch Number: ML-VC-001
Production Date: [Insert Date]
Tested THC Potency: [Insert % and mg from COA]

Compatible with standard 510-thread batteries.


For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.



Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Macarons
Product Type:	Edible
Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.	<p>Childproof Box containing 6 macarons, around 10" x 3" x 2". each macaron will have 10mg thc for a total of 60mg per package.</p> 
Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.	<p>Orange Cardamom Coconut Macaroon THC per Serving: 10 mg Servings per Package: 6 Total THC per Package: 60 mg Net Weight: 120 g</p> <p>Ingredients: Unsweetened shredded coconut, sugar, egg whites, orange zest, ground cardamom, salt, MCT oil, THC distillate Contains: Eggs, Coconut</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-MR-OC-001 Production Date: [Insert Date] Best By: [Insert Date] Store in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>



Section 7 – Proposed Product Packaging and Sample Labels

Review the requirements under 3 AAC 306.520, 3 AAC 306.565, and 3 AAC 306.570.

Attach a completed copy of this page for each proposed marijuana concentrate or marijuana product.

Product Name:	Naked Gummies and Mood Gummies
Product Type:	Edible

<p>Packaging Description: Details must include the color(s), size, packaging materials used, total amount of THC, individual serving sizes (if multiple), and other specifics showing compliance with 3 AAC 306.565. Please include photos, drawings, or graphic representations.</p>	<p>Mylar bag containing 10 x 10mg gummies for a total package of 100mg THC. Mylar bag will be around 4" x 6"</p> 
--	--

<p>Sample Labels: Provide sample labels showing how the labeling requirements set forth in 3 AAC 306.570 will be met.</p>	<p>Mood Gummies THC per Serving: 10 mg Servings per Package: 10 Total THC per Package: 100 mg Net Weight: 100 g</p> <p>Ingredients: Fruit juice (melon), sugar, unflavored gelatin/pectin, flavored gelatin/pectin, cannabis-infused oil (MCT oil, THC distillate), lecithin, citric acid, natural and artificial flavoring, potassium sorbate Contains: Gelatin</p> <p>Manufactured by: Mood Lab License #: 30924 Batch Number: ML-GG-SM-001 Production Date: [Insert Date] Best By: [Insert Date] Store in a cool, dry place away from direct sunlight.</p> <p>For use only by adults 21 and older. Keep out of reach of children. This product contains marijuana and has intoxicating effects. Do not drive or operate machinery while under the influence of marijuana. There may be health risks associated with consumption of this product. Marijuana use during pregnancy or breastfeeding may be harmful.</p>
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Section 8 – Prohibitions

Review the requirements under 3 AAC 306.510.

8.1. I certify that the marijuana product manufacturing facility will not:

Initials

- a. Sell, deliver, distribute, or transfer any marijuana, marijuana concentrate, or marijuana product directly to a consumer, with or without compensation;
- b. Allow any person, including a licensee, employee, or agent, to consume marijuana, marijuana concentrate, or marijuana product on the licensed premises; or
- c. Manufacture or sell any product that is an adulterated food or drink, closely resembles a familiar food or drink item including candy, or is packaged to look like candy, or in bright colors or with cartoon characters or other pictures or images that would appeal to children.

HE

HE

HE

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.

HE

Haley Essig

Printed name of licensee

Signature of licensee

COMMERCIAL SUBLEASE AGREEMENT

Effective Date: February 24, 2026

PARTIES

Sublessor: Essig Property Management

Mailing Address: 1209 Summit Drive, Fairbanks, Alaska 99712

Sublessee: HS LLC dba Mood Lab

Mailing Address: 1209 Summit Drive, Fairbanks, Alaska 99712

PREMISES

Approximately 309 square feet (SF) of commercial kitchen space located at:

899 Old Steese Highway, Fairbanks, Alaska 99709.

TERM

This Sublease commences February 24, 2026 and expires at midnight on February 24, 2031.

RENT

\$5,000.00 per month, due no later than the 1st day of each month.

First month shall be prorated from February 24, 2026.

GROSS SUBLEASE

Rent includes all operating expenses including utilities (Internet, Electricity, Water, Gas, Telephone, Sewer), taxes, building insurance, exterior maintenance, snow removal, and HVAC.

USE

In the event of a default by Tenant, Landlord will contact the Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from facility

Clause added 3/25/26 ^{BSP}

HME

Commercial kitchen operations including cannabis manufacturing, processing, and packaging, in compliance with all applicable laws and regulations.

IMPROVEMENTS

No alterations without written consent. Affixed improvements become property of Sublessor unless otherwise agreed.

INSURANCE

Sublessor maintains building insurance. Sublessee responsible for operational and regulatory insurance requirements.

DEFAULT

15 days written notice to cure Sublessee default.

30 days written notice to cure Sublessor default.

DISPUTES

Good faith negotiation → mediation (Alaska) → binding arbitration (AAA).

GOVERNING LAW

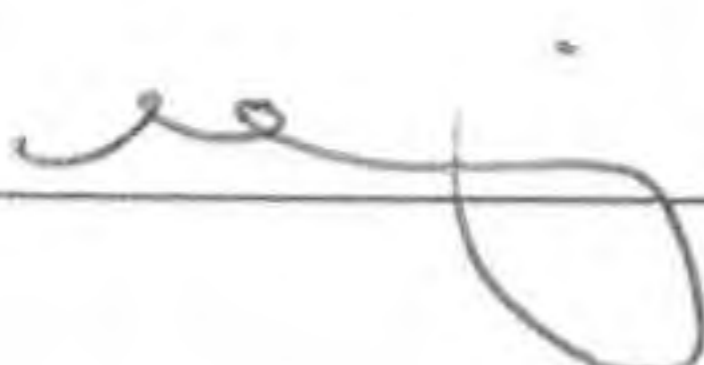
State of Alaska.

HOLDOVER

Month-to-month tenancy at same rent with 30 days notice.

SIGNATURES

SUBLESSOR:

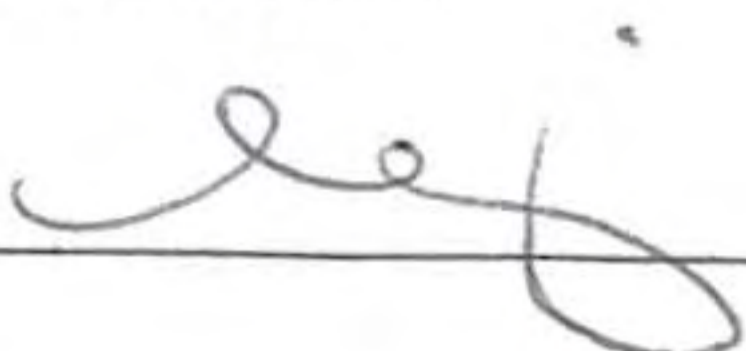


Haley Essig, Owner

Essig Property Management

Date: 2/24/26


SUBLESSEE:

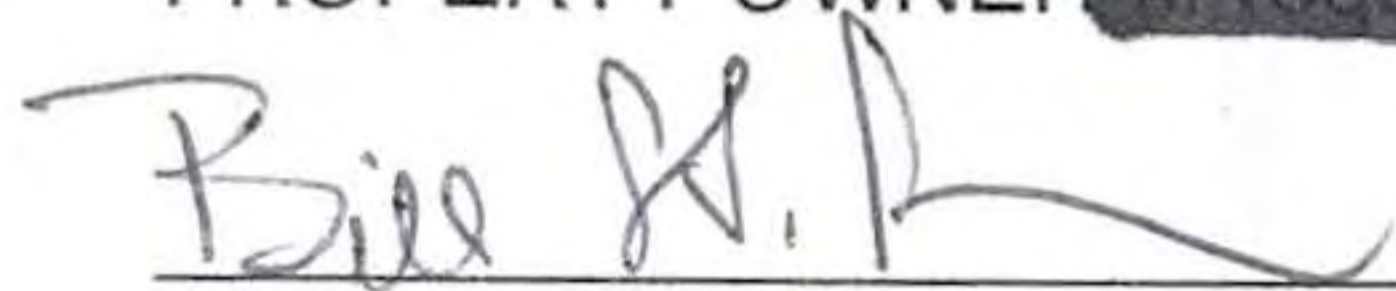


Authorized Representative

HS LLC dba Mood Lab

Date: 2/24/26

PROPERTY OWNER  **BILL ST. PIERRE**
TANANA VALLEY HOLDINGS



Date: 2/24/26



Alaska Marijuana Control Board Form MJ-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous. All diagrams must have the licensed premises area labeled, and outlined or shaded as appropriate.**

What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**
A diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;
- **Diagram 2:**
If different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises (*details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change or Form MJ-31: Walk-Up or Drive-Through Exterior Window Pick-Up Diagram and Operating Plan must be submitted and approved before any planned expansion area may be added to the licensed premises*);
- **Diagram 3:**
A **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;
- **Diagram 4:**
An **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises (*this can be obtained from sources like Google Earth*); and
- **Diagram 5:**
A diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants (*a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises*).

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's Anchorage office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	HS LLC	MJ License #:	30924		
License Type:	Product Manufacturing Facility				
Doing Business As:	Mood Lab				
Premises Address:	899 Old Steese Highway				
City:	Fairbanks	State:	Alaska	ZIP:	99701



Form MJ-02: Premises Diagram

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices. However, AMCO will require full coverage of the walk-up or drive-through exterior window area as required by 3 AAC 306.380(b) and (g) for marijuana retail establishments. Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are also applying for an onsite consumption endorsement.

The following details must be included in all diagrams:

- License number and DBA
- Legend or key
- Color coding
- Licensed Premises Area Labeled and Shaded, or Outlined as appropriate
- Dimensions
- Labels
- True north arrow

The following additional details must be included in Diagram 1:

- Surveillance room
- Restricted access areas
- Storage areas
- Entrances, exits, and windows, including walk-up or drive-through exterior window for marijuana retail establishments
- Walls, partitions, and counters
- Any other areas that must be labeled for specific license or endorsement types
- ** Serving area(s)
- **Employee monitoring area(s)
- **Ventilation exhaust points, if applicable

The following additional details must be included in Diagram 2:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions

The following additional details must be included in Diagrams 3 and 4:

- Areas of ingress and egress
- Cross streets and points of reference

The following additional details must be included in Diagram 5:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions
- Cross streets and points of reference

Initial:

HE

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.

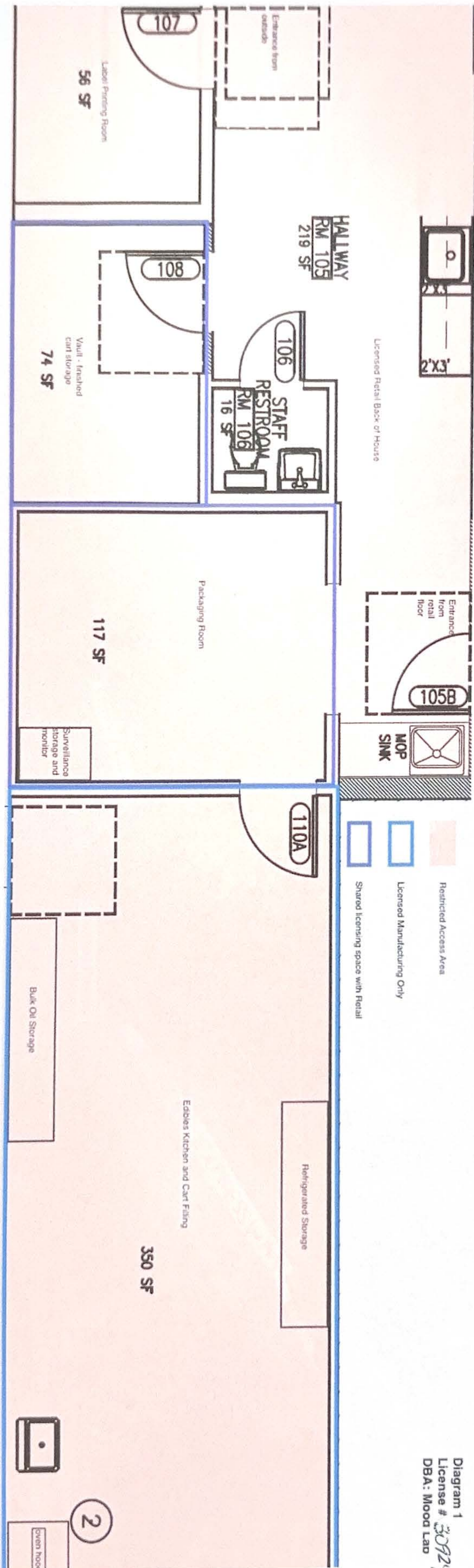
Haley Essig

Printed name of licensee

Haley Essig
Signature of licensee

NORTH ↗

DIAGRAM # 1
LICENSE # 30924
DBA: MOOD LAB



New Steese Highway

Old Steese Highway



- Leased Spaces
- Licensed Manufacturing Only
- Overlapping licensed space with retail

Current Licensed Retail Store #305993

Diagram #2 & #5
license 30924
DBA: Mood Lab

1 FLOOR PLAN
 SCALE: 1/8"=1'-0"



GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL, REGULATORY AND ORDINANCES OF FEDERAL, STATE AND LOCAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SERVICES IN PLACE THROUGHOUT THE PROJECT.
2. CONTRACTOR SHALL EXAMINE THE SITE AND CONDUCT VISUAL SURVEY TO IDENTIFY ALL EXISTING UTILITIES AND SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS BEFORE COMMENCING WORK.
3. DO NOT SCALE DIMENSIONS FROM THIS DRAWING. DIMENSIONS SHALL BE TAKEN FROM THE PROVIDED MEASUREMENTS. DIMENSIONS SHALL BE TAKEN FROM THE PROVIDED MEASUREMENTS. DIMENSIONS SHALL BE TAKEN FROM THE PROVIDED MEASUREMENTS.
4. ALL DIMENSIONS ARE FROM FACE UNLESS OTHERWISE NOTED.
5. ALL STAIRS SHALL BE BUILT TO BEACON TYPE TYPICAL.
6. ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATORY AND ORDINANCES SHALL BE REVIEWED.
7. ALL DIMENSIONS ARE FROM FACE UNLESS OTHERWISE NOTED.

SHEET NOTES

1. REFER TO SHEET #30924 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE UNLESS OTHERWISE NOTED.



AEC ECOTECTURE
 ARCHITECTURE • INTERIOR DESIGN
 11111 W. STAMPAK BLVD., SUITE 1100
 HOUSTON, TEXAS 77036
 TEL: 281.488.8888
 WWW.AECECOTECTURE.COM



REVIEWER:
 NOT FOR CONSTRUCTION

DATE:	07/27/2021
DESIGNER:	JLS
CHECKED:	JLS
DATE:	07/27/2021
PROJECT:	899 Old Steese
CLIENT:	Mood Lab
LOCATION:	899 Old Steese, Houston, TX
SCALE:	1/8"=1'-0"
SHEET:	FLOOR PLAN
TOTAL SHEETS:	1
PROJECT NO.:	A101
DATE:	07/27/2021
DESIGNER:	JLS
CHECKED:	JLS
DATE:	07/27/2021
PROJECT:	899 Old Steese
CLIENT:	Mood Lab
LOCATION:	899 Old Steese, Houston, TX
SCALE:	1/8"=1'-0"
SHEET:	FLOOR PLAN
TOTAL SHEETS:	1
PROJECT NO.:	A101
DATE:	07/27/2021
DESIGNER:	JLS
CHECKED:	JLS
DATE:	07/27/2021

Diagram 3

License 30924

DBA: Mood Labs

CEA
 VERIFY
 ECRS
 AND THE

1. PARKING DETAILS SHOWN FOR REFERENCE ONLY. ALL SHALL BE PROVIDED ON BUILDING ELECTRICAL.
2. SEE ELECTRICAL FOR DETAILS.
3. CONSTRUCT DRIVEWAY AND FINISH WITH CURB AND SLOPE TO DRAIN.
4. SEE PLAN 277-3-2 FOR AREA EXCEPT DRIVEWAY & SPACES.

PARKING SPACES

REGULAR PARKING SPACES: 19
 TOTAL PARKING SPACES: 23

LOT 31-A
 13,579 SF



1 SITE PLAN
 G101 SCALE: 1/30"=1'-0"

: Licensed Premises

Old Steel Hwy
 car entry

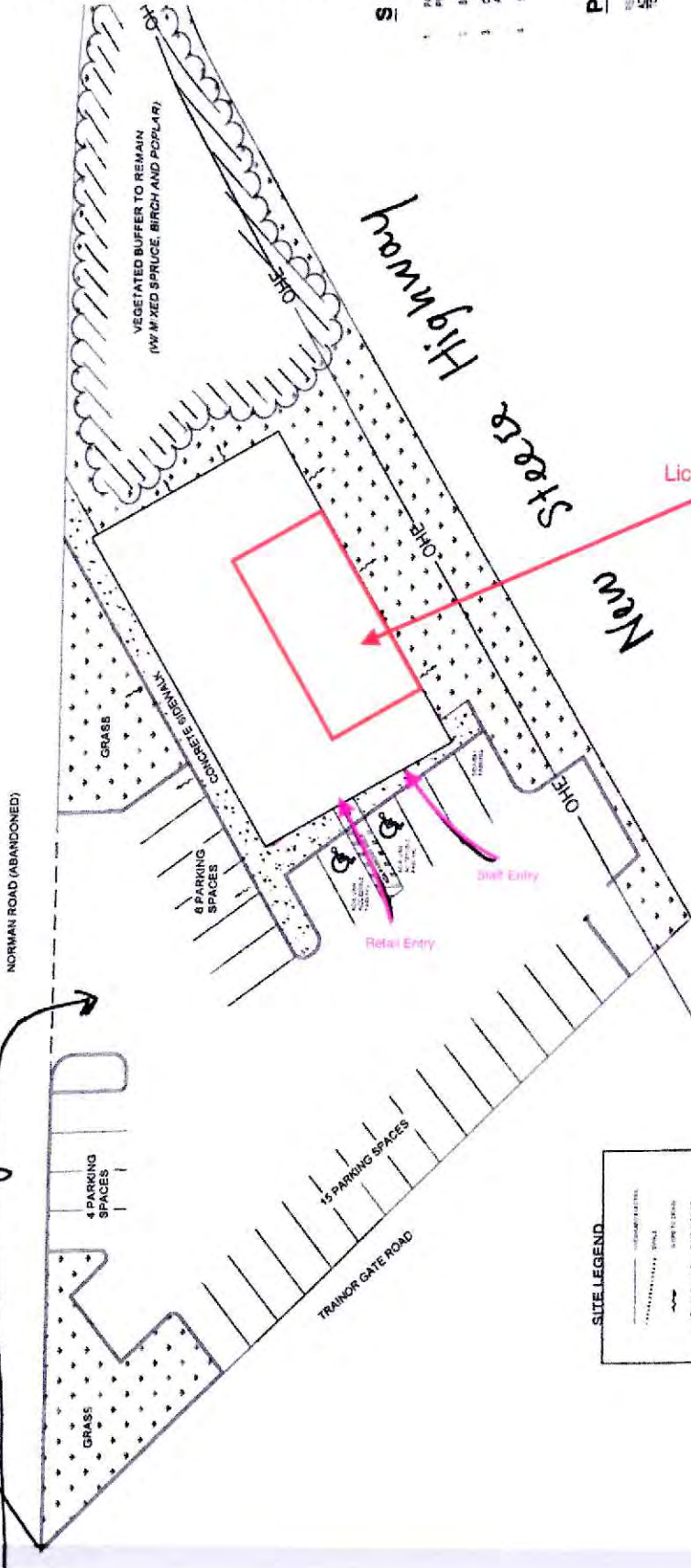


Diagram #4
License 30929
DBA: Mood Labs

NORTH



Fairbanks
Orthodontic Gr




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, City Clerk 

SUBJECT: Vacation of Public Right of Way (VA006-26 and VA007-26)

DATE: June 2, 2026

The City received the attached memorandum from the Borough Community Planning Director regarding the following requests, which were approved unanimously by the Platting Board on May 20, 2026. Per AS 29.40.140, the City Council has 30 days from the date of the Platting Board's decision in which to veto the decisions.

Replat Blocks 11, 12, and 13 of 3rd Addition Lease Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance was requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request included:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These include the 10 ft. wide PUEs along the road rights-of-way proposed for vacation and the 7.5 ft. wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10 ft. wide PUE along the replat's north boundary will be widened to 30 ft.

As a matter of procedure, no action is required by the Council if the intent is to allow the decision of the Platting Board to stand. Action is only necessary if the City Council wishes to veto the Platting Board's decision.




Fairbanks North Star Borough

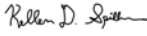
COMMUNITY PLANNING

Planning@fnsb.gov
Main: (907) 459-1260

MEMORANDUM

TO: Fairbanks City Council

THROUGH: Grier Hopkins, Borough Mayor 
Grier Hopkins (May 22, 2026 10:20:58 AKDT)

FROM: Kellen D. Spillman, Director
FNSB Community Planning 

DATE: June 8, 2026

SUBJECT: VACATION OF A PUBLIC RIGHT-OF-WAY (VA006-26)

The applicant has proposed to vacate a portion of the Braddock Street right-of-way (See **Figure 1** below). The FNSB Department of Community Planning recommended approval of the vacation to the Platting Board.

At its regular meeting of May 20, 2026, the Platting Board of the Fairbanks North Star Borough voted to approve a request by Tanana Valley Surveying, LLC, on behalf of Easy Street Partners, LLC and Black Gold Express, Inc., to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance was requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request included:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These include the 10ft wide PUEs along the road rights-of-way proposed for vacation and the 7.5ft wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10ft wide PUE along the replat's north boundary will be widened to 30ft.

The property is located within the NW¼ Section 23, T.1S., R.1W., F.M.

After public testimony, the Platting Board unanimously approved the vacation, voting seven (7) in favor and none (0) opposed to the request.

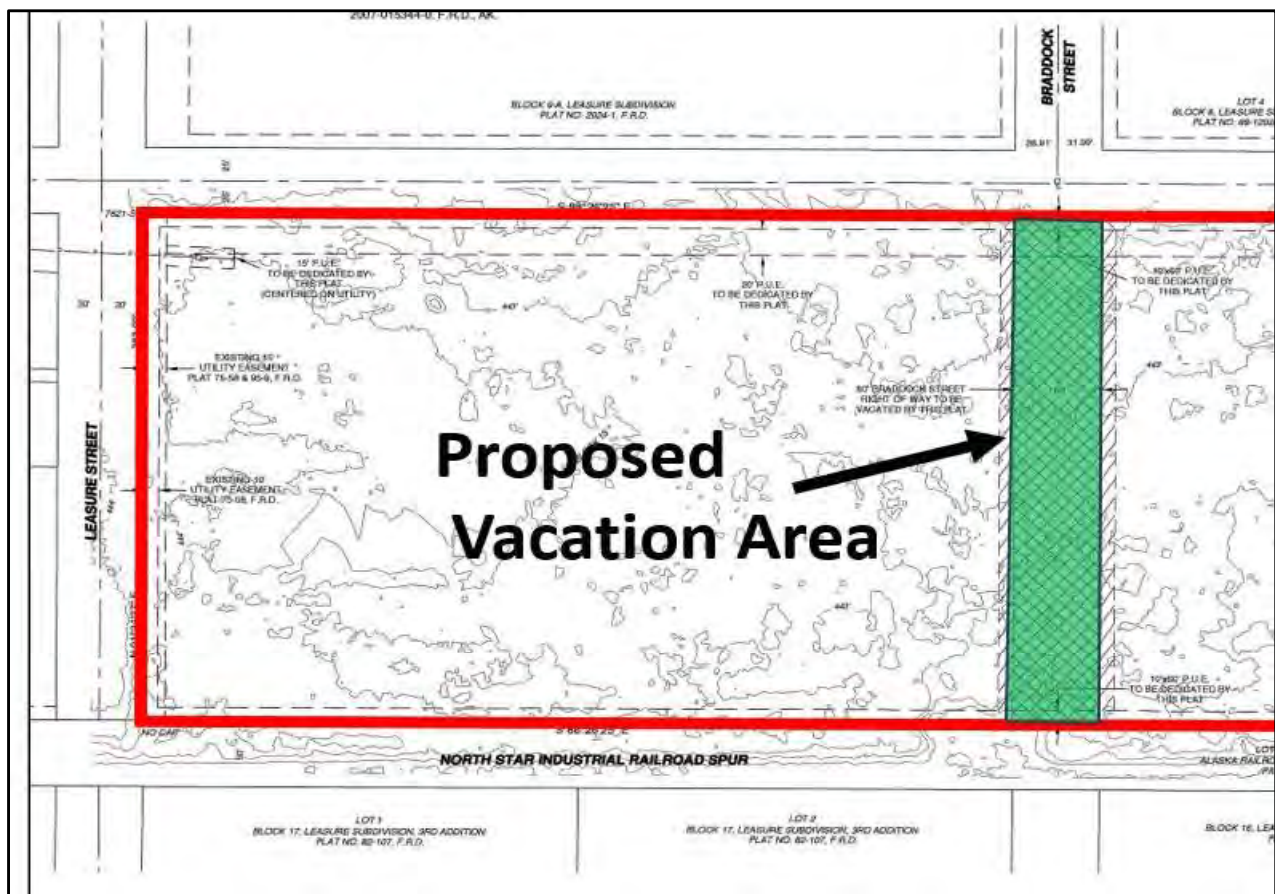
Alaska Statute 29.40.140(b) states, "Vacation of a city street may not be made without the consent of the council...The governing body shall have 30 days from the decision of the platting authority in which to veto a vacation of a street. If no veto is received by the



platting authority within the 30-day period, consent is considered to have been given to the vacation.”

It is the recommendation of the FNSB Administration and FNSB Platting Board that this proposed request meets FNSB Code and for the Fairbanks City Council to not veto the proposed vacation. Attached is more information on the request and the Platting Board’s action.

Figure 1. A detailed image of the proposed ROW Vacation is shown below.



Attachments: Maps / Action Letter / Staff Report / Vacation Application

- NOT vetoed by Fairbanks City Council
- Vetoed by Fairbanks City Council

Signature of City Clerk

Date




Fairbanks North Star Borough

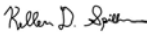
COMMUNITY PLANNING

Planning@fnsb.gov
Main: (907) 459-1260

MEMORANDUM

TO: Fairbanks City Council

THROUGH: Grier Hopkins, Borough Mayor 
Grier Hopkins (May 22, 2026 10:20:58 AKDT)

FROM: Kellen D. Spillman, Director
FNSB Community Planning 

DATE: June 8, 2026

SUBJECT: VACATION OF A PUBLIC RIGHT-OF-WAY (VA007-26)

The applicant has proposed to vacate a portion of the Macarthur Street right-of-way (See **Figure 1** below). The FNSB Department of Community Planning recommended approval of the vacation to the Platting Board.

At its regular meeting of May 20, 2026, the Platting Board of the Fairbanks North Star Borough voted to approve a request by Tanana Valley Surveying, LLC, on behalf of Easy Street Partners, LLC and Black Gold Express, Inc., to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance was requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request included:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These include the 10ft wide PUEs along the road rights-of-way proposed for vacation and the 7.5ft wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10ft wide PUE along the replat's north boundary will be widened to 30ft.

The property is located within the NW¼ Section 23, T.1S., R.1W., F.M.

After public testimony, the Platting Board unanimously approved the vacation, voting seven (7) in favor and none (0) opposed to the request.

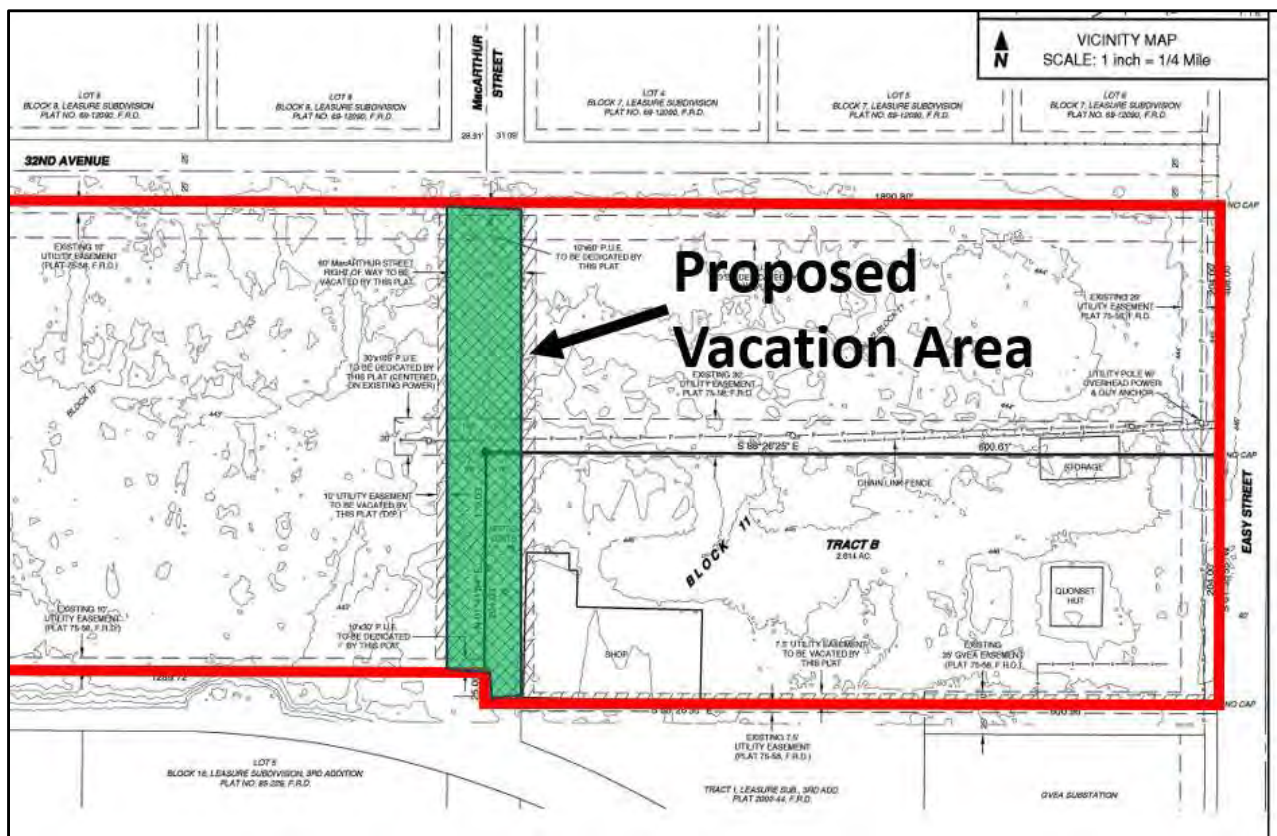
Alaska Statute 29.40.140(b) states, "Vacation of a city street may not be made without the consent of the council...The governing body shall have 30 days from the decision of the platting authority in which to veto a vacation of a street. If no veto is received by the



platting authority within the 30-day period, consent is considered to have been given to the vacation.”

It is the recommendation of the FNSB Administration and FNSB Platting Board that this proposed request meets FNSB Code and for the Fairbanks City Council to not veto the proposed vacation. Attached is more information on the request and the Platting Board’s action.

Figure 1. A detailed image of the proposed ROW Vacation is shown below.

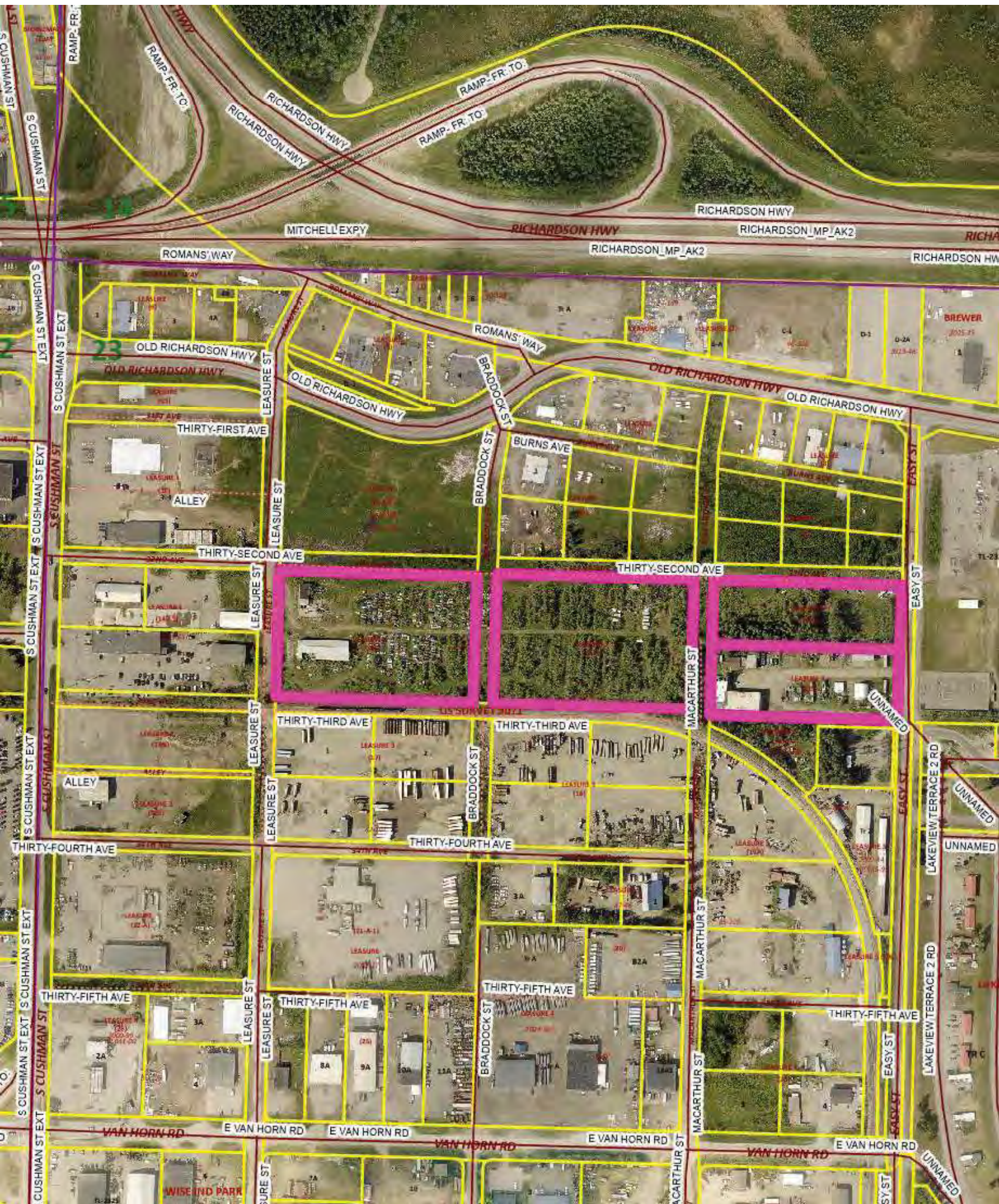


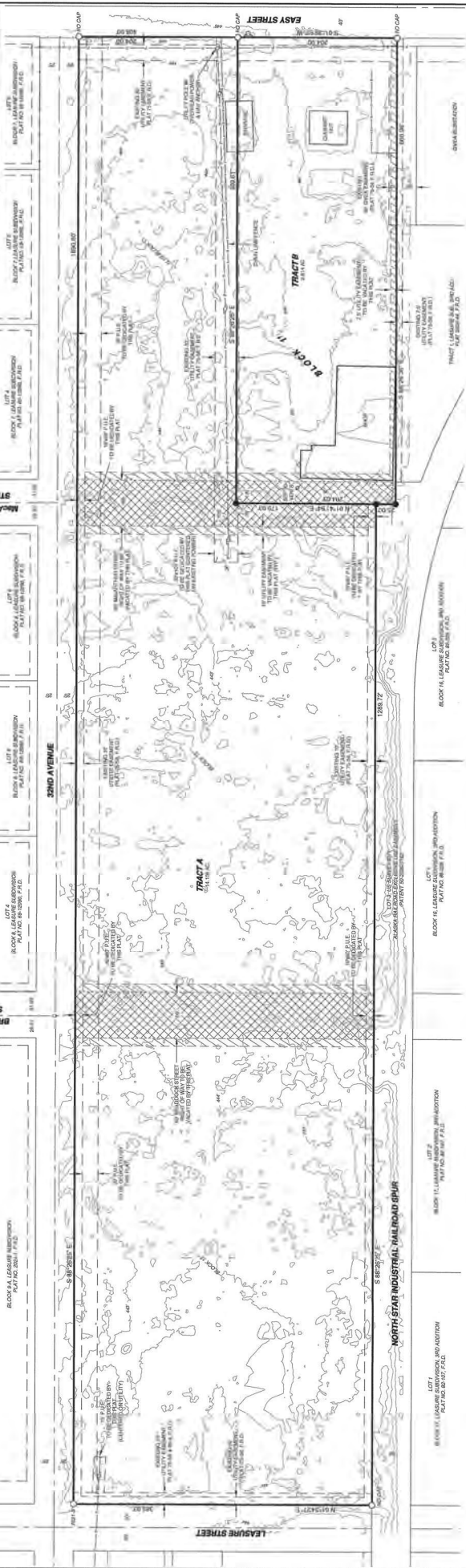
Attachments: Maps / Action Letter / Staff Report / Vacation Application

- NOT vetoed by Fairbanks City Council
- Vetoed by Fairbanks City Council

Signature of City Clerk

Date





AREA SUMMARY
 TRACT A 14.19 AC
 TRACT B 14.19 AC
 TOTAL 28.38 AC

LEGEND
 O 50' NEAR W/7' ALUM CAP RECOVERED
 STAMPED AS SHOWN
 * RD. FAIRBANKS (REGULATING DISTRICT)
 ROW. RIGHT OF WAY
 PUBLIC UTILITY EASEMENT
 PUBLIC ROAD RIGHT OF WAY VACATED BY THIS PLAT

EASEMENT NOTES
 1. THERE WILL BE A 5 FOOT HANGING EASEMENT AT EACH POLE LOCATION FOR GUY, ANCHORS, AND OTHER APPROPRIATE STRUCTURES.
 2. A 15 FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY, AND MAINTENANCE, REPAIR OR REMOVAL OF MAIN POLES.
 3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY, AND MAINTENANCE, REPAIR OR REMOVAL OF MAIN POLES.
 4. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR THE UTILITIES COMPANIES AS DETERMINED NECESSARY BY THE UTILITIES COMPANIES.

NOTES
 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BLOCK 11, LEASURE SUBDIVISION, 3RD ADDITION, INTO TRACT A AND TRACT B. TRACT A IS A 14.19 AC RESERVE PUBLIC UTILITY EASEMENTS WITHIN BLOCKS 11, 12 AND 13, AS SHOWN ON THE MAP.
 2. THE U.S.D.A. WEB SOIL SURVEY OF THE FAIRBANKS NORTH STAR BOROUGH.
 3. THIS PLAT WAS PREPARED BY THE SURVEYOR AND LOCATED WITHIN BLOCK 11, LEASURE SUBDIVISION, 3RD ADDITION, AS SHOWN ON THE MAP FOR THE FAIRBANKS NORTH STAR BOROUGH. PLAT NO. 2807-015354-1-F.R.D. AC.
 4. THIS PLAT SHALL REQUIRE A PERMIT FROM THE CITY OF FAIRBANKS PRIOR TO CONSTRUCTION.
 5. TRACT B SHOWN HEREON IS IDENTICAL WITH THAT PARCELS DESCRIBED IN SUBDIVISION PLAT NO. 75-S-8 F.R.D. PER WARRANTY DEED REF. NO. 2807-015354-1-F.R.D. AC.

CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

CERTIFICATE OF REGISTERED LAND SURVEYOR
 I, WILLIAM S. KINNE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE SURVEYOR AND CORRECT REPRESENTATIVE OF LANDS ACTUALLY SURVEYED BY ME AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED WERE SET.

DATE: _____ US STATE REGISTRATION NUMBER: _____
 REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES
 I, THE SURVEYOR, HEREBY CERTIFY THAT ALL TAXES DUE AND OWED BY THE LANDS DESCRIBED IN THIS PLAT HAVE BEEN PAID TO THE FAIRBANKS NORTH STAR BOROUGH AS OF THE DATE OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2008.
 AT FAIRBANKS, ALASKA.

CERTIFICATE OF LLC OWNERSHIP, DEDICATION, AND COMPLIANCE
 I HEREBY CERTIFY THAT I AM THE MEMBER OF THE FAIRBANKS NORTH STAR BOROUGH AND THAT I HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND TO THE DEDICATION OF PUBLIC SPACES TO PUBLIC USE.
 I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES.

DATE: _____ BY: DONNA BRADY, AGENT

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION, AND COMPLIANCE
 I HEREBY CERTIFY THAT I AM THE SECRETARY OF THE FAIRBANKS NORTH STAR BOROUGH AND THAT I HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND TO THE DEDICATION OF PUBLIC SPACES TO PUBLIC USE.
 I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES.

DATE: _____ BY: CHRISTOPHER HUFFMAN, SECRETARY

NOTARY PUBLIC ACKNOWLEDGMENT
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2008, BY CHRISTOPHER HUFFMAN, SECRETARY OF THE FAIRBANKS NORTH STAR BOROUGH, A CORPORATION OF THE STATE OF ALASKA, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC ACKNOWLEDGMENT
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2008, BY DONNA BRADY, AGENT OF THE FAIRBANKS NORTH STAR BOROUGH, A CORPORATION OF THE STATE OF ALASKA, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 MY COMMISSION EXPIRES _____

REPLAT OF BLOCKS 11, 12 AND 13 LEASURE SUBDIVISION, 3RD ADDITION
 AND THE VACATION OF PORTIONS OF BRADDOCK STREET AND LEAVENWORTH STREET TO PUBLIC USE
 PLAT 2807-015354-1-F.R.D. AC
 WITHIN NW 1/4 SEC. 24 T. 15. S. 16. W. 14. A-1
 FAIRBANKS NORTH STAR BOROUGH

PREPARED FOR: BLACK GOLD EXPRESS, INC.
 DATE: 5-28-08
 CHECKED: WSK
 DRAWN: WSK
 PLOTTED: JLE

SCALE: 1" = 1/4 MI
 SHEET 1 OF 1

TANANA VALLEY SURVEYING, LLC
 1001 1/2 6th St
 FAIRBANKS, ALASKA 99701
 (907) 452-1111

PRELIMINARY



CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

CERTIFICATE OF REGISTERED LAND SURVEYOR
 I, WILLIAM S. KINNE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE SURVEYOR AND CORRECT REPRESENTATIVE OF LANDS ACTUALLY SURVEYED BY ME AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED WERE SET.

DATE: _____ US STATE REGISTRATION NUMBER: _____
 REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES
 I, THE SURVEYOR, HEREBY CERTIFY THAT ALL TAXES DUE AND OWED BY THE LANDS DESCRIBED IN THIS PLAT HAVE BEEN PAID TO THE FAIRBANKS NORTH STAR BOROUGH AS OF THE DATE OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2008.
 AT FAIRBANKS, ALASKA.

CERTIFICATE OF LLC OWNERSHIP, DEDICATION, AND COMPLIANCE
 I HEREBY CERTIFY THAT I AM THE MEMBER OF THE FAIRBANKS NORTH STAR BOROUGH AND THAT I HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND TO THE DEDICATION OF PUBLIC SPACES TO PUBLIC USE.
 I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES.

DATE: _____ BY: DONNA BRADY, AGENT

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION, AND COMPLIANCE
 I HEREBY CERTIFY THAT I AM THE SECRETARY OF THE FAIRBANKS NORTH STAR BOROUGH AND THAT I HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND TO THE DEDICATION OF PUBLIC SPACES TO PUBLIC USE.
 I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES.

DATE: _____ BY: CHRISTOPHER HUFFMAN, SECRETARY



Fairbanks North Star Borough

DEPARTMENT OF THE ASSEMBLY
Boards and Commissions Clerks

clerks@fnsb.gov
Main: (907) 459-1401
Fax: (907) 459-1224

May 21, 2026

Chris Huffman
Black Gold Express, Inc.
308 34th Avenue
Fairbanks, AK 99701

Kellen Spillman, Community Planning Director
Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701

NOTICE OF DECISION

RE: RP018-26/VA006-26/VA007-26: 3rd Addition Leasure Subdivision

Dear Mr. Huffman and Mr. Spillman,

The Platting Board met on May 20, 2026 to consider a request for a replat and two public right-of-way vacations. The replat was approved with three conditions, adopting six findings of fact, with VR013-26, a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1, adopting two findings of fact and the staff report in support of the approval. The two vacations (VA006-26 and VA007-26) were approved with two findings of fact each, and the staff report in support of the approval. The conditions and findings of fact are attached.

The replat decision may be appealed "to the Board of Adjustment by filing a written notice of appeal with the Clerk's office within seven days of the date of the decision." (FNSBC 17.68.010)

For the vacation decisions, "the Assembly or council shall have 30 days from the Platting Board's decision in which to veto the board's decision." (FNSBC 17.32.030(F)(3))

Sincerely,

for April Trickey, MMC
Borough Clerk

Enclosure: Conditions and Findings of Fact for RP018-26/VA006-26/VA007-26

By Email to chris@blackgoldalaska.com, bill@tananavalleysurveying.com, and Kellen.Spillman@fnsb.gov and USPS to the Applicant

cc: George Stefan, Platting Officer IV
Rocky Esposito, Assistant Borough Attorney



Fairbanks North Star Borough

DEPARTMENT OF THE ASSEMBLY
Boards and Commissions Clerks

clerks@fnsb.gov
Main: (907) 459-1401
Fax: (907) 459-1224

RP018-26/VA006-26/VA007-26: 3RD ADDITION LEASURE SUBDIVISION

FINDING OF FACTS FOR APPLICATION FOR REPLAT AND PUBLIC ROW VACATIONS

RP018-26/VA006-26/VA007-26: 3rd Addition Leasure Subdivision

A request by Tanana Valley Surveying, LLC, on behalf of Easy Street Partners, LLC and Black Gold Express, Inc., to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance has been requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request includes:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26)
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26)
- Vacation of public utility easements

The property is located within the NW¼ Section 23, T.1S., R.1W., F.M., on Easy Street, Leasure Street, Thirty-Second Avenue, Braddock Street, and Macarthur Street.

A public meeting was conducted on May 20, 2026, at which time the Fairbanks North Star Borough Platting Board heard the matter referenced above. The applicants were sent a notice that the hearing had been scheduled for that date. Both the applicants and staff from Community Planning had an opportunity to appear and participate in the hearing.

After the hearing and deliberations, the Fairbanks North Star Borough Platting Board approved the replat with the variance and two public right-of-way vacations, adopted the staff report and the following conditions and findings of fact:

FINDINGS OF FACT FOR VARIANCE VR013-26

- a) The subdivision, with the variance, can be developed consistent with public welfare and safety because:
 - i. The request does not change the legal or constructed access conditions for proposed Tract A, the replat area, or surrounding development.
 - ii. Both tracts have legal, constructed access from Easy Street, a City of Fairbanks maintained roadway.

- iii. In regard to Tract A, the replat reduces three existing parcels into one tract (i.e., decreases lot density).
 - iv. The FNSB Transportation Planner has no objection to the variance.
- b) The requirement is impractical due to the following specific circumstances of the subdivision and surrounding development:
- i. Tract A will be under common private ownership once the rights-of-way proposed for vacation are combined with the surrounding blocks.
 - ii. Tract A is surrounded on three sides by road rights-of-way that provide for future subdivisions and an interior road network.
 - iii. Additional lands from surrounding development are not available to rectify the non-compliance.

FINDINGS OF FACT FOR VACATION VA006-26

- a. As required by FNSBC 17.32.030(E)(1), the proposed vacation area shall be deemed by the platting board to be of value to the municipality.
- b. The applicant has shown the area proposed for vacation is no longer practical for the uses or purposes authorized because:
 - i. The Braddock Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - o Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
 - o The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - o Construction of the Braddock Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - o Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - o The Alaska Railroad Corporation supports this vacation request.

- ii. The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.
- iii. The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.
- iv. The City of Fairbanks does not object to this vacation request.

FINDINGS OF FACT FOR VACATION VA007-26

- a. As required by FNSBC 17.32.030(E)(1), the proposed vacation area shall be deemed by the platting board to be of value to the municipality.
- b. The applicant has shown the area proposed for vacation is no longer practical for the uses or purposes authorized because:
 - i. The Macarthur Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - o Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
 - o The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - o Construction of the Macarthur Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - o Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - o The Alaska Railroad Corporation supports this vacation request.
 - ii. The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.
 - iii. The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.

- iv. The S½ Block 11 (proposed Tract B) has legal, constructed access from Easy Street, providing adequate options for future subdivision development.
- v. The City of Fairbanks does not object to this vacation request.

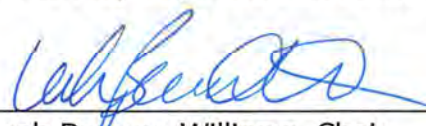
CONDITIONS OF APPROVAL FOR REPLAT

- 1. GVEA, ACS, ARRC, and the City of Fairbanks shall have a maximum of 30 calendar days to review and comment on the final plat.
- 2. The approved variance shall be noted on the final plat.
- 3. All road names shall be accurately depicted on the final plat graphic and vicinity map.

FINDINGS OF FACT FOR REPLAT

- a) The purpose of this request is to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision into two tracts of 14.16 and 2.81 acres.
- b) The applicant has submitted a request for a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1.
- c) Without approval of the variance, the replat does not meet the requirements of FNSBC Title 17.
- d) The request includes two road right-of-way (ROW) vacation requests:
 - i) Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
 - ii) Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- e) Without approval of both vacations, the replat does not meet the requirements of FNSBC Title 17.
- f) With the three conditions, approved variance, and two approved vacations as recommended by staff, this replat request meets the applicable requirements of Title 17.

This written record of the Platting Board action of May 20, 2026 was ADOPTED this 20th day of May, 2026.



Leah Berman-Williams, Chair

Minutes from the 5/20/2026 Platting Board meeting are unavailable at this time



STAFF REPORT: **REPLAT AND TWO PUBLIC ROW VACATIONS**

To: Fairbanks North Star Borough Platting Board

From: George Stefan, Platting Officer IV *GS*
Department of Community Planning

Date: May 20, 2026

Subject: **RP018-26 / VA006-26 / VA007-26 3rd Addition Leasure Subdivision**
A request by Tanana Valley Surveying, LLC, on behalf of Easy Street Partners, LLC and Black Gold Express, Inc., to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance has been requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request includes:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26)
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26)
- Vacation of public utility easements

The property is located within the NW $\frac{1}{4}$ Section 23, T.1S., R.1W., F.M.

Access: Easy Street, Leasure Street, Thirty-Second Avenue, Braddock Street, and Macarthur Street

I. REQUEST SUMMARY

A request by Tanana Valley Surveying, LLC, on behalf of Easy Street Partners, LLC and Black Gold Express, Inc., to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance has been requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request includes:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These include the 10ft wide PUEs along the road rights-of-way proposed for vacation and the 7.5ft wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10ft wide PUE along the replat's north boundary will be widened to 30ft.

The property is located within the NW $\frac{1}{4}$ Section 23, T.1S., R.1W., F.M.



The western portion of the preliminary plat graphic is shown below, subdivision outlined in red (**Figure 1**). The proposed Vacation of a portion of Braddock Street (VA006-26) is highlighted in green.

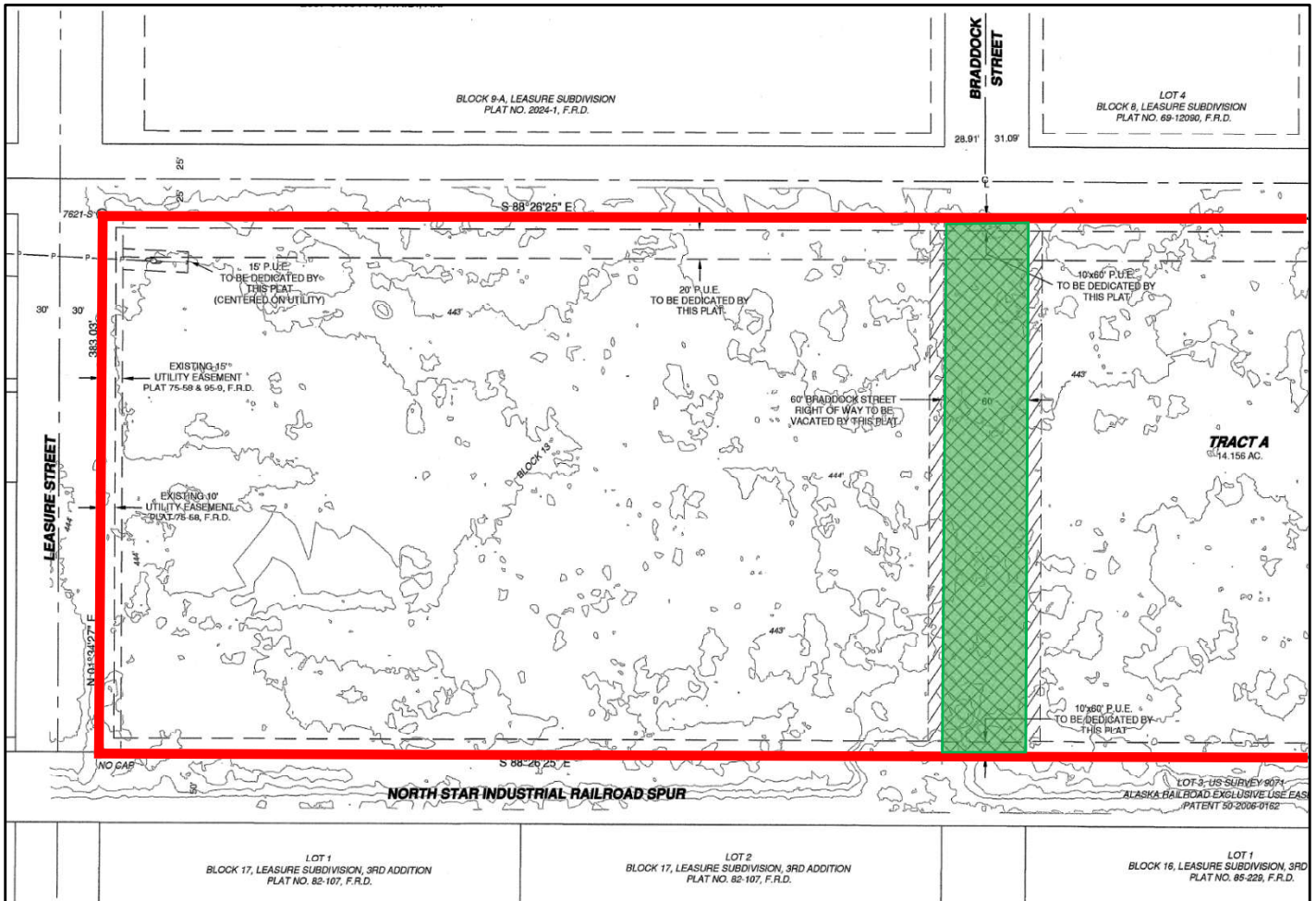


Figure 1: West Portion, Preliminary Plat Graphic

The eastern portion of the preliminary plat graphic is shown below, subdivision outlined in red (**Figure 2**). The proposed Vacation of a portion of Macarthur Street (VA007-26) is highlighted in green.

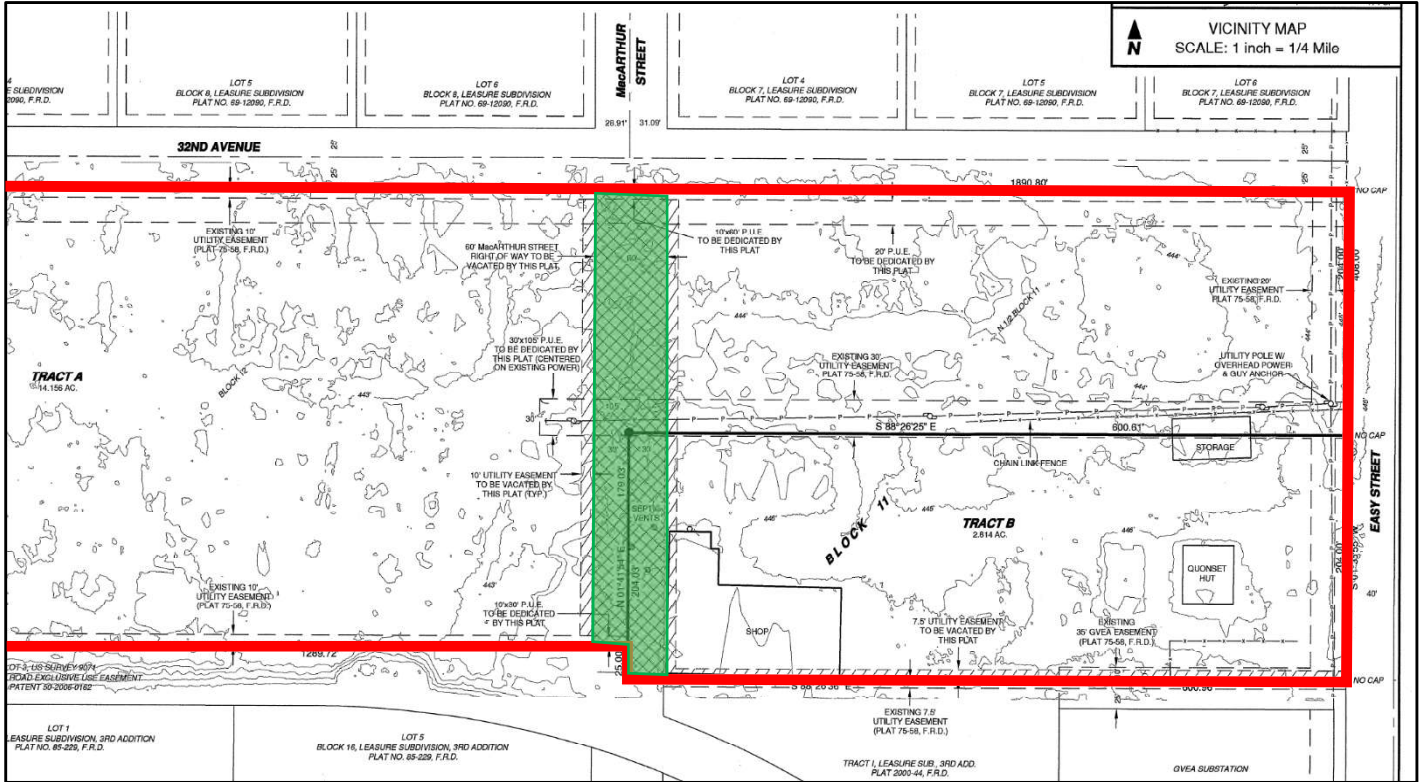


Figure 2: East Portion, Preliminary Plat Graphic

II. GENERAL INFORMATION

Property Owner(s)	Black Gold Express, Inc. and Easy Street Partners, LLC
Applicant	Tanana Valley Surveying, LLC P.O. Box 80942 Fairbanks, AK 99708
Existing Land Use	Primarily Vacant Land; Industrial
Current Zoning	Current: GU-1 (General Use) <u>Minimum Lot Size: 40,000 square feet (0.92 acre)</u> <u>Setback Requirements: None</u>
Comprehensive Plan	Light Industrial Area (100%); Urban Boundary (100%)
Soils	Urban Land (source USDA Web Soil Survey)
Flood Zone	X: Protected By Levee (100%)
Road Service	City of Fairbanks
Fire Service	City of Fairbanks

III. PROPERTY HISTORY

Blocks 11, 12, and 13 were created by 3rd Addition Leasure Subdivision, recorded on May 27, 1975, as Plat No. 75-58 (**Attachment 1**). It appears the South ½ Block 11, shown as proposed Tract B excepting the Macarthur Street ROW on the preliminary plat, was created outside the FNSB Platting Authority by the Quit Claim Deed recorded on July 9, 1984, in Book 375, Page 379 (**Attachment 2**). This proposed platting request incorporates all of Block 11 (created by Plat No. 75-58); therefore, the applicant is not required to file an Unauthorized Division of Land application since they are curing the 1984 deed parcel.

IV. ACCESS

Access to the subdivision is from Easy Street, a City of Fairbanks maintained roadway that intersects with the Old Richardson Highway, thereby meeting the requirements of FNSBC 17.56.020(A) and FNSBC 17.56.060(A). Easy Street is paved, exceeds the construction requirements of FNSBC 17.56 for Borough roads, and meets the higher road standards of the City of Fairbanks, thereby complying with FNSBC 17.08.050(B)&(C). Easy Street is classified as a minor collector road in the FNSB Comprehensive Road Plan's functional classification map, so there are no direct lot access restrictions. Easy Street provides legal, constructed access for both proposed Tracts A and B and is therefore designated as the tracts' road frontage. Due to the shape of Tract A in relation to its Easy Street frontage, the tract exceeds the 4:1 lot depth-to-width ratio requirement of FNSBC 17.56.010(I). The applicant has submitted a variance which will be discussed later in this staff report.

Legal access to the subdivision also exists from Leasure Street and Thirty-Second Avenue. Leasure Street does not appear to meet FNSB road construction standards. The portion of Thirty-Second Avenue bounding this replat's north boundary is not constructed.

The ROW bounding the majority of this replat's south boundary is the North Star Industrial Railroad Spur, also shown as Thirty-Third Avenue in aerial imagery. The legal description containing the ROW railroad corridor is Lot 3, U.S. Survey No. 9071.

- Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071 (**Attachment 3**), was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
- The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
- Construction of the Braddock Street and Macarthur Street extensions across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
- Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.

A 2023 aerial image of the parent parcels, highlighted in magenta, and surrounding road and railroad rights-of-way is shown below (**Figure 3**).

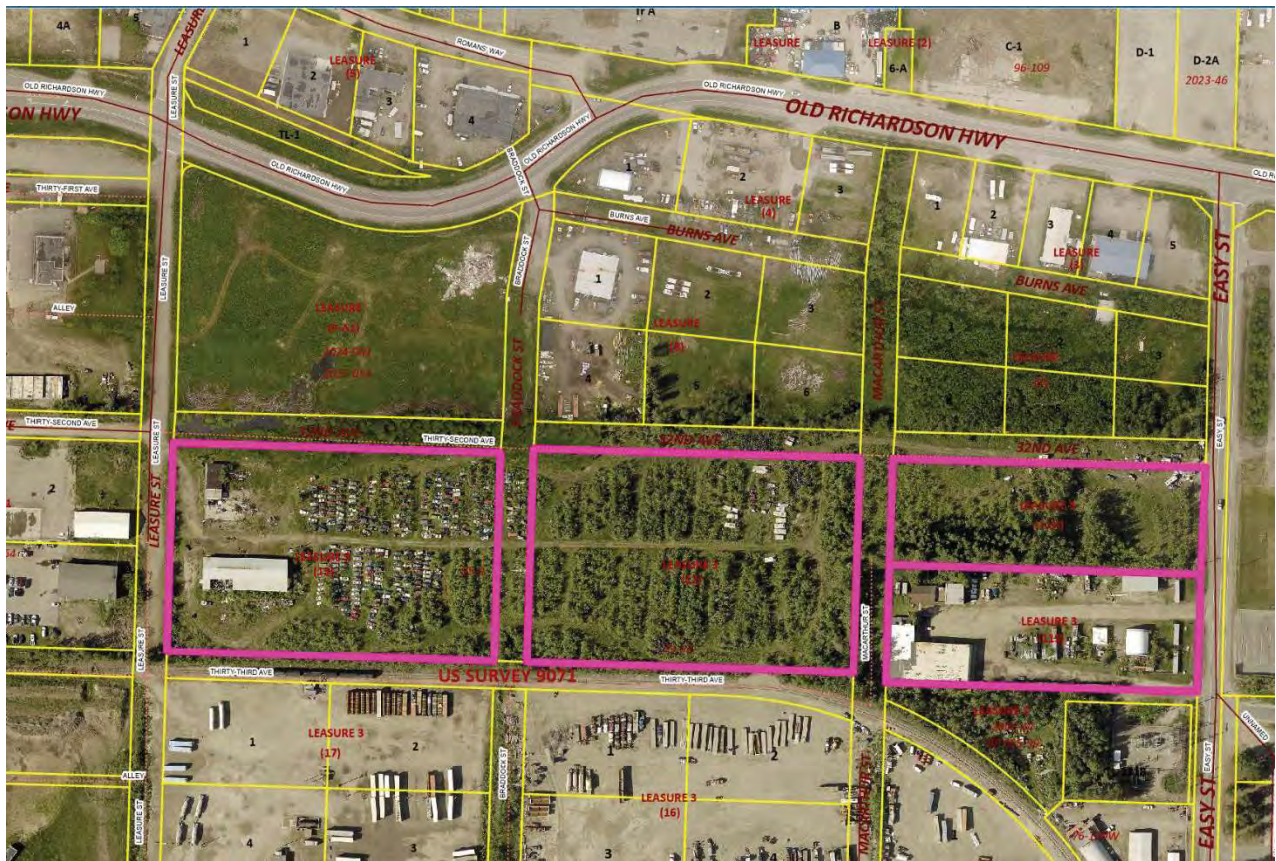


Figure 3: 2023 Aerial Image

V. SOILS REPORT

A soils analysis is not required since this area is served by municipal sewer and water.

VI. FLOOD ZONE

The subdivision is located in Flood Zone X: Protected By Levee (100%).

VII. WETLANDS

This property does not appear to contain wetlands as depicted by the Fish and Wildlife mapping of the National Wetlands Inventory.

VIII. PUBLIC NOTICE

The Community Planning Department notified 17 parcels and mailed 10 "Dear Property Owner" notifications prior to May 6, 2026.

IX. FNSB IN-HOUSE REVIEW

Transportation Planning (D Galligan, Transportation Planner):

This plat is not impacted by the FNSB Road Plan, and Easy Street is a Minor Collector without access restriction. Community Planning—Transportation has no objection to the variance to the 4 to 1 lot dimensions.

Street Addressing (D Weatherly, GIS Technician):

- **Roads:**
 - "North Industrial Railroad Spur" is shown as "Thirty-Third Avenue" in FNSB GIS.
 - Vacating this portion of Braddock Street ROW creates a segmented road, duplicate road name. This may cause a delayed emergency response in the future.
 - Vacating this portion of MacArthur Street ROW creates a segmented road, duplicate road name. This may cause a delayed emergency response in the future.
 - 32nd Avenue should be spelled out, Thirty Second Avenue.
- **Addressing:** No addressing issues related to this plat.
- **Vicinity Map:** "South Cushman Street" should be "South Cushman Street Extension"

Public Works Engineering (D Bredlie, PE, Director of Public Works):

- No comments from PW.

Zoning (A McElroy, Planner III):

- The proposed lots meet the minimum lot size of GU-1. This zone can be prone to land use conflicts because it allows for a wide variety of commercial, residential, and industrial uses with no setback requirements. We recommend that the property owners rezone this property to an appropriate industrial or commercial zone to better protect the health, safety, and welfare of the public, as well as establish setback requirements for fire separation purposes, and decrease the potential for land use conflicts between residential and more intensive commercial and industrial uses permitted in the GU-1 zone. Contact the Planning Division of the Community Planning Department to discuss the rezone application and process in more depth. Per FNSBC 18.104.080, a zoning permit is recommended for all new structures and/or land uses located on these lots. A portion of the subject property is within the military noise overlay zone; the property may be affected by military aircraft and arms noise. Property owners are encouraged to develop with uses compatible with the military mission in the area within the composite noise contours surrounding Fort Wainwright.

Flood (S Bingham, Acting Floodplain Administrator):

- Proposed Tract A in RP018-26 is located in "X: Protected By Levee" flood zone and is not required to meet FNSBC 15.04 Floodplain Management Regulations.
- The portion of the right-of-way north of the existing Block 13 is located in the "AE" flood zone, and any development happening in this area is required to meet FNSBC 15.04 Floodplain Management Regulations.
- Note #3 is accurate.

Trails (A Jacobs, Trails Coordinator):

- This application does not impact a trail in the FNSB CRTP.

Natural Resources (B Sehmel, Land Officer):

- Natural Resources Development has no objections to the preliminary major plat as proposed.
- Although the plat is across the street (32nd Ave) from Borough land slated for the new Animal Shelter, it does not appear that it would affect the Borough land.

Assessing (L Silva, Title Examiner):

- Title has no comments.

X. AGENCY AND UTILITY REVIEW

GVEA: Responded with No Objection and the following:

1. There's no point for 10' easement. For primary overhead power it needs to be 30' and 20' for primary underground power. You can see from the attached there are not a lot of power options on the west. I would highly suggest a 30' p.u.e. along the north or south boundary.
2. Leave the existing 10' in 11S.
3. GVEA would prefer a 30' easement.
4. Existing powerline here. I attached the staking sheets.
5. Leave existing easements.

(Platting Officer comment: The revised preliminary plat appears to meet GVEA's request. GVEA will be given an opportunity to comment on the final plat.)

ACS: Responded with No Objection and the following:

- As per your request, I have stamped and signed your Preliminary plat of Lease Subdivision to keep the application moving with the Borough.
- And as promised, you will be sending ACS a final plat for review reflecting a 10' wide Service Easement to the shop at the South half of Block 11 as shown below.

(Platting Officer comment: ACS will be given an opportunity to comment on the final plat.)

GCI: Responded with No Objection

IGU: Responded with No Objection

GHU: Responded with "No Comment"

ADOT&PF: Responded with "No comment"

ARRC: Responded with No Objection and the following:

- ARRC had a ROW Committee Meeting. No conflicts were seen. All comments were supportive of the vacation. In fact, the vacations are beneficial to the ARRC as they lessen the possibility of crossings at that location.
- Keep in mind that any work with the ARRC ROW requires a permit.
- Please add reference to document and survey that vests the Railroad ROW to ARRC USS 9071 and Patent 50-2006-0162, 2006-00732-0. Consider removing text for 33rd Ave as this area is subject to the ARRC Exclusive Use Easement (EUE) and depicting as a road is subject to and may not be compatible with the rights granted in the EUE.

(Platting Officer comment: The revised preliminary plat appears to meet ARRC's request. ARRC will be given an opportunity to comment on the final plat.)

City of Fairbanks: The City of Fairbanks has no objection to the approval of the above-mentioned preliminary plat, provided the following conditions are met prior to the recording of the final plat.

- 1) Development of property may be subject to Fairbanks General Code, Sec 82.2 "Connection to and Use of Community Water System Required" providing a water service connection is within 250-feet of structures.
- 2) Development of property may be subject to Fairbanks General Code, Sec 82.38 "Use of a Public Sewer Required" providing a sanitary sewer service connection is within 250-feet of structures. Otherwise, all on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 3) Developing of adjoining Leasure Street and/or 32nd Avenue Right-of-Ways will require a City of Fairbanks review of Developer's Engineering Designs and completion of a Developers Agreement to allow construction within City Right-of-Way and for presentation to the City Council.
- 4) The proposed Right-of-Way Vacation of portions of Braddock Street and Macarthur Street requires approval by the City Council per Fairbanks General Codes, Sec. 70.49 and Sec 70.56. The Engineering Department may make recommendations to the City Council, but the Council has power of veto for all street, easement and public property vacations approved by the Fairbanks North Star Borough within the city limits.
- 5) The City of Fairbanks shall be given an opportunity to review and comment on the final plat.

XI. VACATION ANALYSIS

FNSBC 17.32.030(E)(1) provides the main premise for a public right-of-way vacation request, specifically that the Platting Board shall deem the area being vacated to be of value to the municipality. FNSBC 17.32.030(E)(1) states,

The platting board shall consider the merits of each vacation request and in all cases the platting board shall deem the area being vacated to be of value to the

municipality. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public.

The primary criterion of 17.32.030(E)(1) which applies to both vacation requests is that the applicant must show that the area proposed for vacation is no longer practical for the uses or purposes authorized.

Vacation #1 (VA006-26): Vacation of a Portion of the Braddock Street ROW

The applicant is proposing to vacate that portion of the Braddock Street ROW between Thirty-Second Avenue and the North Star Industrial Railroad Spur. The western portion of the preliminary plat graphic is shown below, subdivision outlined in red (**Figure 4**). The proposed Vacation of a portion of Braddock Street is highlighted in green.

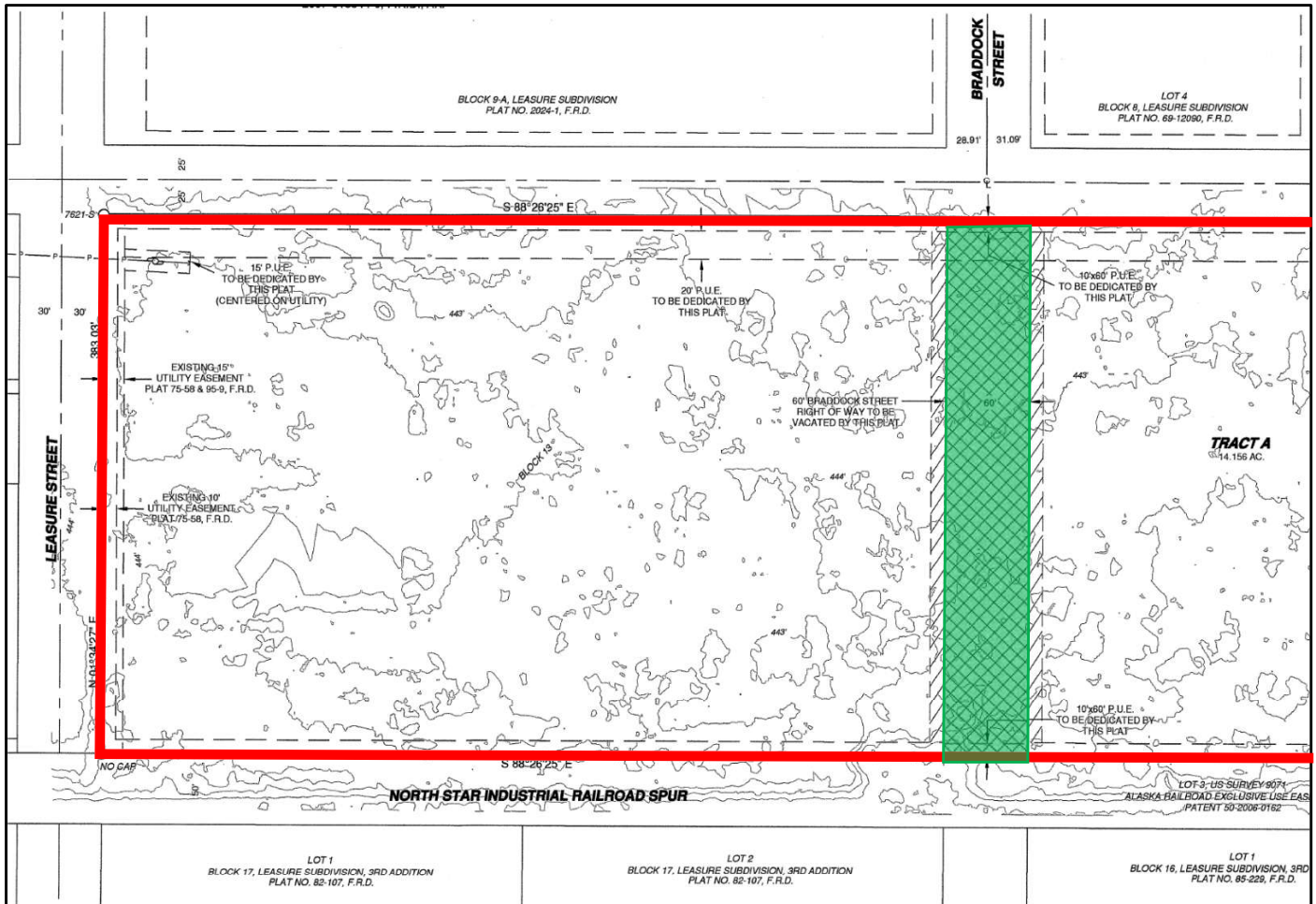


Figure 4: Proposed Vacation of a portion of Braddock Street

The applicant's surveyor provided a vacation application with written narrative (**Attachment 4**). This is the narrative used for both VA006-26 and VA007-26.

Applicant:

The areas encompassed by N 1 /2 Block 11, Block 12, and Block 13 are or will be under common ownership. There will be no need for the public to construct or utilize any portions of the rights of way proposed for vacation. Additionally, the AK railroad spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings. This is impractical as substantial road construction would need to occur to properties of which the public has no interest.

The rights of way proposed for vacation have been in existence since 1975 and have not been constructed, signifying that they are not practical for their intended uses.

The 32nd Avenue right of way (unconstructed) will remain if needed to provide additional access in the vicinity.

Several other constructed and unconstructed rights of way exist in the vicinity to serve adjacent parcels, also providing adequate circulation for emergency vehicle access to the general area.

Access to other properties in the area is substantially via the Old Richardson Highway, Easy Street, and Leasure Street. There are other instances of unused rights of way in various portions of Leasure Subdivision being vacated to accommodate uses and needs of the respective parcels.

Staff:

Per the applicant's above narrative and preliminary plat application packet:

- The Braddock Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
 - The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - Construction of the Braddock Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - The Alaska Railroad Corporation supports this vacation request.
- The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.

- The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.
- The City of Fairbanks does not object to this vacation request.

Vacation #1 (VA006-26) Recommendation: Staff recommends preliminary approval of VA006-26, the vacation of a portion of the Braddock Street right-of-way, with the following findings of fact:

- a. As required by FNSBC 17.32.030(E)(1), the proposed vacation area shall be deemed by the platting board to be of value to the municipality.
- b. The applicant has shown the area proposed for vacation is no longer practical for the uses or purposes authorized because:
 - i. The Braddock Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
 - The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - Construction of the Braddock Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - The Alaska Railroad Corporation supports this vacation request.
 - ii. The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.
 - iii. The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.
 - iv. The City of Fairbanks does not object to this vacation request.

Recommended Motion for Vacation #1 (VA006-26): (See recommended motion following the main subdivision motion below.)

Vacation #2 (VA007-26): Vacation of a Portion of the Macarthur Street ROW

The applicant is proposing to vacate that portion of the Macarthur Street ROW between Thirty-Second Avenue and the North Star Industrial Railroad Spur. The eastern portion of the preliminary plat graphic is shown below, subdivision outlined in red (**Figure 5**). The proposed Vacation of a portion of Macarthur Street is highlighted in green.

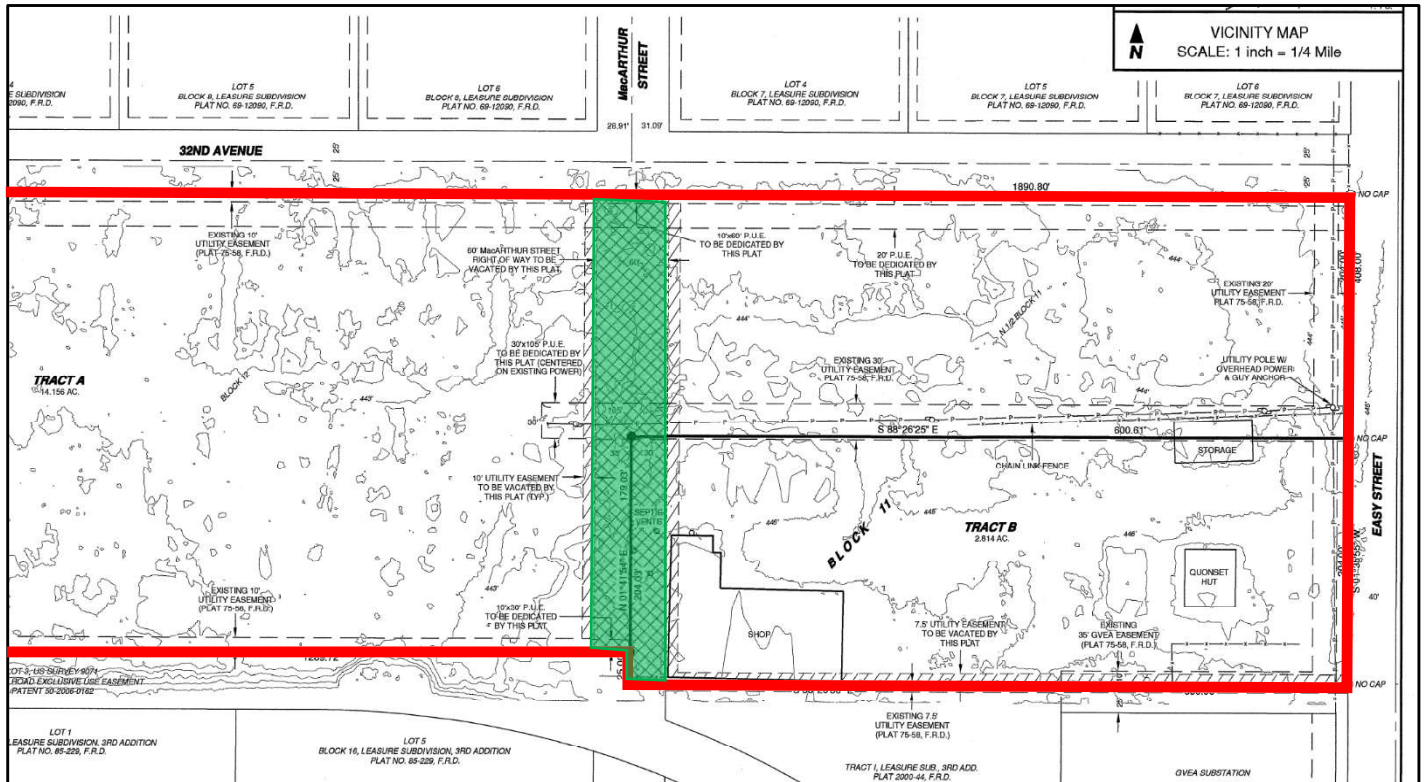


Figure 5: Proposed Vacation of a portion of MacArthur Street

The applicant's surveyor provided a vacation application with written narrative (**Attachment 4**). This is the narrative used for both VA006-26 and VA007-26.

Applicant:

The areas encompassed by N 1 /2 Block 11, Block 12, and Block 13 are or will be under common ownership. There will be no need for the public to construct or utilize any portions of the rights of way proposed for vacation. Additionally, the AK railroad spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings. This is impractical as substantial road construction would need to occur to properties of which the public has no interest.

The rights of way proposed for vacation have been in existence since 1975 and have not been constructed, signifying that they are not practical for their intended uses.

The 32nd Avenue right of way (unconstructed) will remain if needed to provide additional access in the vicinity.

Several other constructed and unconstructed rights of way exist in the vicinity to serve adjacent parcels, also providing adequate circulation for emergency vehicle access to the general area.

Access to other properties in the area is substantially via the Old Richardson Highway, Easy Street, and Leasure Street. There are other instances of unused rights of way in various portions of Leasure Subdivision being vacated to accommodate uses and needs of the respective parcels.

Staff:

Per the applicant's above narrative and preliminary plat application packet:

- The Macarthur Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
 - The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - Construction of the Macarthur Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - The Alaska Railroad Corporation supports this vacation request.
- The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.
- The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.
- The S½ Block 11 (proposed Tract B) has legal, constructed access from Easy Street, providing adequate options for future subdivision development.
- The City of Fairbanks does not object to this vacation request.

Vacation #2 (VA007-26) Recommendation: Staff recommends preliminary approval of VA007-26, the vacation of a portion of the Macarthur Street right-of-way, with the following findings of fact:

- a. As required by FNSBC 17.32.030(E)(1), the proposed vacation area shall be deemed by the platting board to be of value to the municipality.
- b. The applicant has shown the area proposed for vacation is no longer practical for the uses or purposes authorized because:
 - i. The Macarthur Street ROW is bounded on the south by the Alaska Railroad's North Star Industrial Railroad Spur contained within Lot 3, U.S. Survey No. 9071.
 - Federal Patent 50-2006-0162, including Lot 3, U.S. Survey No. 9071, was granted to the Alaska Railroad Corporation for the property within the Alaska

- Railroad right-of-way as "not less than an exclusive use easement" as defined in Sec. 603(6) of the Alaska Railroad Transfer Act (ARTA).
- The exclusive use easement includes, "the right to fence all or part of the lands subject to this easement...and to exclude other persons from all or part of such lands."
 - Construction of the Macarthur Street extension across the Railroad Spur is at the discretion of the Alaska Railroad Corporation.
 - Per the applicant, the Alaska Railroad Spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings.
 - The Alaska Railroad Corporation supports this vacation request.
- ii. The areas encompassed by N½ Block 11, Block 12, and Block 13 (proposed Tract A) are currently under common ownership. Further subdivision and interior road dedication can be accomplished by the developer.
 - iii. The Thirty-Second Avenue, Leasure Street, and Easy Street rights-of-way bound Tract A, providing adequate options for future subdivision development.
 - iv. The S½ Block 11 (proposed Tract B) has legal, constructed access from Easy Street, providing adequate options for future subdivision development.
 - v. The City of Fairbanks does not object to this vacation request.

Recommended Motion for Vacation #2 (VA007-26): (See recommended motion following the main subdivision motion below.)

XII. VARIANCE ANALYSIS

Variance (VR013-26): The applicant has submitted a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1 (**Attachment 5**). This is for proposed Tract A and is based on its dimensions relative to the Easy Street ROW. FNSBC 17.56.010(I) states, "All lots shall have a depth to width ratio not to exceed 4:1."

Applicant:

This variance request is for the depth to width ratio of proposed Tract A, which will exceed the required 4:1 ratio at roughly 5.8:1. Tract A will be a continuous, privately owned tract between Easy Street and Leasure Street with public access being limited to surrounding public rights of way, and not through this tract, therefore ensuring development of this tract is consistent with public welfare and safety.

The requirement of 17.56.010.I is impractical and unnecessary since the tract will be under common private ownership once the rights of way proposed to be vacated are combined with the surrounding blocks, and the resultant depth to width ratio only slightly exceeds that allowed by code.

Also, additional lands from surrounding development are not available to rectify the non-compliance.

Staff:

FNSBC 17.56.010(I) states, "All lots shall have a depth to width ratio not to exceed 4:1." Further, the definitions of "depth" and "width" from FNSBC 17.04.010 are:

- "Depth" means the average length of the two longest lines or series of lines most perpendicular to the access for the lot.
- "Width" means the average length of the two longest lines or series of lines most perpendicular to the lot lines used to determine lot depth.

Due to the irregular shape of the lot and using a weighted average calculation agreed upon by the applicant's registered professional and staff, the depth-to-width ratio of proposed Tract A is 5.8:1, which exceeds the FNSBC 17.56.010(I) allowance of 4:1.

Staff is supportive of this variance. The request does not change the legal or constructed access conditions of the proposed lots or surrounding development. The property is surrounded by road rights-of-way that provide for future subdivisions and an interior road network. Finally, the request decreases the lot density from four parcels into two.

FNSBC 17.64.010(A) (Variance Granting) states, "The Platting Board may vary or modify requirements of this title if the variance request meets the criteria set forth below and the subdivision, with the variance, can be developed consistent with public welfare and safety:

- 1. The lot to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of this title shall result in a substantial hardship; or***
- 2. The requirement is impractical or unnecessary due to specific circumstances or conditions of the subdivision or surrounding development."***

The mandatory finding for variance approval is that ***"the subdivision, with the variance, can be developed consistent with public welfare and safety."***

- The request does not change the legal or constructed access conditions for proposed Tract A, the replat area, or surrounding development.
- Both tracts have legal, constructed access from Easy Street, a City of Fairbanks maintained roadway.
- In regard to Tract A, the replat reduces three existing parcels into one tract (i.e., decreases lot density).
- The FNSB Transportation Planner has no objection to the variance.

Only one of the two enumerated criteria above (1 or 2) is required to be met for variance approval. The second criterion has been met because the requirement is impractical due to the following specific circumstances of the subdivision and surrounding development:

- Tract A will be under common private ownership once the rights-of-way proposed for vacation are combined with the surrounding blocks.

- Tract A is surrounded on three sides by road rights-of-way that provide for future subdivisions and an interior road network.
- Additional lands from surrounding development are not available to rectify the non-compliance.

Variance Recommendation: Staff recommends approval of VR013-26, a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1, with the following findings of fact:

- a) The subdivision, with the variance, can be developed consistent with public welfare and safety because:
 - i. The request does not change the legal or constructed access conditions for proposed Tract A, the replat area, or surrounding development.
 - ii. Both tracts have legal, constructed access from Easy Street, a City of Fairbanks maintained roadway.
 - iii. In regard to Tract A, the replat reduces three existing parcels into one tract (i.e., decreases lot density).
 - iv. The FNSB Transportation Planner has no objection to the variance.
- b) The requirement is impractical due to the following specific circumstances of the subdivision and surrounding development:
 - i. Tract A will be under common private ownership once the rights-of-way proposed for vacation are combined with the surrounding blocks.
 - ii. Tract A is surrounded on three sides by road rights-of-way that provide for future subdivisions and an interior road network.
 - iii. Additional lands from surrounding development are not available to rectify the non-compliance.

Recommended Motion for Variance (VR013-26): (See recommended motion following the main subdivision motion below.)

XIII. SUBDIVISION ANALYSIS

RP018-26 3rd Addition Lease Subdivision proposes to replat Blocks 11, 12, and 13 of 3rd Addition Lease Subdivision, totaling approximately 16.97 acres, into two tracts of 14.16 and 2.81 acres. A variance has been requested from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1. The request includes:

- Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- Vacation of public utility easements (PUE). These are the 10ft wide PUEs along the road rights-of-way proposed for vacation and the 7.5ft wide PUE along the south boundary of Block 11. New PUEs will be created by this plat to provide easement continuity, and the 10ft wide PUE along the replat's north boundary will be widened to 30ft.

Approval of the replat is affected by the variance and two vacation requests as follows:

- If the variance is denied, the replat cannot be approved.
- If either of the vacations is denied, the replat cannot be approved due to at least one additional parcel being created that will not have constructed access meeting the requirements of Title 17.

GVEA, ACS, GCI, IGU, GHU, ADOT&PF, ARRC, and the City of Fairbanks have no objections to preliminary approval of this request. The revised preliminary plat appears to meet the requests of GVEA, ACS, and ARRC; they will be given an opportunity to comment on the final plat. The City of Fairbanks cited requirements of connecting to municipal sewer and water utilities that may apply to this property; the City will be given an opportunity to review and comment on the final plat.

XIV. SUBDIVISION RECOMMENDATION

Staff recommends approval of RP018-26 3rd Addition Leasure Subdivision with the following conditions:

1. GVEA, ACS, ARRC, and the City of Fairbanks shall have a maximum of 30 calendar days to review and comment on the final plat.
2. The approved variance shall be noted on the final plat.
3. All road names shall be accurately depicted on the final plat graphic and vicinity map.

XV. FINDINGS OF FACT

Staff further recommends adoption of the staff report and the following findings:

- a) The purpose of this request is to replat Blocks 11, 12, and 13 of 3rd Addition Leasure Subdivision into two tracts of 14.16 and 2.81 acres.
- b) The applicant has submitted a request for a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1.
- c) Without approval of the variance, the replat does not meet the requirements of FNSBC Title 17.
- d) The request includes two road right-of-way (ROW) vacation requests:
 - i) Vacation of a portion of the Braddock Street right-of-way (VA006-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
 - ii) Vacation of a portion of the Macarthur Street right-of-way (VA007-26). This is the portion between Thirty-Second Avenue and the North Star Industrial Railroad Spur.
- e) Without approval of both vacations, the replat does not meet the requirements of FNSBC Title 17.
- f) With the three conditions, approved variance, and two approved vacations as recommended by staff, this replat request meets the applicable requirements of Title 17.

Recommended Subdivision Motion:

I move to approve RP018-26 3rd Addition Leasure Subdivision with the three conditions, adopting the six findings of fact and the staff report in support of approval.

Recommended Motion for Variance (VR013-26):

I move to approve VR013-26, a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1, with the two findings of fact and the staff report in support of approval.

Recommended Alternate Motion to include Variance:

I move to approve RP018-26, the replat request, adopting the three conditions and six findings of fact, with VR013-26, a variance from FNSBC 17.56.010(I) to allow a tract's depth-to-width ratio to exceed 4:1 with the two findings of fact, and adopting the staff report in support of approval.

Recommended Vacation #1 (VA006-26) Motion:

I move to approve the vacation of a portion of the Braddock Street right-of-way, adopting the two findings of fact and the staff report in support of approval.

Recommended Vacation #2 (VA007-26) Motion:

I move to approve the vacation of a portion of the Macarthur Street right-of-way, adopting the two findings of fact and the staff report in support of approval.

Attachment 1

Attachment 2

QUIT-CLAIM DEED

THE GRANTOR Mark E. Brady and Donna J. Brady, husband and wife

for and in consideration of Ten Dollars and other good and valuable considerations.

convey and quit claim to Sun Air Sheet Metal, Inc.
3250 Easy St. Fairbanks, AK 99701
the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial District
State of Alaska:

F-2661H

The South half (S $\frac{1}{2}$) of Block Eleven (11), THIRD ADDITION TO LEASURE SUBDIVISION, according to the plat filed May 27, 1975 as Plat No. 75-58; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

8416816
8-
JUL 9 3 16 PM '84
RECORDED AT ATIS
ADDRESS _____

Dated this 6th day of July, 1984

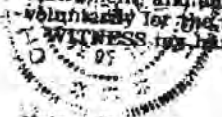
Signed, Sealed and Delivered in the Presence of

Mark E. Brady (SEAL)
Mark E. Brady
Donna J. Brady (SEAL)
Donna J. Brady

Individual Acknowledgment (Alaska)

UNITED STATES OF AMERICA,
STATE OF ALASKA,

THIS IS TO CERTIFY that on this 6th day of July, 1984, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Mark E. Brady and Donna J. Brady, to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that they voluntarily signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.



Charlotte G. Moore
Notary Public for Alaska. My commission expires 7-6-87

Attachment 3

2006-007327-0

Recording Dist: 401 - Fairbanks
4/7/2006 11:41 AM Pages: 1 of 7

A
L
A
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The United States of America

To all to whom these presents shall come, Greetings:

F-84662

This Patent is issued by the UNITED STATES, Department of Transportation, Federal Railroad Administration, 400 Seventh Street, S.W., Washington, D.C. 20590, as GRANTOR, to the Alaska Railroad Corporation, P.O. Box 107500, Anchorage, Alaska, 99510-7500, as GRANTEE, for lands in the Fairbanks Recording District.

WHEREAS

Alaska Railroad Corporation

Pursuant to Sec. 604(b)(2) and Sec. 604(b)(3) of the Alaska Railroad Transfer Act of 1982, 45 U.S.C. 1201, *et seq.*, (hereinafter referred to as ARTA), the Alaska Railroad Corporation is entitled to a patent for real property of the Alaska Railroad, including both the right-of-way of the Alaska Railroad (railroad right-of-way) and other railroad lands (railroad parcels), title to which was vested by Interim Conveyance on January 5, 1985, and recorded in the Fairbanks Recording District, Book 408, Pages 116-125. The remaining lands were identified in the Exclusive License issued on January 5, 1985, and recorded in the Fairbanks Recording District, Book 408, Pages 127-143. This patent is hereby issued for real property described below:

Railroad Right-of-Way as defined by Section 603(11) of ARTA:

Lot 2, U. S. Survey No. 2123, Alaska.

Containing 12.12 acres, as shown on segregation survey of U. S. Survey No. 2123, officially filed August 25, 1994.

Lots 2 through 12, inclusive, U. S. Survey No. 9065, Alaska.

Containing 165.78 acres, as shown on plat of survey officially filed November 16, 1988.

Patent No. 50-2006-0162

Lots 1 through 8, inclusive, U. S. Survey No. 9066, Alaska.

Containing 160.00 acres, as shown on plat of survey officially filed November 10, 1988.

Lots 1 through 8, inclusive, U. S. Survey No. 9067, Alaska.

Containing 160.90 acres, as shown on plat of survey officially filed December 28, 1988.

Lots 1 through 11, inclusive, U. S. Survey No. 9068, Alaska.

Containing 163.78 acres, as shown on plat of survey officially filed April 19, 1990.

Lots 1 through 10, inclusive, Lots 12 through 16, inclusive, and Lots 18 and 19, U. S. Survey No. 9069, Alaska.

Containing 233.67 acres, as shown on plat of survey officially filed May 22, 1990.

Lots 1 through 8, inclusive, U. S. Survey No. 9071, Alaska.

Containing 65.20 acres, as shown on plat of survey officially filed March 31, 1994.

Lots 1 through 14 inclusive, U. S. Survey No. 9073, Alaska.

Containing 188.60 acres, as shown on plat of survey officially filed October 14, 1994.

Lots 1 through 7 inclusive, U. S. Survey No. 9074, Alaska.

Containing 86.75 acres, as shown on plat of survey officially filed June 17, 1992.

Aggregating 1,136.80 acres.

NOW KNOW YE, that the UNITED STATES OF AMERICA, has given and granted, and by these presents in conformity with ARTA does give, grant, and convey, unto the Alaska Railroad Corporation, its assigns and successors, the real property described above to have and to hold forever.

The right, title, and interest hereby granted and conveyed in and to the real property described above are the full and complete right, title, and interest of the United States in and to said real property, subject to the Reservations and Conditions set out below. Pursuant to Sec. 606(b)(4)(B) of ARTA, the right, title, and interest granted by the United States in the above-described real property that is located within the right-of-

Patent No.

50-2006-0162

Page 2 of 7



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2006-007327-0

way of the Alaska Railroad shall be not less than an exclusive use easement as defined in Sec. 603(6) of ARTA.

Reservations and Conditions:

- I. The conveyance to the Alaska Railroad Corporation shall be subject to the following rights and interests granted by the United States prior to conveyance:
 - a. Any interest in the Tok/Fairbanks highway transferred to the State of Alaska by the quit claim deed dated June 30, 1959, executed by the Secretary of Commerce under the authority of the Alaska Omnibus Act, Public Law 86-70, 73 Stat. 141, as to Secs. 5, 6, 8, 15, 16, 22, and 23, T. 2 S., R. 2 E., and Secs. 19, 28, 29, and 30, T. 2 S., R. 3 E., Fairbanks Meridian, Alaska.
 - b. There is excepted and reserved any element of ownership from Secs. 5, 6, 8, 9, 15, 16, 22, and 23, T. 2 S., R. 2 E., Fairbanks Meridian, conveyed by the United States pursuant to the Alaska Communications Disposal Act, approved November 14, 1967, 40 U.S.C. 771-792, F-13508.
 - c. A right-of-way, F-025936, for a material site issued to the State of Alaska, Department of Highways (now Department of Transportation and Public Facilities) within Sec. 24, T. 2 S., R. 2 E., Fairbanks Meridian, under the Act of November 9, 1921, as amended, 23 U.S.C. 318.
 - d. A right-of-way, F-013179, for an electric distribution line, issued to Golden Valley Electric Association, Inc., within Sec. 19, T. 2 S., R. 3 E., Fairbanks Meridian, under the Act of February 15, 1901, 43 U.S.C. 959.
 - e. Any interest in the Richardson Highway transferred to the State of Alaska by the quit claim deed dated June 30, 1959, executed by the Secretary of Commerce under the authority of the Alaska Omnibus Act, Public Law 86-70, 73 Stat. 141, as to Sec. 24, T. 1 S., R. 1 W.; Secs. 22, 23, and 24, T. 2 S., R. 2 E.; and Sec. 19, T. 2 S., R. 3 E., all in Fairbanks Meridian.
 - f. A right-of-way, F-21650, for an access road, issued to Alyeska Pipeline Service Company within Sec. 19, T. 2 S., R. 3 E., Fairbanks Meridian, under the Act of November 16, 1973, 87 Stat. 584.

Patent No. **50-2006-0162**

Page 3 of 7



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- g. Those rights for pipeline purposes as have been granted to the Alyeska Pipeline Service Company, its successors or assigns, within Sec. 19, T. 2 S., R. 3 E., Fairbanks Meridian, under Sec. 28 of the Mineral Leasing Act, 30 U.S.C. 185, as amended by Public Law 93-153, 87 Stat. 576, on November 16, 1973, F-12505.
 - h. A right-of-way, F-031621, for a Federal Aid Highway within Secs. 15, 16, 21, and 22, T. 1 N., R. 2 W., Fairbanks Meridian, under the Act of November 9, 1921, 23 U.S.C. 317, as amended.
 - i. A right-of-way, F-034626, for a Federal Aid Highway within Sec. 1, T. 1 S., R. 2 W., Fairbanks Meridian, under the Act of November 9, 1921, 23 U.S.C. 317, as amended.
3. Subject to the right, title, and interest, if any, that has otherwise vested in the State of Alaska in any submerged lands among the above-described lands which are situated beneath nontidal navigable waters up to the ordinary high water mark or which are permanently or periodically covered by tidal waters up to the line of mean high tide.
4. Pursuant to Sec. 604(c)(1) of ARTA, there is excluded from this conveyance any unexercised right-of-way that may exist under 43 U.S.C. 975(d).
5. Flowage Easement:

An easement in, upon, over, under, and across all the real property conveyed, is reserved to the United States, or its assigns, to permanently or occasionally overflow, flood, and submerge the following described real property and to maintain mosquito control in connection with the operation and maintenance of the Chena Lakes Flood Control Project for the purposes as authorized by the Act of Congress approved August 13, 1968, Public Law 90-483, together with all right, title, and interest in and to the timber, or other vegetation and the continuing right to clear and remove all brush, debris, and natural obstructions, and excavate, dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work or maintenance or improvement to the project which, in the opinion of the representative of the United States in charge of the project, may be detrimental to the project. It is further provided that no structures for human habitation shall be constructed or maintained on the real property, and no other structures shall be constructed or maintained on the real property except as may be approved in writing by the representative of the United States in charge of the project, and that no

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excavation shall be conducted or no landfill placed on the real property without such approval as to the location and method of excavation and/or placement of landfill. The easements identified in this paragraph are more specifically described below and displayed on the plat entitled Chena Lakes Project P.L. 97-468 Easement, recorded herewith:

Fairbanks Meridian, Alaska

An easement over and across that portion of a 200.00 foot railroad right-of-way within the following described sections:

T. 2 S., R. 2 E.,
Sec. 23, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$;
Sec. 24, S $\frac{1}{2}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$.

T. 2 S., R. 3 E.,
Sec. 19, S $\frac{1}{2}$;
Sec. 30, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$.

All the foregoing covenants and agreements shall run with the land.

Definitions:

1. "Real property", as used herein, means land and all appurtenances, hereditaments, improvements, facilities, trackwork, roadbed, buildings, franchises, ways, waters, minerals, rights, privileges, fixtures, licenses, lease holds, reversions, easements, rights under operating, trackage and joint facilities agreements, rents, issues, profits and other interests and items belonging to or in any way appertaining to the above-described land.
2. All of the terms used in this instrument that are defined in Sec. 603 of ARTA have the same meaning herein as provided in said section, including but not limited to the following terms:
 - a. "exclusive-use easement", as used herein, means as provided by Sec. 603(6) of ARTA, an easement which affords to the easement holder the following:

Patent No.

50-2006-0162

Page 5 of 7



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- 1) the exclusive right to use, possess, and enjoy the surface estate of the land subject to this easement for transportation, communication and transmission purposes, and for support functions associated with such purposes;
 - 2) the right to use so much of the subsurface estate of the lands subject to this easement as is necessary for the transportation, communication, and transmission purposes and associated functions for which the surface of such lands is used;
 - 3) subjacent and lateral support of the lands subject to the easement; and
 - 4) the right (in the easement holder's discretion) to fence all or part of the lands subject to this easement and to affix tracks, fixtures, and structures to such lands and to exclude other persons from all or part of such lands.
- b. "right-of-way", as used herein, means as provided in Sec. 603(11) of ARTA:
- 1) an area extending not less than one hundred feet on both sides of the center line of any main line or branch line of the Alaska Railroad; or
 - 2) an area extending on both sides of the center line of any main line or branch line of the Alaska Railroad appropriated or retained by or for the Alaska Railroad that, as a result of military jurisdiction over, or non-federal ownership of, lands abutting the main line or branch line is of a width less than that described in subparagraph (1) of this paragraph.

IN WITNESS WHEREOF, the undersigned authorized officer of the Department of Transportation has in the name of the United States, set his/her hand and caused the seal of the Department to be hereunto affixed on this 17th day of MARCH, 2006.

Eveline H. Stubbs

UNITED STATES OF AMERICA

EVELINE H. STUBBS
 Notary Public of District of Columbia
 My Commission Expires March 14, 2008

Joseph H. Boardman
 Secretary of Transportation, by the
 Administrator of the Federal Railroad
 Administration

Patent No. **50-2006-0162**

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2006-007327-0

Accepted:

ALASKA RAILROAD CORPORATION

BY: PK Gambel

Title: Pres/CEO

Dated: 24 Feb 06

Location Index for Recording Information:

USS 2123 located in Secs. 8 and 9, T. 2 S.,
R. 6 W., FM. USS 9065 located in Secs. 1,
2, 3, 4, 7, 8, 9, 18, and 19, T. 2 S., R. 6 W., FM.
USS 9066 located in Secs. 4, 5, and 6, T. 2 S.,
R. 5 W., and Secs. 25, 33, 34, 35, and 36,
T. 1 S., R. 5 W., FM. USS 9067 located in
Secs. 1, 2, 10, 11, 15, 16, 17, 19, 20 and 21,
T. 1 S., R. 4 W., FM. USS 9069 located in
Secs. 7, 8, 15, 16, 22, 23, and 24, T. 1 N.,
R. 1 S., and Sec. 1, T. 1 S., R. 2 W., FM.
USS 9073 located in Secs. 5, 6, 8, 9, 15, 16,
22, 23, and 24, T. 2 S., R. 2 E., FM.
USS 9074 located in Secs. 19, 27, 28, 29, 33,
and 34, T. 2 S., R. 3 E., FM.

Return Recorded Document to:

Alaska Railroad Corporation
Mr. James Blasingame
Vice President, Corporate Affairs
P.O. Box 107500
Anchorage, Alaska 99510-7500

Patent No. **50-2006-0162**

Page 7 of 7



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Attachment 4



Fairbanks North Star Borough
 Department of Community Planning
 907 Terminal Street/P.O. Box 71267
 Fairbanks, Alaska 99707-1267
 (907) 459-1260
 platting@fnsb.gov

For Office Use Only

Received By: *GS*

Receipt No. **RECEIVED** *556260*

Date Submitted:

MAR 16 2026

COMMUNITY PLANNING

PLAT VACATION APPLICATION

File # _____

*****FEES ARE NON-REFUNDABLE*****

- FEES**
- \$750 Vacation of public right-of way, public easement or public area.
 - \$75 Public Utility Easement (PUE) Vacation (for each vacation)

Applicant:	Surveyor:
Name: Black Gold Express, et al	Business Name: Tanana Valley Surveying, LLC
	Contact Person: Bill Kinne
Mailing Address: 308 34th Ave.	Mailing Address: PO Box 80942
City, State Zip: Fairbanks, AK 99701	City, State Zip: Fairbanks, AK 99708
Phone: [REDACTED]	Phone: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Vacation Type

Mark applicable vacation requested:

- Dedicated public right-of-way Por. BRaddock Street, MacArthur Street _____ (street name)
- Section line easement _____ (width)
- Public easement: (describe) PUEs reserved by plat note on plat 75-58
- Park or public area
- Alley
- Drainage
- Trail easement: Width _____ Designation in FNSB Comprehensive Trail Plan _____
- Other: (describe) _____

Legal Description of Area to be Vacated:

Portions of Braddock and MacArthur Streets between Blocks 11, 12, and 13 Leasure Sub., 3rd Addition (plat no. 75-58 FRD), and easements reserved by plat note on plat 75-58 along ROW to be vacated

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



Fairbanks North Star Borough
 Department of Community Planning
 907 Terminal Street/P.O. Box 71267
 Fairbanks, Alaska 99707-1267
 (907) 459-1260
 platting@fnbsb.gov

For Office Use Only	
Received By:	_____
Receipt No.:	_____
Date Submitted:	_____

PUBLIC RIGHT-OF-WAY VACATION SIGNATURE PAGE

File # _____

Signatures of owners of a majority of the parcels adjoining the proposed vacation must be submitted (does not apply to public utility easement vacations). Use additional pages if necessary.	
Printed name: Black Gold Express, Inc.-Chris Huffman	E-mail: [REDACTED]
Signature: 	Phone: [REDACTED]
Mailing address: 308 34th Ave. Fairbanks, AK 99701	
Property owned: Block 11N, 12, and 13, Leisure Sub., 3rd Add. (plat 75-58 FRD)	
Printed name: Easy Street Partners LLC - Donna Brady	E-mail:
Signature:	Phone:
Mailing address:	
Property owned: Block 11S, Leisure Sub., 3rd Add. (plat 75-58 FRD)	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



Fairbanks North Star Borough
 Department of Community Planning
 907 Terminal Street/P.O. Box 71267
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 (907) 459-1260
 plating@fnsb.gov

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Received By:	_____
Receipt No.:	_____
Date Submitted:	_____

PUBLIC RIGHT-OF-WAY VACATION SIGNATURE PAGE

File # _____

Signatures of owners of a majority of the parcels adjoining the proposed vacation must be submitted (does not apply to public utility easement vacations). Use additional pages if necessary.	
Printed name: Black Gold Express, Inc.-Chris Huffman	E-mail: [REDACTED]
Signature:	Phone: [REDACTED]
Mailing address: 308 34th Ave. Fairbanks, AK 99701	
Property owned: Block 11N, 12, and 13, Leisure Sub., 3rd Add. (plat 75-58 FRD)	
Printed name: Easy Street Partners LLC - Donna Brady	E-mail: [REDACTED]
Signature: <i>Donna Brady</i>	Phone: [REDACTED]
Mailing address: 1436 Valley Dr North Pole, AK 99705	
Property owned: Block 11S, Leisure Sub., 3rd Add. (plat 75-58 FRD)	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

SUBMITTAL REQUIREMENTS:

- A narrative explaining:
 - How the area to be vacated is no longer practical for the uses intended; *and/or*
 - Other provisions that have been made which are more beneficial to the public (FNSBC 17.32.030.E.1)
- A petition (see page 3) signed by:
 - The owners of the majority of the land fronting the area to be vacated; *or*
 - A member of the assembly, the borough mayor, or their designee; *or*
 - An official representative of the state; *or*
 - An official representative of an affected utility (FNSBC 17.32.020.A)
- ³ 12 copies of a preliminary sketch drawn to a scale large enough to be legible, showing:
 - The original tract of land
 - A delineation of the proposal, including the following:
 - All lot dimensions and areas
 - Lakes, streams, natural drainage, wetlands, etc.
 - Topography, including spot elevations/contour intervals as necessary
 - Soil types
 - Flood zone
 - North arrow
 - Improvements on the land, such as:
 - Existing utilities
 - Existing wells, septic systems, buried tanks, vents, etc.
 - Existing roads, structures, driveways, etc.
 - Drainage, including ditches and culverts
 - Vicinity map
 - Adjoining properties
 - Existing and proposed streets, rights-of-way, trails, public areas, and easements (to include section line easement research for section lines within and adjacent to the property to be subdivided, if applicable)
 - Title Block, to include subdivision name, owner's name(s), surveyor, date & legal description of property
 - Additional preliminary plat requirements may be found in FNSBC 17.48.010
- Written recommendations from affected agencies and municipality or evidence they received the preliminary plat 10 working days prior to application submittal (FNSBC 17.32.020.B).

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Alaska Communication (ACS) <input checked="" type="checkbox"/> Alaska Railroad (ARR) <input type="checkbox"/> Alyeska (Pipeline) <input type="checkbox"/> Aurora Energy – steam <input checked="" type="checkbox"/> City of Fairbanks <input type="checkbox"/> City of North Pole <input type="checkbox"/> Fairbanks Natural Gas (FNG) <input type="checkbox"/> Fire Service Area Chief <input checked="" type="checkbox"/> GCI—cable/internet <input type="checkbox"/> GVEA--electricity <input checked="" type="checkbox"/> Interior Gas Utility (IGU) <input checked="" type="checkbox"/> Utility Services of Alaska (USA, CUC, GHU)-water/sewer 	<ul style="list-style-type: none"> <input type="checkbox"/> Alaska Department of Fish & Game <input type="checkbox"/> Alaska Department of Natural Resources (DNR), including: <ul style="list-style-type: none"> ○ Mental Health Trust Land ○ Division of Agriculture ○ Division of Forestry ○ Division of Mining, Land & Water <input checked="" type="checkbox"/> Alaska Department of Transportation <input type="checkbox"/> US Army Corps of Engineers--wetlands <input type="checkbox"/> US EPA Region 10 – Storm Water <input type="checkbox"/> Valley Water
--	---
- Title report showing the legal and equitable owners of the land to be altered. Include copies of all documents referenced in the report (FNSBC 17.32.020.D).

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

Replat and ROW vacation of Block 11, 12, and 13, Leisure Subdivision, 3rd Addition

"...the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public"

FNSBC 17.32.030.E.1

- The areas encompassed by N1/2 Block 11, Block 12, and Block 13 are or will be under common ownership. There will be no need for the public to construct or utilize any portions of the rights of way proposed for vacation. Additionally, the AK railroad spur prevents extension of roads south of the spur without substantial upgrades and construction of controlled railroad crossings. This is impractical as substantial road construction would need to occur to properties of which the public has no interest.
- The rights of way proposed for vacation have been in existence since 1975 and have not been constructed, signifying that they are not practical for their intended uses.
- The 32nd Avenue right of way (unconstructed) will remain if needed to provide additional access in the vicinity.
- Several other constructed and unconstructed rights of way exist in the vicinity to serve adjacent parcels, also providing adequate circulation for emergency vehicle access to the general area.
- Access to other properties in the area is substantially via the Old Richardson Highway, Easy Street, and Leisure Street. There are other instances of unused rights of way in various portions of Leisure Subdivision being vacated to accommodate uses and needs of the respective parcels.

Attachment 5



Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260
plattling@fnsb.gov

For Office Use Only
Received By:
Receipt No.:
Date Submitted:

DR
556966

March 18, 2026

TITLE 17 SUBDIVISION VARIANCE APPLICATION

File # VR013-26

FEE: \$550

*****FEES ARE NON-REFUNDABLE*****

A separate application is required for each variance requested.

Applicant/Surveyor:	Property Owner:
Business Name: <i>Tanana Valley Surveying LLC</i>	Name: <i>Black Gold Express et al.</i>
Contact Person: <i>Bill Kinne</i>	
Mailing Address: <i>Po Box 80942</i>	Mailing Address: <i>308 34th Ave</i>
City, State Zip: <i>Fairbanks, AK 99708</i>	City, State Zip: <i>Fairbanks, AK 99701</i>
Phone: [REDACTED]	Phone:
E-mail: [REDACTED]	E-mail:
FNSB Title 17 Code Citation for which the variance is required: <i>17.56.010.I</i>	

Variances must clearly meet the criteria set forth in **FNSBC 17.64.010**. In a separate document, please provide a *detailed* narrative addressing how the following criteria have been met:

A. Describe the variance requested.

B. The subdivision, with the variance, can be developed consistent with public welfare and safety.

For example:

- Explain the purpose of the code requirement requested for a variance.
- Describe how public safety concerns have been mitigated.
- Discuss how public welfare matters have been addressed.
- Explain how the subdivision, with the variance, has been designed consistent with public welfare and safety.

C. Either Criteria 1 or 2 below:

1. The tract to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of this title shall result in a substantial hardship;

For example:

- Describe the unusual size or shape of the tract to be subdivided and/or the surrounding development or conditions
- Explain what substantial hardship will result from meeting the provision in code.
- Explain how the unusual size or shape of the land or the surrounding development or conditions will cause the substantial hardship if the code provision is required

OR

2. The requirement is impractical or unnecessary due to specific circumstances or conditions of the subdivision or surrounding development.

For example:

- Describe the specific circumstances or conditions of the subdivision or surrounding development that necessitates the variance.
- Explain why the code requirement is impractical or unnecessary based on these specific circumstances or conditions.

Replat and ROW vacation of Block 11, 12, and 13, Leisure Subdivision, 3rd Addition

Variance request to FNSBC 17.56.010.I-Lot depth to width ratio

This variance request is for the depth to width ratio of proposed Tract A, which will exceed the required 4:1 ratio at roughly 5.8:1. Tract A will be a continuous, privately owned tract between Easy Street and Leisure Street with public access being limited to surrounding public rights of way, and not through this tract, therefore ensuring development of this tract is consistent with public welfare and safety.

The requirement of 17.56.010.I is impractical and unnecessary since the tract will be under common private ownership once the rights of way proposed to be vacated are combined with the surrounding blocks, and the resultant depth to width ratio only slightly exceeds that allowed by code. Also, additional lands from surrounding development are not available to rectify the non-compliance.



Fairbanks North Star Borough
 Department of Community Planning
 907 Terminal Street/P.O. Box 71267
 Fairbanks, Alaska 99707-1267
 (907) 459-1260
 platting@fnsb.gov

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Received By: GS

Receipt No.: 556960

Date Submitted: _____

RECEIVED

MAR 16 2026

COMMUNITY PLANNING

PRELIMINARY PLAT APPLICATION

File # _____

*****FEES ARE NON-REFUNDABLE*****

- FEES:**
- \$950 preliminary plat application (plus per lot fee)
 - \$100 per resultant lot / tract (for preliminary plats)
 - \$850 Subdivision Waiver (plus per lot fee)
 - \$100 per lot / tract (for waivers)

Applicant:		Surveyor:	
Name: Black Gold Express, Inc., et al		Business Name: Tanana Valley Surveying, LLC	
Mailing Address: 308 34th Ave.		Contact person: Bill Kinne	
City, State, Zip Fairbanks, AK 99701		Mailing Address PO Box 80942	
City, State, Zip Fairbanks, AK 99701		City, State, Zip Fairbanks, AK 99708	
Phone: [REDACTED]		Phone: [REDACTED]	
E-mail: [REDACTED]		E-mail: [REDACTED]	
Property Information:			
Lot, Block & Subdivision (or Tax Lot / Gov't Lot): Block 11, 12, and 13, Leasure Sub., 3rd Add			
Section, Township & Range Sec. 23, T1S, R1W FM		Parcel Account Numbers (PAN): 138088, 138070, 138096 138100	
Proposed change: Subdivide Block 11 into 2 lots, vacate portion of Braddock & MacArthur Street and util. esmts			
Road Service Area: City of Fairbanks		Fire Service Area City of Fairbanks	
Total Acreage: 16.95 Ac	# Lots Resulting: 2	New Subdivision name:	
Signatures of <u>all</u> legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages in necessary.			
Printed Name: Black Gold Express, Inc.		E-mail: [REDACTED]	
Signature:		Phone: [REDACTED]	
Mailing Address: 308 34th Ave., Fairbanks, AK 99701		Contact person: Christopher Huffman	
Property owned: Block 11N, Block 12, Block 13, Leasure Sub. 3rd Add. (plat 75-58 and 95-9)			
Printed Name: Easy Street Partners LLC		E-mail:	
Signature:		Phone:	
Mailing Address: 1436 Valley Dr. North Pole, AK 99705		Contact person: Donna Brady	
Property owned: Block 11S, Leasure Sub., 3rd Add. (plat 75-58)			

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

Submittal Requirements

A preliminary application will not be scheduled a hearing date until a complete application has been received.

- 12 copies of a preliminary sketch drawn to a scale large enough to be legible, showing:
 - The original tract of land
 - A delineation of the proposal, including the following:
 - All lot dimensions and areas
 - Lakes, streams, natural drainage, wetlands, etc.
 - Topography, including spot elevations/contour intervals as necessary
 - Soil types
 - Flood zone
 - North arrow
 - Phasing (if applicable)
 - Improvements on the land, such as:
 - Existing utilities
 - Existing wells, septic systems, buried tanks, vents, etc.
 - Existing roads, structures, driveways, etc.
 - Drainage, including ditches and culverts
 - Vicinity map
 - Adjoining properties
 - Existing and proposed streets, rights-of-way, trails, public areas, and easements (include section line easement research for section lines within and adjacent to the property to be subdivided, if applicable)
 - Title Block, to include subdivision name, owner's name(s), surveyor, date & legal description of property
 - Additional preliminary plat requirements may be found in FNSBC 17.48.010
- Current title report for all properties involved in the plat, with legible copy of all documents identified within that report.
- NA Road design data (prepared and signed by a registered professional, if applicable), to include:
 - Traffic control plan
 - Roadway cross section
 - Plan & profile
 - Drainage plan
- NA If any portion of the property is within a special flood hazard area as described by FNSBC 15.04.130, a drainage plan showing the expected drainage route (via contours/arrows showing flow direction, ditches or culverts) that will carry floodwaters away from each lot.
- NA If applicable, soils analysis for wastewater and/or road construction prepared and signed by a registered professional.
- Comments from affected agencies or satisfactory evidence that they received a copy of the plat ten (10) working days prior to the submittal date:

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Alaska Communication (ACS) <input checked="" type="checkbox"/> Alaska Railroad (ARR) <input type="checkbox"/> Alyeska (Pipeline) <input type="checkbox"/> Aurora Energy – steam <input checked="" type="checkbox"/> City of Fairbanks <input type="checkbox"/> City of North Pole <input type="checkbox"/> Fairbanks Natural Gas (FNG) <input checked="" type="checkbox"/> Fire Service Area Chief <input checked="" type="checkbox"/> GCI—cable/internet <input checked="" type="checkbox"/> GVEA--electricity <input checked="" type="checkbox"/> Interior Gas Utility (IGU) 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Utility Services of Alaska (USA, CUC, GHU) water/sewer <input type="checkbox"/> Valley Water <input type="checkbox"/> Alaska Department of Fish & Game <input type="checkbox"/> Alaska Department of Natural Resources (DNR), including: <ul style="list-style-type: none"> <input type="checkbox"/> Mental Health Trust Land <input type="checkbox"/> Division of Agriculture <input type="checkbox"/> Division of Forestry <input type="checkbox"/> Division of Mining, Land & Water <input checked="" type="checkbox"/> Alaska Department of Transportation <input type="checkbox"/> US Army Corps of Engineers--wetlands <input type="checkbox"/> US EPA Region 10 – Storm Water <input type="checkbox"/> Other
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Fairbanks North Star Borough
 Department of Community Planning
 907 Terminal Street/P.O. Box 71267
 Fairbanks, Alaska 99707-1267
 (907) 459-1260
 platting@fnsb.gov

For Office Use Only

Received By: GS
 Receipt No.: 556960
 Date Submitted: **RECEIVED**
MAR 16 2026
 COMMUNITY PLANNING

PRELIMINARY PLAT APPLICATION

File # _____

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Applicant:		Surveyor:	
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Mailing Address: 308 34th Ave.		Contact person: Bill Kinne	
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Phone:		City, State, Zip Fairbanks, AK 99708	
E-mail:		Phone: [REDACTED]	
E-mail:		E-mail: [REDACTED]	
Property Information:			
Lot, Block & Subdivision (or Tax Lot / Gov't Lot): Block 11, 12, and 13, Leasure Sub., 3rd Add			
Section, Township & Range Sec. 23, T1S, R1W FM		Parcel Account Numbers (PAN): 138088, 138070, 138096 138100	
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Printed Name: Easy Street Partners LLC		E-mail: [REDACTED]	
Signature: <i>Donna Brady</i> for Easy Street Partners		Phone: [REDACTED]	
Mailing Address: 1498 Valley Dr. North Pole, AK 99705		Contact person: Donna Brady	
Property owned: Block 11S, Leasure Sub., 3rd Add. (plat 75-58)			

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Mailing List for: RP 018-26, VA 006-26, VA 007-26, 3rd Addition Leasure Subdivision # of Records: 10

Apr 30, 2026 02:33:58

35th Avenue Ventures Llc, 1805 Scenic Way, Anchorage, AK 99501 4237 (LEASE 3, BLOCK: 19A, LOT: 01)

American Tire Warehouse Inc, 219 3rd Ave, Fairbanks, AK 99701 4856 (LEASE, BLOCK: 10)

Barta Adrian Charles, 2357 Grumman St, North Pole, AK 99705 6023 (LEASE 3, BLOCK: 15, LOT: 1)

Bighorn Enterprises Llc, 2695 N Shoveler Way, Meridian, ID 83646 1899 (LEASE 3, BLOCK: 16, LOT: 02)

Doyle Family Ltd Prtnrshp, 2230 Spar Ave, Anchorage, AK 99501 1852 (LEASE 3, BLOCK: 17, LOT: 02)

Fairbanks North Star Borough, PO BOX 71267, Fairbanks, AK 99707 1267 (LEASE, BLOCK: 09-A)

Faulk David G, 8400 Sandlewood Pl Ste 200, Anchorage, AK 99507 3126 (LEASE, BLOCK: 08, LOT: 06)

Genes Properties Llc, 3400 South Cushman St, Fairbanks, AK 99701 7522 (LEASE, BLOCK: 18N&)

Stanley & Sons Llc, 3430 Southbluff Cir, Anchorage, AK 99515 2733 (LEASE 1, BLOCK: 14B1, LOT: 03)

Viers Duane A, PO BOX 80182, Fairbanks, AK 99708 0182 (LEASE, BLOCK: 08, LOT: 04)

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 ~~striketrough~~ 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.**

- (~~d~~e) 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.
- (~~e~~d) Construction firms may use a mobile home for a temporary office and/or storage at a work site during the period of construction.
- (~~f~~e) 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.
- (~~g~~f) 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~~ 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

**ORDINANCE NO. 6348, AS AMENDED
(PROPOSED SUBSTITUTE)**

**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 ~~strikethrough~~ 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 ~~striketrough~~ 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 ~~s~~ 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 more than 10 days 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 ~~striketrough~~ 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; ~~and~~
- (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

RESOLUTION NO. 5215

**A RESOLUTION AMENDING THE CITY SCHEDULE OF FEES
AND CHARGES FOR SERVICES BY ADDING A FEE FOR
EXCESSIVE POLICE RESPONSES**

WHEREAS, the City seeks to ensure that excessive police responses do not place disproportionate strain on public safety resources; and

WHEREAS, the City has determined that property owners and lessees share responsibility for situations that give rise to excessive police responses; and

WHEREAS, Fairbanks General Code Sec. 46-232(a) establishes a fee for each excessive police response, and this fee is to be included in the *City's Schedule of Fees and Charges for Services*.

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

SECTION 1. The Fairbanks City Council approves the addition of a \$500 fee for excessive police responses to the *City Schedule of Fees and Charges for Services*, as shown in the attachment.

SECTION 2. The effective date of this resolution is six days after adoption.

Mindy L. O'Neall, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

City of Fairbanks Schedule of Fees and Charges for Services

As of Resolution No. 5215 - Effective June __, 2026

Emergency Services	26-111	Ambulance Services	\$1,200.00	Basic Life Support Transport	
			\$1,400.00	Advanced Life Support Transport	
			\$250.00	Treatment without Transport	
			\$150.00	Lift assist, after 5 within 12 weeks	
			\$22.00	Additional patient transport, per loaded mile	
		Non-emergency assistance to private care facilities	\$200.00	Per hour; one hour minimum. Physical assistance in moving patients or clients.	
	30-1; 30-31	Fire Code Compliance/Inspection Report Fee (Brycer)	\$30.00	Charged to fire protection contractors/companies to input inspection and violation notices for fire alarms, sprinklers, and other technical work, as required.	
	30-1; 30-31	Fire inspections and code compliance (Fire Department only)	\$50.00 - Daycare facility licensed for ≤8 children; \$75.00 - Daycare facility licensed for >8 children \$180.00 for all <u>other inspections</u> \$125.00 - 1st reinspection; \$350.00 - 2nd reinspection; \$600.00 - 3rd reinspection and each subsequent reinspection	<ul style="list-style-type: none"> • Per hour, one hour minimum. Inspections will be performed in accordance with COF currently adopted IBC and IFC documents or other applicable federal, state, and local laws (generally semi-annual, annual, and bi-annual based on occupancy type). • An inspection initiated by a complaint is free if no violations are found. However, an inspection fee will be charged if violations are found. • A complaint is defined as a written, emailed, or direct complaint received by the City or Fire Department. The complaint cannot be anonymous and must be specific to what violations are known or thought to be present. • These fees do not apply to the cannabis or alcohol stated licensing process (one per year for cannabis; one every two years for alcohol). Fees do apply to cannabis and alcohol businesses for all other inspections and follow-up activities. 	
	30-1; 30-31	Fire plan/drawing/technical review (Fire Department only)	\$450.00 (\$180 City fee; \$230 third party fee for plan review)	Per hour for each review and resubmission, as needed. The fee includes the first on-site inspection once the system is completed. Follow-up inspections, if needed, will follow the reinspection fee schedule.	
		Fire Training Center	\$400.00	4-hour block for tower and grounds	
		\$225.00	4-hour block for large classroom		
<u>46-232</u>	<u>Excessive Police Response</u>	<u>\$500.00</u>	<u>Per excessive police response to dwelling or commercial unit, payable by owner and lessee</u>		

RESOLUTION NO. 5216

**A RESOLUTION AMENDING THE CITY SCHEDULE OF FEES
AND CHARGES FOR SERVICES BY ADJUSTING GARBAGE
COLLECTION RATES**

WHEREAS, Section 66-22 of Fairbanks General Code provides that garbage collection rates be adjusted each year to reflect the annual change in the Anchorage Consumer Price Index (CPI) as well as changes in tipping fees charged by the Fairbanks North Star Borough landfill; and

WHEREAS, the change in the annual CPI was 2.1 percent for 2025; and

WHEREAS, the Fairbanks North Star Borough landfill tipping fees increased by \$3.00/ton in July 2025, and the Borough approved an increase of \$3.00/ton in July 2026.

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

SECTION 1. The Fairbanks City Council approves the attached version of the *City Schedule of Fees and Charges for Services* amending garbage collection rates.

SECTION 2. The effective date of this resolution is six days after adoption.

PASSED and APPROVED this 8th day of June 2026.

Mindy L. O'Neall, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

FISCAL NOTE RESOLUTION NO. 5216

Garbage Collection Fee Adjustment

Fairbanks General Code does not allow inclusion of postage, mailing supplies, and mailing services.

Category	Current-Deferred Rate Per Quarter	Anchorage Annual CPI	CPI Adjusted Rate	Tipping Fees Increase, (see detail below)	Total	Increased Rate Per QTR (rounded)
Garbage Collection	\$ 99.00	102.10%	\$ 101.08	\$ 0.74	\$ 101.82	\$ 102.00

Tipping Fee Increase Detail						
Jul to Dec Tons & Jan to Jun Tons	Units	AVG Tons/Unit	\$ Increase Per Ton	\$ Per Year	\$ Per QTR	Increased Rate Per QTR (rounded)
2592	5,207	49.78%	3.00	\$ 1.49	\$ 0.37	\$ 0.37
2572	5,207	49.40%	3.00	\$ 1.48	\$ 0.37	\$ 0.37

The current rate is \$145 per ton. On July 1, 2026, the rate will increase to \$148 per ton.

Amount of Increase	<u>\$ 3.00</u>
Quarterly Increase	<u>\$ 15,621.00</u>
Semi-Annual Increase	<u>\$ 31,242.00</u>

City of Fairbanks Schedule of Fees and Charges for Services

Resolution No. 5216 - Effective July 1, 2026

Category	Code Sec.	Topic	Current Fee	Proposed Fee	Unit Description
Garbage Collection	66-22	Single Family Dwelling	\$ 99.00	\$ 102.00	Per quarter (rounded)
		Duplex	\$ 198.00	\$ 204.00	
		Triplex	\$ 297.00	\$ 306.00	
		Fourplex	\$ 396.00	\$ 408.00	
	66-23	Senior Rate (75% of single family dwelling)	\$ 74.00	\$ 77.00	Per quarter (rounded)

RESOLUTION NO. 5217

A RESOLUTION ESTABLISHING THE RATE OF LEVY OF 2026 REAL PROPERTY TAXES FOR THE CITY OF FAIRBANKS, ALASKA

WHEREAS, the real property assessment rolls have been completed, and the Fairbanks North Star Borough Assessor's Office has advised the City Mayor that the net taxable value of real property, as defined by AS 29.71.800, within the City of Fairbanks, Alaska, is estimated at **\$3,315,854,389**.

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

Section 1. The rate of levy on the net assessed value of taxable real property is hereby fixed at **6.381** mills for municipal purposes within the City of Fairbanks. The **6.381** mill rate as provided in Fairbanks Charter Section 6.5 comprises three parts:

General Fund Expenditures:	5.311 mills
Voter approved services(Prop A):	.210 mills
Claims & Judgments:	.860 mills

Section 2. The taxes levied hereby are due, delinquent, and subject to penalties and interest as provided by Fairbanks General Code Chapter 74, Article II.

Section 3. Taxes in any given year may be paid in two equal installments. The first half of taxes thus levied is due on the first business day of September in the year in which the taxes are levied and are delinquent if not paid prior to the close of business on that day. The second half of taxes thus levied is due on the first business day of November in the year in which the taxes are levied and are delinquent if not paid prior to the close of business on that day.

Section 4. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable. Should any part of this Resolution be declared unconstitutional or otherwise unlawful by a valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unlawfulness does not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Resolution.

PASSED and APPROVED this 8th day of June 2026.

Mindy L. O’Neill, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

Introduced by: Mayor Mindy O'Neall
Date: June 8, 2026

RESOLUTION NO. 5218

A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR FUNDS FROM THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY FOR THE FY2025 ASSISTANCE TO FIREFIGHTERS GRANT (AFG)

WHEREAS, the City of Fairbanks has been notified by the United States Department of Homeland Security that the City is eligible to apply for the Assistance to Firefighters Grant (AFG) Program to enhance operations and safety; and

WHEREAS, the Fairbanks Fire Department plans to use the funds for training (\$35,000), overtime costs associated with attending the trainings (\$600,000), a hazmat unit (\$150,000), hazmat equipment (\$100,000), and extrication equipment replacement (\$115,000); and

WHEREAS, the City of Fairbanks plans to request \$1,000,000, and a 10% match is required; and

WHEREAS, the City of Fairbanks is providing a match in the amount of \$100,000, from the Capital Fund.

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

PASSED and APPROVED this 8th Day of June 2026.

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 5218

Abbreviated Title: FY2025 Assistance to Firefighters Grant

Department(s): Fire Department

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:	Training	Equipment	Personnel	Total
Training	\$35,000		\$600,000	\$635,000
Hazmat unit		\$150,000		\$150,000
Hazmat equipment		\$100,000		\$100,000
Extrication equipment replacement		\$115,000		\$115,000
				\$0
TOTAL	\$35,000	\$365,000	\$600,000	\$1,000,000

FUNDING SOURCE:	Training	Equipment	Personnel	Total
Grant Fund (Federal)	\$35,000	\$265,000	\$600,000	\$900,000
Capital Fund		\$100,000		\$100,000
TOTAL	\$35,000	\$365,000	\$600,000	\$1,000,000

The operations and maintenance costs associated with the equipment will be incorporated in the annual general fund budget. The personnel (overtime salaries and benefits) costs associated with the training is based off of 350 requested training hours for five different courses. The training portion is based on \$7,000 per class for the instructor.

Reviewed by Finance Department:

Initial jp

Date 6/3/2026

ORDINANCE NO. 6349

**AN ORDINANCE TRANSFERRING LAND TO THE STATE OF ALASKA
AND CREATING A TEMPORARY EASEMENT FOR THE
STEESE/JOHANSEN INTERCHANGE PROJECT**

WHEREAS, the State of Alaska, Department of Transportation and Public Facilities (DOT&PF) is planning to construct a new interchange at the intersection of the Steese and Johansen Expressways; and

WHEREAS, the State's project requires a permanent transfer of 4,364 square feet of property owned by the City of Fairbanks as well as an additional 2,069 square feet for a Temporary Construction Easement (TCE), both located near Lazelle Road (see Attachment No. 1); and

WHEREAS, the value of the property has been appraised at \$6,699 and the value of the temporary easement has been appraised at \$500 (see Attachment No. 2); and

WHEREAS, DOT&PF has offered the City \$7,200 in total compensation for the permanent transfer of the property and the TCE, both described above; and

WHEREAS, Alaska Statute § 29.35.090, along with City of Fairbanks Charter, § 8.3, and Fairbanks General Code, § 70-42(b), provide that the disposition of any City interest in real property requires the approval of the City Council by ordinance; and

WHEREAS, Fairbanks General Code §§ 70-42(b) and 70-56 requires further that no action to dispose of interest in real property by the City will be final until the ordinance providing the authority to do so has been on file in the City Clerk's Office for 30 days to allow the time for a potential referendum on the ordinance to expire.

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

SECTION 1. The Mayor is authorized to execute any and all instruments, approved as to form by the City Attorney, necessary to execute this transfer and temporary easement.

SECTION 2. The effective date of this Ordinance is six days after adoption.

SECTION 3. No action taken to transfer property or provide a temporary construction easement under the authority granted by this ordinance will take final effect until the adopted ordinance has been on file with the City Clerk for 30 days.

MINDY O'NEALL, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6349

Abbreviated Title: ORDINANCE TRANSFERRING LAND TO STATE OF ALASKA

Department(s): GENERAL

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes _____ No x

2) additional support or maintenance costs? Yes _____ No x

If yes, what is the estimate? see below

3) additional positions beyond the current adopted budget? Yes _____ No x

If yes, how many positions? _____

If yes, type of positions? _____ (F - Full Time, P - Part Time, T - Temporary)

II. FINANCIAL DETAIL:

EXPENDITURES:	ANNUAL
TOTAL	\$ -

FUNDING SOURCE:	ANNUAL
PERMANENT FUND	\$ 6,700
GENERAL FUND	\$ 500
TOTAL	\$ 7,200

The City of Fairbanks will permanently transfer 4,364 square feet of property and provide 2,069 square feet for a temporary easement near Lazelle Road for a new interchange at the intersection of the Steese and Johansen Expressways. The City will receive \$6,700 for the property and \$500 for the temporary easement.

Prepared by Finance Department: Initial mb Date 5/22/2026



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

REVIEW APPRAISER'S
RECOMMENDATION OF
JUST COMPENSATION

PROJECT NAME: Steese Expressway/Johansen
Expressway Interchange

STATE PROJECT #: Z607320000

FEDERAL-AID PROJECT #: 0002337

PARCEL 6 AND TCE 6

X Revised

Appraiser: Value Estimate Effective Date Appraisal Report Date:

Chris Guinn, MAI & 5/10/2023 4/2/2024 X Approved
Connie Horton

Owner: City of Fairbanks

Access to Remainder: Adequate

Uneconomic Remnant? X No Yes

This Recommendation of Just Compensation is based upon my review of the recent appraisal report of the above-referenced parcel, which complies with DOT&PF appraisal guidelines in the Alaska Right-of-Way Manual and is considered reasonable given the data and analysis presented in the appraisal report. This Recommendation of Just Compensation was prepared in conformity with 49 CFR Part 24, *Uniform Standards of Professional Practice*, and DOT&PF's Appraisal Review Guidelines (see Chapters 4 and 5 of the *Alaska Right-of-Way Manual*). It is the result of my independent, personal, unbiased, professional analysis, opinions, and conclusions based upon a technical review of the appraisal and other factual data without significant professional assistance or direction. The data and statements of facts presented in the appraisal report have not been verified by this office and are assumed to be true and correct. All of the assumptions and limiting conditions contained in the original appraisal report are also conditions of this review, unless otherwise stated. The signed "Certification of Appraisal Review" is attached.

I did make a physical inspection of the subject and comparable properties in February of 2024.

Recommended Just Compensation for the property being acquired is allocated as follows:

Fee Simple	4,364 SF		\$ 1,199
Site Improvements	Paving		\$ 5,500
TCE	2,069 SF		\$ 500*
Cost to Cure	None		\$
Existing ROWs/PLOs (Underlying Fee)	None		\$
Damages	None		\$
Special Benefits	None		\$
Total \$ 7,200 (Rd)			
Federal Participation: \$ 7,200		State Funds: \$	

Review Appraiser's Signature: Mark Kasberg

Date: 2/7/2025

Review Appraiser (print or type name): Mark Kasberg

AK Appraiser Cert#: APRG24

It is understood that this Recommendation of Just Compensation is to be used in conjunction with a Federal-Aid or State project. To ensure statewide consistency the Review Appraiser administratively valued the existing ROW at 10% of the fee simple value (if applicable). *DOT/PF minimum for temporary acquisitions.

CERTIFICATION OF APPRAISAL REVIEW

For the Appraisal Review identified on page 1 of the Review Appraiser's Recommendation of Just Compensation, I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no direct, indirect, present, or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved in the assignment.
- I have performed no services in any capacity (appraisal or otherwise) regarding the property that is the subject of the work under review within the three-year period immediately preceding my acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results, or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- I have made a personal inspection of the subject of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- All Assumptions and Limiting Conditions included in the original appraisal report referenced on page 1 are conditions of this review assignment.
- Client: State of Alaska, Department of Transportation and Public Facilities
- Intended Users: AK DOT&PF and contractual assigns and Federal funding partners where applicable
- Intended Use: To assist AK DOT/PPF in determining just compensation for acquisition related to a public transportation project.
- Purpose of the Appraisal Review: To conduct a technical review of the appraisal report referenced on page 1 for compliance with the USPAP and DOT&PF standards.
- Scope of the Review: In preparing this appraisal review, I have completed a technical review of the appraisal report referenced on page 1. I have adhered to criteria in Chapters 4 and 5 of the Alaska Right-of-Way Manual and utilized this form to communicate this review assignment. Supporting documentation is retained in the work file as appropriate. I have checked the report for proper appraisal methodology, analytical consistency, internal logic, accuracy of mathematical calculations, and compliance with USPAP.
- Property Rights Appraised: (fee simple, leased fee, etc.) Fee simple

Review Appraiser's Signature: Mark Kasberg

Date: 2/7/2025

Review Appraiser (print or type name): Mark Kasberg

AK Appraiser Cert#: APRG24



C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

**APPRAISAL REPORT
PARCEL NO 6 and TCE 6**

0002337/Z60732000

**STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE
APPRAISAL**

For:

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES



Effective Date: 5/10/2023

File No. C23-0226F

Chris Guinn Appraisers

chrisguinn@ak.net

Phone: 907.479.7603

Fax: 907.479.8237

C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



Chris Guinn Appraisals

3724 Swenson Avenue

Fairbanks, Alaska 99709

Ph:907.479.7603 Fax:907.479.8237 e-mail: chrisguinn@ak.net

April 2, 2024

State of Alaska, DOT&PF
Crystal Haman, ROW Agent
2301 Peger Road
Fairbanks, AK 99701

Re: Appraisal of Parcel No. 6 and TCE 6
STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE
APPRAISALS
Our report No.: C23-0226F

Dear Ms. Haman:

At your request we have completed the investigation and analysis necessary to form an opinion of market value for Parcel No. 6 & TCE 6 for the Steese Expressway/ Johansen Expressway Interchange project.

The accompanying report is an Appraisal Report which is in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). All three approaches to value were considered, and the sales approach method was utilized to arrive at market value. The report contains the most pertinent data gathered, the techniques used, and the reasoning leading to my opinion of value.

The purpose of this assignment is to estimate the market value of the subject Parcel No. 6 & TCE 6 to be acquired. The function of this appraisal is to aid the Department of Transportation in the acquisition of these parcels for the project.

To the best of my ability, this appraisal has been made in conformance with and subject to the Code of Professional Ethics of the Appraisal Institute. The attached reports identify the properties and set forth the assumptions, limiting conditions, special assumptions, data, and analyses upon which the opinions of value are based. No personal property is included in my estimate of value.

C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

The appraisal report that accompanies this letter of transmittal includes the documentation for the research and analysis that was required in the process of estimating the market value for the subject property.

It is my opinion that the total Market Value of the Acquisitions effective 5/10/2023 for Parcel No.6 & TCE6 is \$6,962.85. If you have any questions regarding these reports or would like to discuss some aspect, please call. Thank you for this opportunity to be of service.

Respectfully submitted,



Chris Guinn, MAI, SRA, SR/WA
Street, Guinn Appraisers



Connie Horton, General Appraiser
Senior Appraiser

PARCEL NO. 6 & TCE6

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C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

APPRAISAL SUMMARY

PROJECT & OWNER INFORMATION

Name of Owner:	City of Fairbanks
Address:	800 Cushman Street
Parcel Location:	NHN Lazelle Road, Fairbanks, AK
ROW Map Date	2/3/2023
Legal Description	Tract A-1 Lazelle Estates Northern
Zoning:	TF
Highest and Best Use	Multi-family/residential
Rights Appraised:	Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."
Inspection Date:	5/10/2023
Date of Value:	5/10/2023

PARCEL DESCRIPTION SUMMARY

Parcel 6 Existing/ "Before" size:	543,803sf	12.484 ac
	-34,366sf (access easement)	
	509,437sf (unencumbered)	
Net Acquisition:	1,595sf	
Access Easement:	2,769sf	
Total Acquisition size	4,364sf	
Remainder	539,439sf	12.384 ac
Parcel TCE-6 Temporary Construction Easement	2,069sf	

ACQUISITION SUMMARY

Market Value of the Whole Parcel	\$328,239.10
---	---------------------

Market Value of Acquisition

Acquisition	\$1,198.02
--------------------	-------------------

Acquisition (Temporary Construction Easement)	\$264.83
--	-----------------

Damage	-0-
Special Benefits	-0-
Improvement	\$5,500.00

Total Market of the Acquisition	\$6,962.85
--	-------------------

Market Value of Remainder

The final estimate of land value of the remainder remains the same at \$0.64/sf.

CERTIFICATION

Name of Appraiser Chris Guinn and Connie Horton

We CERTIFY THAT:

Connie Horton personally inspected the property appraised in this report on 5/10/2023.

We personally verified the facts, prices, terms, and conditions of sales used as comparable data with the parties to each transaction except to the extent otherwise indicated in my report.

A personal field inspection of any comparable properties referred to in the report was made. The narrative analysis and conclusions contained within this appraisal report are our own. The names of assistants who provided support are as stated in the report. We have limited their services to photography, basic research, and general data gathering.

We have afforded each property owner the opportunity to accompany me at the time of my inspection of the property.

To the best of our knowledge and belief, the statements contained in this appraisal report are true and correct, and the information upon which our opinions are based is accurate, subject only to the assumptions and limiting conditions set out in the report.

Our appraisal report is intended to be used by the State of Alaska in connection with an acquisition for the above-referenced project to be constructed with the assistance of federal funds.

This appraisal report has been made in conformity with applicable federal standards, State of Alaska statutes, regulations, policies, and procedures and with accepted industry practices applicable to valuation of lands for such purposes. To the best of our knowledge, all values that we have assigned to the property are compensable under the established law of the State of Alaska. Values assigned do not reflect a decrease or increase due to the proposed project.

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Neither our employment nor our compensation for making this appraisal report are in any way contingent upon the reporting of a predetermined value that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.

We have no direct, indirect, present, or prospective interest in the subject property; and we have no personal interest or bias with respect to the parties involved, nor will we benefit in any way from the acquisition of this property.

We have not revealed the findings and results of this report to anyone other than the proper officials of the Alaska Department of Transportation and Public Facilities, the Federal Highway Administration, or the Federal Aviation Administration, and we will not do so until so authorized by proper officials, or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.

Based upon our independent, unbiased research and analysis, our professional opinion of market value is \$6,962.85 as of 5/10/2023.

Neither Connie Horton nor Chris Guinn have performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Date 4/02/2024 Appraiser's Signature 
Chris Guinn, MAI, SRA, SR/WA
General Real Estate Appraiser (Cert. # 40)

Date 4/02/2024 Appraiser's Signature 
Connie Horton
General Real Estate Appraiser (Cert. # 383)

ASSUMPTIONS AND LIMITING CONDITIONS

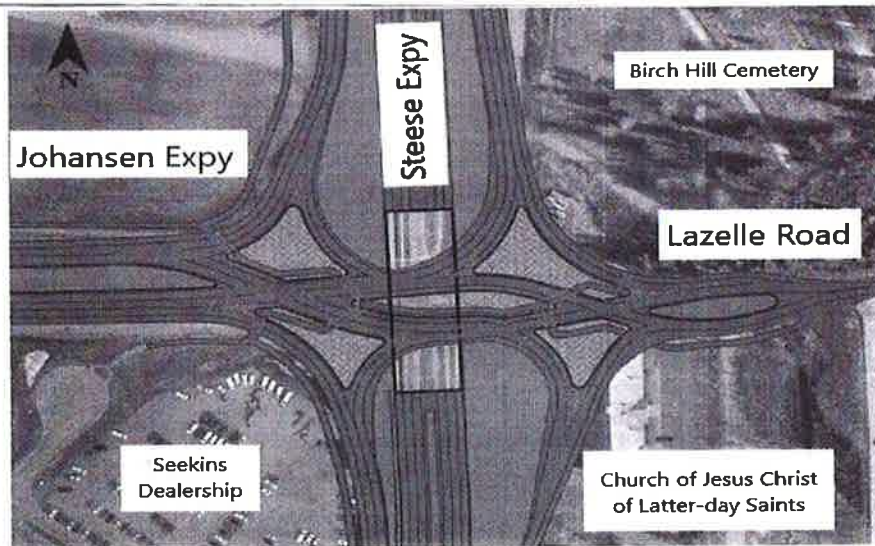
It is expressly understood that the method of appraisal and conclusion of opinion, together with the analysis of pertinent data and information are subject to, contingent upon and limited to the following conditions:

1. The title to the property appraised is good and marketable.
2. The property under consideration is appraised as fee simple.
3. All information furnished by the State of Alaska, Department of Transportation and Public Facilities, in the form of maps, plans, comparable sales and documents is correct.
4. The data, information, estimates, statistics, legal descriptions and opinions furnished by others and contained herein are reliable and correct, and no responsibility for their accuracy is assumed by the appraiser. If any errors or omissions are subsequently found, the appraiser reserves the right to modify or correct any conclusions, or opinions as may be directly affected.
5. Where valuation of the land and the improvements thereon are shown or itemized separately, the value of each is segregated only to serve as an aid to better estimate the values of the whole ownership and what each contributes to the market value of the entire property. The itemized amounts of each individual component part are not intended for use by themselves as they may or may not be their correct market value as separate entities.
6. The methods, procedures and techniques employed in making this appraisal are in accordance with the Standard Operating Procedures of the State of Alaska, Department of Transportation and Public Facilities, and with recognized standards of appraisal practice.
7. Plot plans including those showing improvements are for illustrative purposes only and may or may not be drawn to scale.
8. The appraiser assumes there are no hidden or in apparent conditions of the property, subsoil or structures, which would render it more or less valuable.

9. The unit values on the comparable sales have been rounded to the nearest significant dollar amount.
10. In the event of any future required court appearance or testimony of any kind, in connection with this appraisal, this appraiser reserves the right to make any alterations, changes or corrections, as may be deemed necessary to recognize possible changes in market conditions or project construction which may arise between the date of appraisal and the date of acquisition.
11. Other factors and certifications are included in the Certificate of Appraiser.
12. Valuation of the property does not include an environmental assessment for hazardous or toxic waste products or asbestos which may be present on the property and which may adversely affect the property's value. Appraisers are not generally qualified to make such an assessment.

DESCRIPTION OF PROJECT: INTRODUCTION/HISTORY

The Steese Expressway/Johansen Expressway (Steese-Jo) intersection has seen sustained growth due to rapid growth in the area over the last 20 years. Large tracts of property within and adjacent to the Bentley Trust commercial property have experienced a rapid increase in commercial and residential development. Multiple large and small retail stores, as well as service-oriented businesses and a residential neighborhood, have developed in this area dramatically increasing traffic volumes. Average annual traffic growth rates in this area vary, but in some cases are as high as 5.2 percent per year over the past 20 years. Future development plans will likely consist of business and residential land uses like those currently in the area. Although development may not continue at the pace experienced in the early 2000s, there is continued growth expected and traffic volumes are expected to continue to increase. (Design Study Report)



Design Study Report page 5

PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of the appraisal is to estimate the market value of the property owner's rights before the acquisition, estimate the market value of the part acquired and estimate the value after the acquisition, estimate any cost-to-cure, damages, and/or special benefits if any to the remainder.

The function of this appraisal is to estimate the market value of a partial acquisition of ADOT from the property owner for the proposed project.

The Uniform Act and 49 C.F.R. refer to "fair market value," while the Appraisal Foundation refers to market value. Fair market value is defined in the "Uniform Standards of Professional Appraisal Practice" (2001 Edition) as:

"The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

The Alaska Supreme Court has defined fair market value as “the price in (terms of) money that the property could be sold for on the open market under fair conditions between an owner willing to sell and a purchaser willing to buy, with a reasonable time allowed to find a purchaser. The highest and most profitable use for which the property is adaptable is to be considered, to the extent that the prospect of demand for such use affects the market value while the property is privately held.” [State v. 7.026 Acres, Sup. Ct. Op. No. 601. 466 P2d 364, 365 (1970)]. Fair market value is based on a property’s fee simple value.

EXTRAORDINARY ASSUMPTIONS

It is assumed the property is free and clear from any hazardous materials or contamination that would affect its marketability.

INTENDED USE AND USERS OF THE APPRAISAL

The appraiser understands that the function of the appraisal report is to provide a market value estimate for compensating the property owner for the acquisition of the property rights acquired according to the Alaska Constitution, Article 1, Section 18, Eminent Domain that reads in part, “Private property shall not be taken or damaged for public use without just compensation.” The appraisal will be used to acquire property for the Steese Expressway/Johansen Expressway Interchange project for the State of Alaska, Department of Transportation and Public Facilities (AK/DOT&PF), the client and federal funding aid partners.

C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

SUMMARY OF THE APPRAISAL PROBLEM

Larger Parcel:	543,803sf or 12.484 acres A 50' wide access easement encumbers approximately 34,366sf along western side. 509,437sf unencumbered.
Nature of the Acquisition	Partial acquisition of the larger parcel for proposed highway improvement project.
Effective Date of Value	5/10/2023 date of inspection

PART TO BE ACQUIRED:	
Net Acquisition Area (fee)	1,595sf
Area encumbered with Access Easement	<u>2,769sf</u>
Total Acquisition	4,364sf
Temporary Construction Easement	2,069sf
Shape	Irregular
Site Improvements	Estimated 25' by 55'=1,375sf of pavement

SCOPE OF THE APPRAISAL

Right of Way Parcel Plats were provided by Alaska Department of Transportation and Public Facilities and analyzed for purposes of valuing the subject. The owner representative was offered the opportunity to accompany the appraiser during the inspection of the subject on, 5/10/2023. The property owner representative declined to accompany the appraiser.

Along with the inspection and analysis of the subject, we conducted independent research relative to estimating its highest and best use, multi-family/residential. Current market sales pertinent to the subject occurring in the Fairbanks area are listed in the addenda. We interviewed grantors, grantees, or real estate agents involved with particular market data, or private fee appraisers.

The appraisal is for a partial acquisition of the larger parcel. The sales comparison approach will be used to determine the market value of the fee simple value of the land to be acquired. The income approach and cost approach will not be used to determine the value of the area to be acquired.

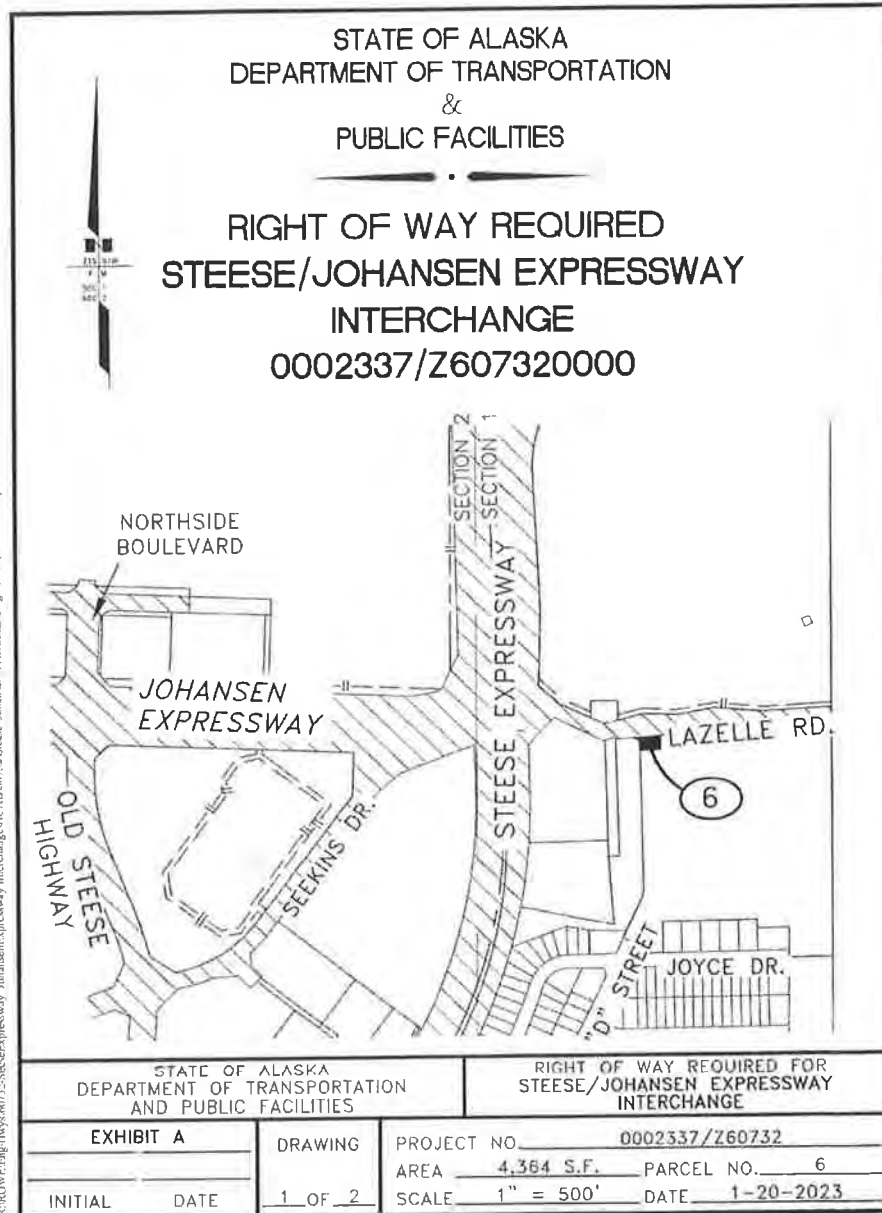
The area to be acquired is needed for the purpose of constructing the Steese Expressway/Johansen Expressway Interchange project located in Fairbanks.

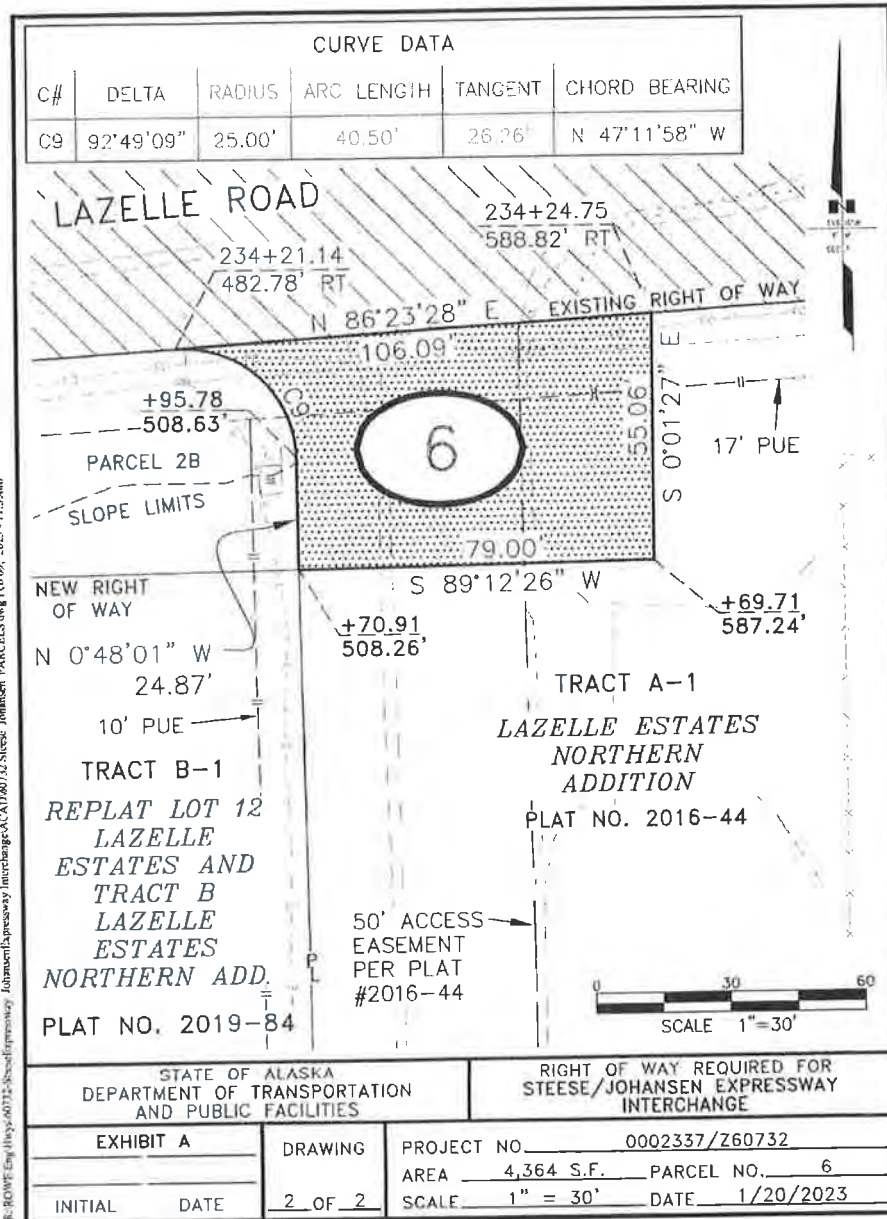
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Parcel Number 6, TCE6

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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE





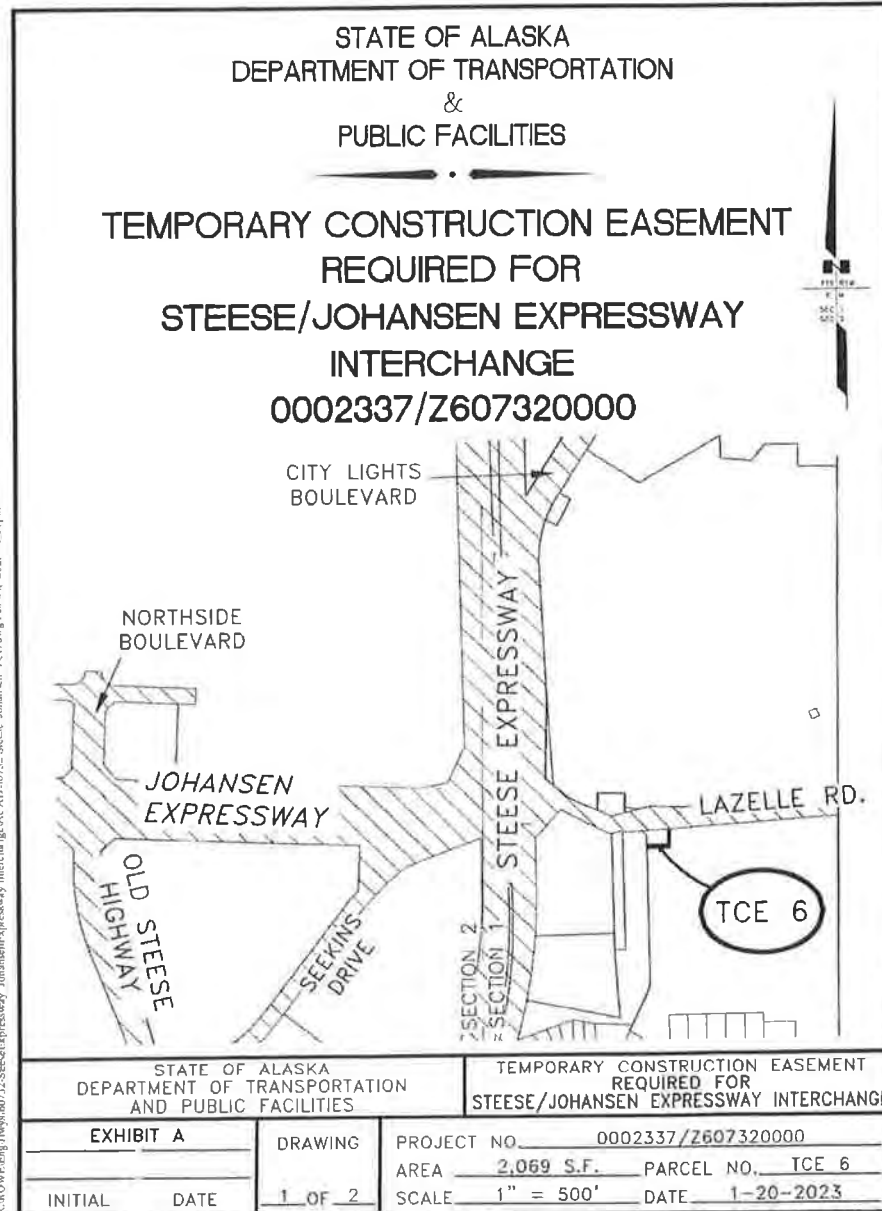
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C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



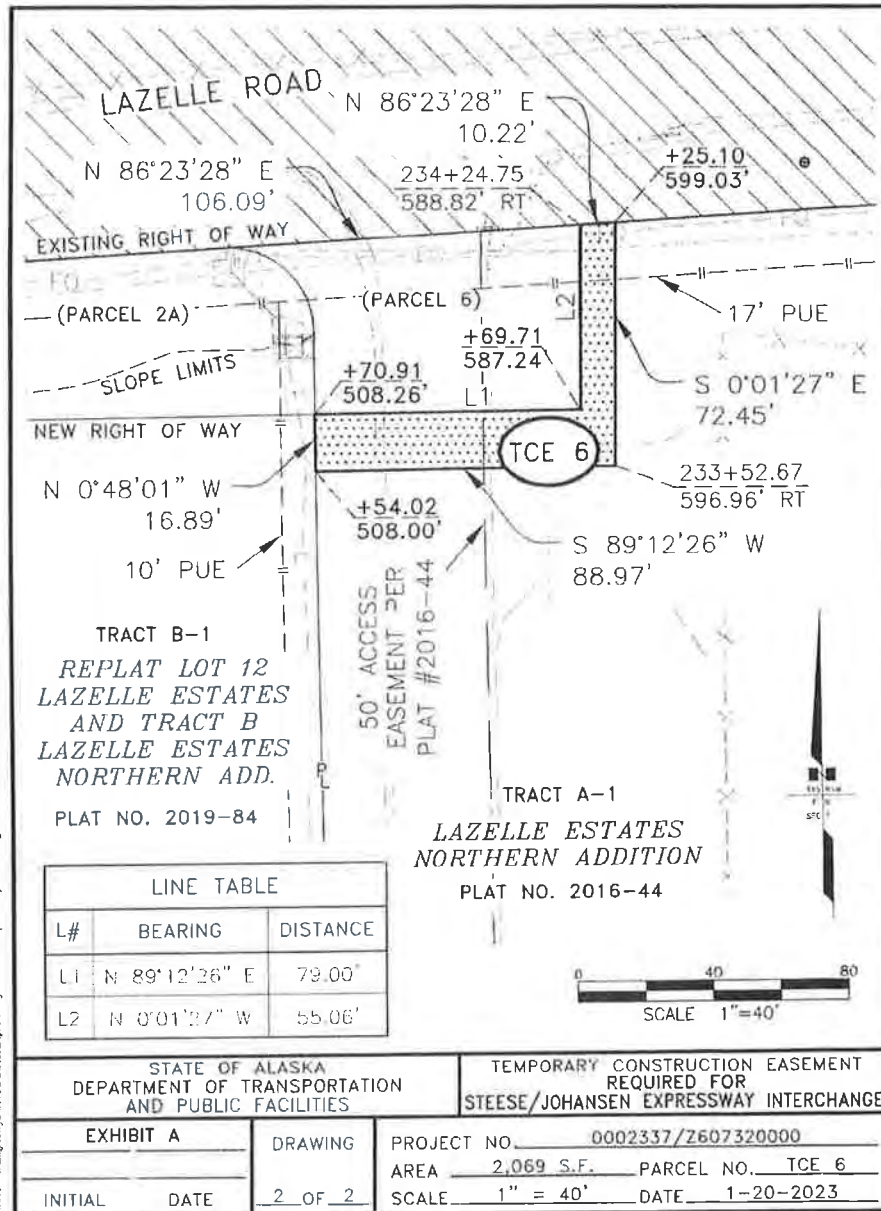
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C23-0226F

Parcel Number 6, TCE6

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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



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AREA AND NEIGHBORHOOD ANALYSIS

The City of Fairbanks is almost in the center of Alaska and is sometimes referred to as the “Golden Heart” of Alaska. Almost centrally located, it is approximately 370 miles North of Anchorage; 380 miles South of Prudhoe Bay; 275 miles West of Canada; and 530 miles East of Nome. This central location is basic to Fairbanks’ strategic position as the key city of a wide area serving interior Alaska. Indeed, it was this location that established early Fairbanks as a distribution point, first for riverboat traffic, and later for rail and air traffic. The completion of the Alaska Railroad in 1924 ended Fairbanks’ relative isolation by allowing goods, people, and services to be transported to the ice-free port of Seward more efficiently. More recently, this location would prove vital to the distribution of people and materials for the construction of the Trans-Alaskan pipeline.

The climate is extreme, with a range from +90 Fahrenheit in summer to minus 50 F in winters (-62 is the record). Overall, the climate is very dry as the interior is somewhat shielded from rainfall by mountain ranges on the West, North, and South sides. Average annual rainfall in Fairbanks is only about twelve inches. The base altitude of the central city is about 440 feet above sea level.

The Fairbanks North Star Borough was originally incorporated on January 1, 1964, as the “North Star Borough,” with a total area of 7,361 square miles. It is a strong mayor form of government who serves as the chief executive officer. As a second-class borough, it initially had three area-wide powers:

1. assessment and taxation,
2. planning, zoning and platting, and
3. primary and secondary education.

Through elections, the Borough has assumed additional powers since its initial incorporation, including flood control, libraries, hospitals, rural services, data processing, community research, land resources, risk management, road and fire service areas.

There are two first class municipalities, Fairbanks and the City of North Pole (about fifteen miles South of Fairbanks). Each municipality has differing powers, with the main difference between classes being in how the various powers are assumed. The city provides such services as road maintenance, garbage pickup, police and fire protection, utilities and building code enforcement. The Borough's powers include transportation, parks, planning and zoning, environmental control, finance, and administrative services.

Local taxing authorities are the City of Fairbanks, the City of North Pole, and the Fairbanks North Star Borough. Each municipality sets its own mil rate and the Borough collects the taxes. Taxes are based on 100% of value and the trend in recent years has been toward higher local taxes to replace the reduction in state revenue sharing that has dramatically declined since 1986.

Cost of Living: According to the Council for Community and Economic Research, the cost of living being 100 as Average, Fairbanks has a total of 121.3,

with groceries at 120.8, Housing at 99.4, Healthcare at 156.5, and utilities at 194.6.

The population of the Fairbanks North Star Borough includes the cities of Fairbanks, North Pole, and the surrounding suburban areas is at 95,593.

The economy revolves around North Slope oilfield activities, transportation, the military, government activities, the University of Alaska, mining and the tourism industry.

There has been a slow recovery for oil and gas. Projects are creating mostly short-term construction jobs and fewer permanent jobs operating the field. Modest rebound for the construction sector with residential building bouncing back but felt to be probably temporary. The Infrastructure Investment and Jobs Act will increase heavy and civil engineering jobs along with professional, scientific, and technical services that tend to track with the industries they serve.

Tourism jobs accounted for nearly 40% of the jobs lost in Fairbanks for 2020. These included jobs in hotels, restaurants, and recreational places that rely on travelers. The Fairbanks leisure and hospitality rebounded as visitors returned in 2021 and now are similar to pre-pandemic levels.

Mining growth is mainly through existing projects of ongoing exploration and expansion of existing operations. Fort Knox mine is spreading into nearby areas via truck from Tetlin. Pogo, Greens Creek, and Kensington continue to expand and explore.

Government employment accounts for about 28% of the area's employment. Federal jobs have grown steadily since 2014 but forecast to remain steady in 2023. State government declines are long-term budget cuts. Protracted periods of elevated oil prices are not expected to expand government services. The population isn't likely to grow significantly and state support to local governments is unlikely to rise, keeping the employment outlook relatively flat.

The University of Alaska has absorbed several years of budget cuts and enrollment has fallen. The University of Alaska has lost the most jobs and will continue as more than 40 programs have been eliminated and a drop of 8% in enrollment.

As the military expansion at Eielson Air Force Base continued to expand, the population increased approximately 33% with the new contract bringing the F-35 fighter jets and KC-135 Tankers. all this gives the local economy a needed boost.

Economic trends can be found detailed in the *Fairbanks Community Research Quarterly*. It contains employment statistics, population estimates, bank deposits, and overall property assessments within the Fairbanks North Star Borough. While there are other indicators, these are believed to be most illustrative of the overall economic condition. (Some of this information is included in the addenda)

NEIGHBORHOOD INFORMATION

The subject project is located at the intersection of the Steese Highway and Johansen Expressway, divided two lane highways on the east side of Fairbanks. The Steese and Johansen Expressways are principal arterials in Fairbanks, and the intersection is ranked in the top 10 for entering vehicle volume in Fairbanks. The Steese/Johansen intersection is a critical hub for commercial traffic heading to the North Slope from Canada, Valdez, and Anchorage. The downtown CBD Fairbanks urban area is to the southwest. The University of Alaska is about three miles west and access to Fort Wainwright is about four miles to the south.

Infrastructure: Major roads in the area are the Johansen Expressway and Steese Expressway. Access via these roads to major shopping, employment centers, and government services is good. The neighborhood is served by the Golden Heart Utilities System, which provides water and sewer service. Electric power is supplied by Golden Valley Electric Association, a private cooperative which is subject to regulation by the Alaska Public Utilities Commission. Telephone service is provided by GCI and ACS.

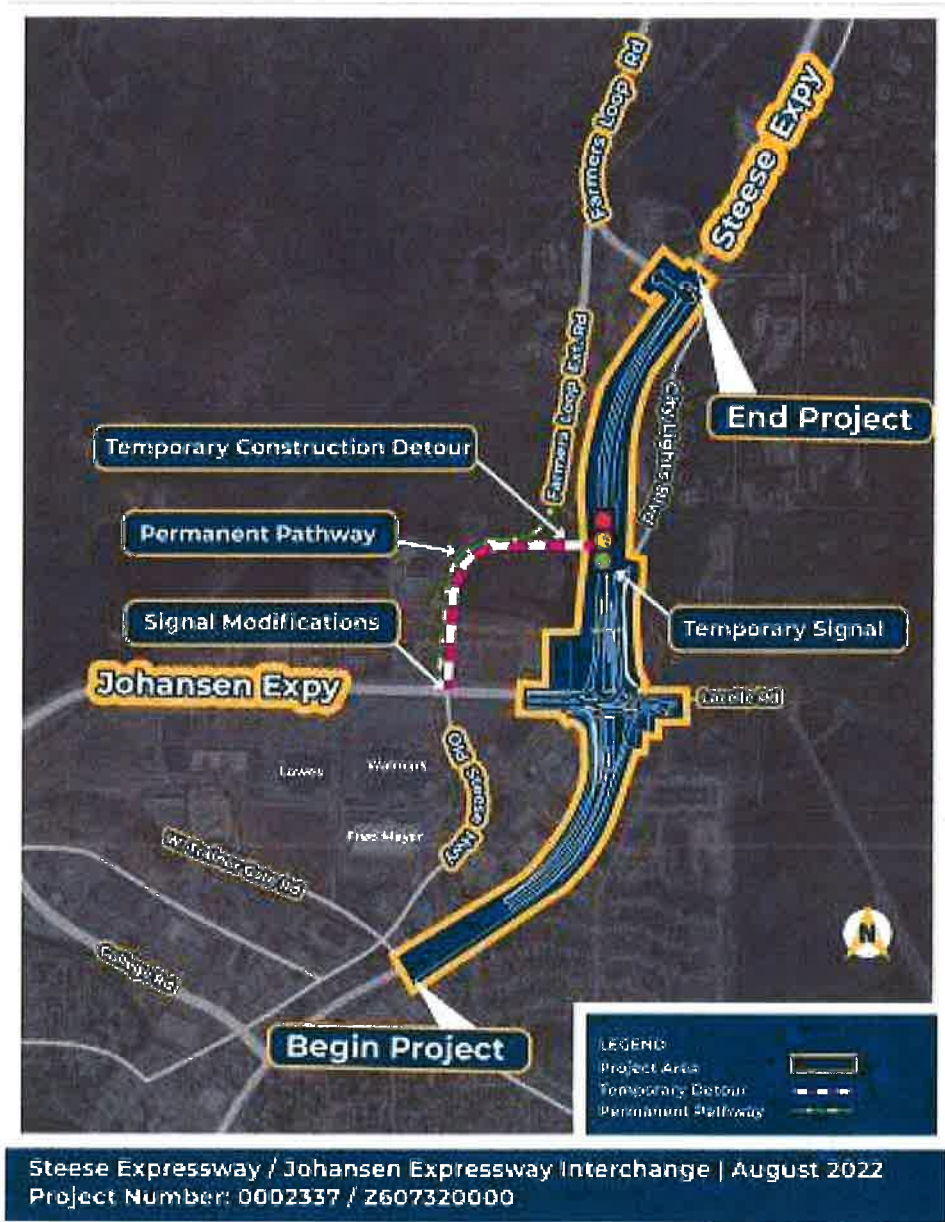
Percent Developed: This area development began in the early 1980's. About 25% of the area is vacant.

Growth Pattern: Infill, mostly renovation of existing construction.

Land Use: The area is developed with a mix of residential and multi-family structures. Most of the developments were built between 1985 and 2021. The neighborhood attracts residents from the entire Fairbanks community.

Suitability: Suitable for developers, investors, and owner-occupants. The neighborhood is considered to be in a stable mode with stable property values likely to be slowly seen over time. The subject suffers no location or economic obsolescence. Continued stability and generally stable property values are anticipated for this market for well-maintained properties for the foreseeable future. The subject is competitive with other properties in the neighborhood.

NEIGHBORHOOD MAP



C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

**PHOTOGRAPHIC
SHEET**

PROJECT NAME: STEESE
EXPRESSWAY/JOHANSEN
EXPRESSWAY APPRAISALS
PROGRAM #: Z607320000
FEDERAL#: 0002337
PARCEL #6



Looking easterly, Parcel 6



C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

Looking westerly at Parcel 6 and Lazelle Road



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
PHOTOGRAPHIC
SHEET

PROJECT NAME: STEESE
EXPRESSWAY/JOHANSEN
EXPRESSWAY APPRAISALS
PROGRAM #: Z607320000
FEDERAL#: 0002337
PARCEL # TCE 6



Looking westerly at Parcel TCE 6

Photos taken by: Connie Horton

Date Taken: 5/10/2023

25A-R430

PROPERTY VALUATION:

MARKET VALUE OF THE LARGER PARCEL BEFORE ACQUISITION

DESCRIPTION OF THE LARGER PARCEL

Location: NHN Lazelle Road, Fairbanks, AK

Assessor’s Parcel Number: 676316

Land Area: 543,803sf or 12.484 acres

Shape: Irregular in shape

Road Frontage: Lazelle Road

Accessibility: At grade

Topography: Level

Soils: Mix of alluvial sands and gravels overlain by silt.

Utilities: Electric, public water and sewer available in the area

Easements: 50’ wide access easement along the western boundary approximately 687.32’ long, 34,366sf. “D” Street has been extended on this easement.

Present Use: Vacant

Zoning & Restrictions: TF Two Family Residential Permitted Uses. In the TF, two-residential district, permitted uses are:1. Any permitted use in the SF-20, SF-10 and SF-5 districts; 2. Two-family attached dwellings.1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet; 2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

Environmental Issues: The subject property is appraised on an “as-if-clean” basis.

Flood & Earthquake Activity: According to the Federal Emergency Management Agency’s Flood Insurance Rate Map 02090C4385J 3/17/2014 . Area within reduced flood risk due to levee. Zone X

Site Improvement: Paved “D” Street is in acquisition area, approximately 1,375sf.

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Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

ASSESSED VALUE, REAL ESTATE TAXES, TRENDS:

Tax ID Number: 676316

Mill rate: 18.044

HISTORY OF ASSESSED VALUES AND TOTAL TAXABLE AMOUNT: Not

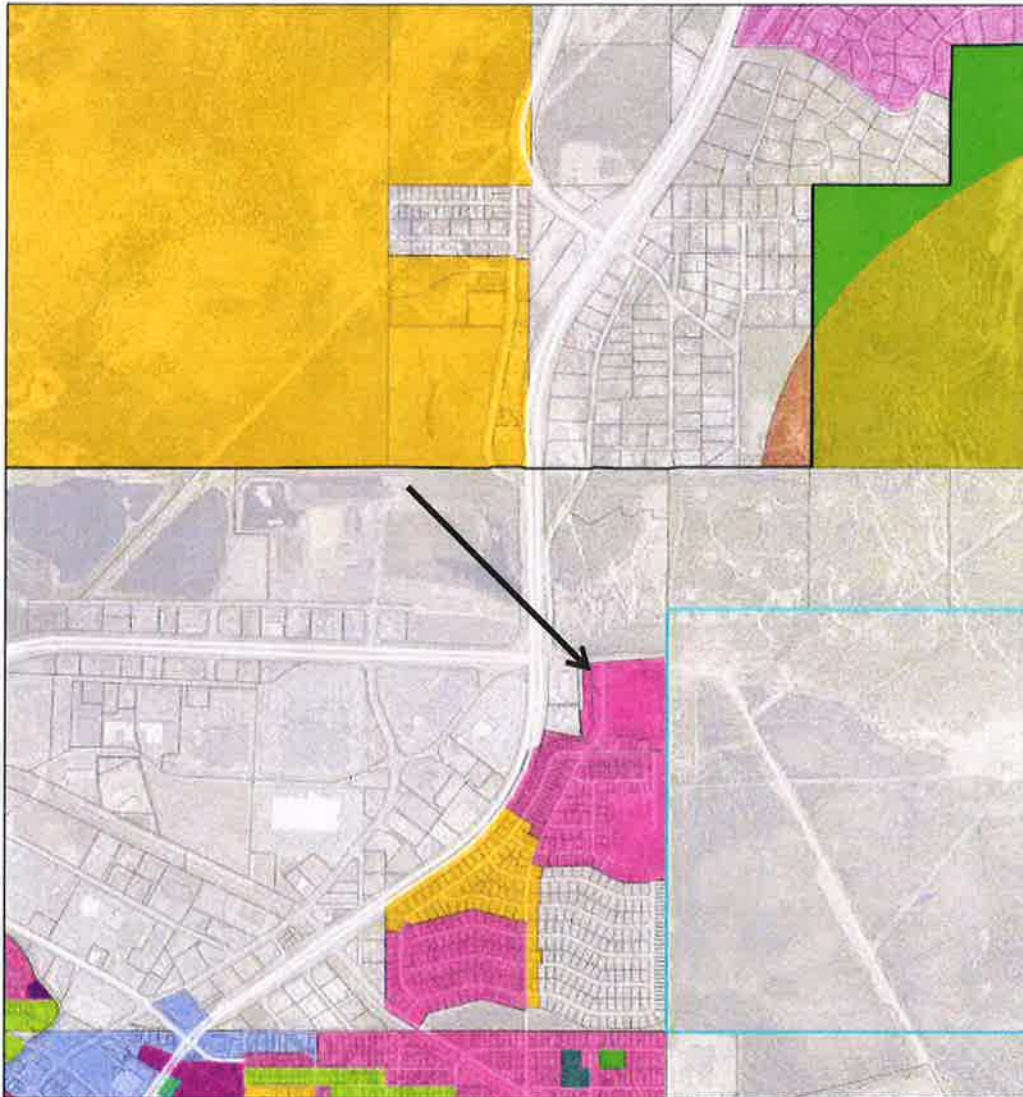
Assessed

YEAR	LAND	IMPROVEMENTS	TAXABLE AMOUNT
2022			
2021			
2020			
2019			

TAXES PAID: \$0.00

TREND: Property land values have been stable.

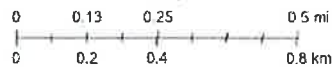
FNSB Area Zoning Map



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Zoning Districts	LC/WP	OR	RR
GC	LI	OR/MNO	SF-10
GU-1	MF	RA-5	TF
GU-1/MNO	MFO	RE-2/SL	TF/CZ
LC			



State of Alaska Esri HERE Garmin SafeGraph METI/NASA USGS EPA NPS US Census Bureau USDA

State of Alaska Esri HERE Garmin SafeGraph METI/NASA USGS EPA NPS US Census Bureau USDA | State of Alaska Esri HERE Garmin SafeGraph METI/NASA USGS EPA NPS US Census Bureau USDA

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Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

FIVE YEARS SALES HISTORY OF THE SUBJECT:

NONE

DATE OF SALE:

SALE PRICE:

TERMS:

DATE RECORDED:

INSTRUMENT:

GRANTOR:

GRANTEE:

INTERVIEWED:

DATE CONFIRMED:

Date:4/13/2023 Verified By: Chris Guinn

HIGHEST AND BEST USE

In standard appraisal practice, the concept of highest and best use represents the premise upon which a value estimate is based. The determination of highest and best use is the result of the appraiser's judgment and analytical skill. The use determined from analysis represents an opinion, not a fact to be found. Highest and best use is defined in the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 4th ed., p.135 as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximal productivity.

As Vacant: The parcel is zoned TF Two-Family Residential.

Legally Permissible Use

There are no legal limitations, which would impede the site from developing to its highest and best use, assuming there are no environmental or archeological findings. TF Two Family Residential Permitted Uses. In the TF, two-family residential district, permitted uses are: 1. Any permitted use in the SF-20, SF-10 and SF-5 districts; 2. Two-family attached dwellings.

1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

Physically Possible Use

The probable use of a property is constrained by the physical conditions of the site. The subject site is mostly rectangular in shape. The soil conditions do not limit the development of the parcel. The topography is level, which allows structures to occupy the sites to any legal use. There is an access easement along the western boundary which gives this parcel more access points making it possible to attain its highest & best use. Utilities available in the area are phone, public water, sewer and electricity. There are no known physical limitations of the lot.

Financially Feasible Use

Based on information provided in the neighborhood section, the subject is located in the eastern periphery of commercial businesses Fairbanks. Its use is suitable for any two-family residential use. The possible and permissible use that will produce the highest present value is two-family residential which will take advantage of its location. Based upon activity within this neighborhood, two family residential usage would provide the property owner with the highest rate of return; therefore, two family residential usage if vacant, would be most likely.

Maximally Productive Use

The feasible choice for optimum physical use of the site is for a two-family residential use that would be enhanced by being in a residential area. Considering the physical and locational attributes of the site, the highest present worth of the land if it were presently vacant would be consistent with a two-family residential use.

In my opinion the highest and best use of the subject property, if vacant and ready for development, is for a two-family residential structure.

HIGHEST AND BEST USE OF LAND AS IMPROVED

The subject larger parcel is not improved. The subject property is vacant. In my opinion the highest and best use of the subject property as vacant, is for future development of a two-family residential subdivision.

Most Probable Buyer: an investor who is interested in the income stream generated by the property.

LAND VALUATION

Land is customarily appraised as if vacant and available for development to its highest and best use. The most reliable way to estimate the value of land such as that of the subject is by the Sales Comparison Approach. The Sales Comparison Approach is a method of estimating current Market Value whereby the subject property is compared with similar properties that have sold recently. Preferably, all properties are within the same area and have about the same Highest and Best Use. One premise of the Sales Comparison Approach is that the market will determine a price for the property being appraised in the manner that it determines prices of comparable, competitive properties. This approach applies the Principle of Substitution, wherein a well-informed buyer typically will pay no more for a property than what that person can buy a suitable substitute within a reasonable period of time. Essentially, the Sales Comparison Approach is a systematic procedure for carrying out comparative shopping. In this approach, the comparison is applied to the unique characteristics of real estate that cause its price to vary. The following sales were considered in the analysis of the subject's value. The "Fee Simple Interest" of the subject site is being valued. Neither of the Income Capitalization or Cost approaches is applicable.

Vacant land typically transacts on the basis of one or more-unit measurements such as price per square foot or price per acre. Land in the area is typically measured in price per square foot. The unit value of the subject will be valued in square feet. Following is a summary of land sales representative of the current market for land in the areas. Complete descriptions of each sale are located in the addenda.

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Parcel Number 6, TCE6
0002337/Z60732000
STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

SUMMARY OF COMPARABLE LAND SALES

PROJECT NAME: STEESE
EXPRESSWAY/JOHANSEN
EXPRESSWAY APPRAISALS
PROGRAM #: Z60732000
FEDERAL#: 0002337
PARCEL # 6 TCE 6

SALE NO.	GRANTOR/GRANTEE	ZONING	SALE PRICES	SIZE SF	UNIT VALUE per SF	REMARKS
6	Robert Fox Keogh Plan/ Michael P Kralman	GU-1	\$175,000	432,725sf (9.934ac)	\$0.40	NHN Tria Road, Fairbanks located off Peger Road south of Van Horn near the Tanana River. The surrounding area developed with industrial. Wetlands Sale Date: 2/25/2021
7	Thomas W Maher Living Trust/ Benjamin J & Tanya R Callahan	GU-1	\$230,000	548,246sf (12.586ac)	\$0.42	NHN Richardson Hwy, North Pole. Located on Richardson Hwy frontage Road. Surrounding uses are mix residential, industrial, commercial. Date Sale: 11/3/2021
8	Northrim Bank/ Genes Properties LLC	TF	\$350,000	543,237sf (12.471ac)	\$0.64	NHN TR-2 Spence Ave, Fairbanks, off Lazelle Road next to subject. Surrounding uses are residential, multifamily, commercial. Date of Sale: 7/21/2020
9	Associated Finance and Assurance Corporation/ Arctic Alaska Investments LLC	GU-1	\$300,000	358,800sf (8.2369)	\$0.84	NHN 30 th Ave, Fairbanks. Located off south Cushman St. Frontage on the Mitchell Expressway. Surrounding area is mi of commercial, multifamily and residential. Date of Sale 2/7/2023

Comparable No. 6 is a February 2021 sale and sold for \$175,000. It is located at NHN Tria Road off Peger Road south of Van Horn Road near the Tanana River. Surrounding uses are industrial. The site is zoned GU-1. The site is level and considered wetlands. The site is 432,725sf or 9.934 acres. The unit price paid was \$0.40/sf.

Comparable No. 7 is a November 2021 sale and sold for \$230,000. It is located at NHN Richardson Hwy off frontage road northwest of Rozak Road south of North Pole. There is good visibility to the Richardson Hwy. Surrounding uses are residential and commercial. It is 548,246sf or 12.586 acres. The unit price paid was \$0.42/sf.

Comparable No. 8 is a July 2020 sale and sold for \$350,000. It is located at NHN TR-A-2 Spence Ave which is accessed off D Street from Trainor Gate Road. A portion of the northerly boundary is adjacent to the subject. The surrounding uses are residential and multifamily. The unit price paid was \$0.64/sf.

Comparable No. 9 is a February 2023 sale and sold for \$300,000. It is located at NHN 30th Avenue off south Cushman Street with visibility to the Mitchell Expressway. The surrounding area is a mix of commercial, multifamily and residential lots. The unit price paid was \$0.84/sf.

Elements of comparison are the characteristics of properties and transactions that cause the prices paid for real estate to vary. The appraiser considers and compares the difference between the comparable properties and subject property that could affect its value. Adjustments for differences are made to the price of each comparable property to make the comparable sales equal to the subject. Since there is a limited supply of land sales that are applicable to this analysis, it is difficult to extract percentage or dollar adjustments by a paired sales comparison for each element of comparison. When a paired sales comparison is inadequate, lacking sufficient market support, the relative comparison method is substituted. Essentially, this type of analysis reflects the relationship of the sale to the appraised property without direct quantification. The sales are analyzed to determine whether the characteristics are inferior, equal, or superior to the appraised property. The adjustments are not expressed as a percentage or dollar amounts; rather a plus and minus relationship is indicated. The Dictionary of Real Estate Appraisal, published by the Appraisal Institute, defines this method as follows:

“A qualitative technique for analyzing comparable sales; used to determine whether the characteristics of a comparable property are inferior, superior, or equal to those of the subject property. Relative comparison analysis is similar to paired data analysis, but quantitative adjustments are not derived.”

Where applicable, the Relative Comparison technique uses the plus (+) and minus (-) method of comparison. When the sale is superior to the subject, there is a

minus (–) adjustment. When the sale is inferior to the subject, there is a plus (+) adjustment. Not all adjustments are given equal weight.

Financing

Financing arrangements can differ from otherwise identical properties. Cash equivalency analysis is a process where the sales prices of comparable properties that were sold with atypical financing terms are adjusted to reflect the typical market terms. Each of the land sales is considered to be cash or cash equivalent with typical market terms making no adjustment necessary.

Condition of Sale

This usually reflects the motivation of buyers and sellers. Typically, this is applied to sales that are not arms-length transactions; however, some arms-length sales may reflect motivations due to other factors, lack of exposure on the open market, or forced sales. No adjustments are necessary.

Market Conditions (Time)

Market conditions may change between the time of sale of a comparable property and the date of the appraisal of the subject property. Changed market conditions often result from various causes mainly changes in demand and supply. As the economy suffers the demand decreases. The trend is to lower real estate prices. As the economy increases in a community, the demand increases and the trend is

to raise real estate prices. Sales occur between 2020 and 2023 and no adjustments are necessary.

Location

Comparable No. 6 is located off Peger Road south of Van Horn Road in an industrial area and is adjusted upwards. Comparable No. 7 is located south of North Pole along the Richardson Hwy and adjusted upward. Comparable No. 8 is adjacent to the subject and no adjustment is made. Comparable No. 9 is located off south Cushman with visibility to the Mitchell Expressway and adjusted downward.

Shape/Access

The effects of the shape of a property vary with its probable use. The more irregular the shape of the property the more difficult it is to develop and less likely to be able to use all of the property. All the comparables are somewhat similar in shape, mostly rectangular, and no adjustments were made for shape. All comparables have developed access and are considered similar in access and no adjustments need to be made.

Size

As a general rule, unit price (\$/sf), tends to decrease as land area increases and vice versa. Parcels for commercial uses are less influenced by size because the value is measured more in the ability of how much the productivity of the land can be with the improvements. The subject is 12.48 acres and the comparables range from 8.2369 acres to 12.586 acres. No adjustments will be made for size differences.

COMPARABLE LAND SALES ADJUSTMENT GRID

	Comparable No. 6	Comparable No.7	Comparable No. 8	Comparable No. 9
Sale Price/Cash Equivalent Value	\$175,000	\$230,000	\$350,000	\$300,000
Size Sq.ft. (acres)	432,725sf (9.934ac)	548,246sf (12.586ac)	543,237sf (12.471ac)	358,800SF (8.2369ac)
Unit Price/sq.ft.	\$0.40	\$0.42	\$0.64	\$0.84
Market Condition of Sale	Normal	Normal	Normal	Normal
Date of Sale	2/2021	11/2021	7/2020	2/2023
Time Adjust	No adj.	No adj.	No. adj.	No adj.
Adjusted Sale Price/Sq.ft.	\$0.40	\$0.42	\$0.64	\$0.84
Location	Inferior+	Inferior+	Similar	Superior-
Shape	Similar	Similar	Similar	Similar
Access	Similar	Similar	Similar	Similar
Size	Similar	Similar	Similar	Similar
Overall Indicated \$/SF	+\$0.40/sf	+\$0.42/sf	\$0.64	-\$0.84

RECONCILIATION

Following is the analysis of the comparables that are considered indicative of the market value. Comparable Sale No. 8 is given the most weight.

SUMMARY AND CONCLUSION

The comparable sales selected are representative of market activity in neighborhood of the subject parcel. Using these comparable sales, each sale was compared to the subject and adjusted upwards or downwards to reflect the differences. Comparable No 6 is located in a more industrial area off Peger Road south of Van Horn and sets the lower limits. Comparable No 7 is located south of North Pole and adjusted upward for location. Comparable No 9 is a sale located in an area that is a mixture of commercial and residential and considered superior to the subject and sets the upper limits. Comparable No. 8 is adjacent to the subject and given the most weight. The indicated market value is \$0.64/sf fee simple interest.

To estimate the value of the area encumbered with the 50' wide access easement, the access easement is considered permanent in nature as it will be vacated with the dedication of the "D" Street Extension to Lazelle Road (Plat No. 2006-89). In terms of space, this type of easement encumbers all the surface use. The value of the easement is measured by what the property owner has lost from the bundle of rights, not what the grantee has gained. The access easement encumbers 90% of the fee simple interest.

Sale NO.	\$/sq.ft.	Adjustment	Analysis
6	\$0.40	Plus	Location inferior
7	\$0.42	Plus	Location inferior
8	\$0.64	Similar	Adjacent to subject
Subject	\$0.64		
9	\$0.84	Minus	Location superior

MARKET VALUE OF THE LARGER PARCEL BEFORE ACQUISITION

The market value would fall in this range of unit prices. The indicated market value of the fee simple interest is \$0.64/sf.

543,803sf- 34,366sf (access easement) = 509,437sf X \$0.64= \$326,039.68

34,366sf (access easement) X \$0.64/sf – 90%= \$ 2,199.42

Total \$328,239.10

DESCRIPTION OF THE ACQUISITION

ACQUISITION

Parcel 6: This is a partial acquisition of the larger parcel. Within the acquisition parcel there is an access easement where "D" Street has been extended. The area to be acquired is a total of 4,364sf. (1,595sf fee and 2,769sf encumbered with an access easement)

Parcel TCE-6: This is a Temporary Construction Easement acquisition. The area to be acquired as a temporary construction easement is 2,069sf.

FAIR MARKET VALUE OF TEMPORARY CONSTRUCTION EASEMENT ANALYSIS

In addition, the Property Interest to appraise is the Temporary Construction Easement (TCE). The temporary construction easement values are based on market rental rates. The term of the easement is to be a two-year term not necessarily consecutive month.

The purpose of this TCE is to provide a temporary area containing 2,069sf for the construction of the project but is not needed for the final design of the project.

In estimating an appropriate Fair Market Lease Rate, the appraiser has researched lease rates of public and private landowners within the State. Once an appropriate

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

lease rate was estimated, that lease rate was then applied to the Fair Market Value of the subject based on the price per sq.ft. developed in this report.

Based on my research, typical market rental rates range from a low of 6% to 12% of fair market value on an annual basis. The average rates for the 19 public agencies noted below is 8.75% while the average rate for private land owners is 8.25%.

Following is a list of public and private land leases statewide used to analyze a rental value for the subject:

Public Land Owner

Fairbanks North Star Borough	8%
University of Alaska	8%-10%
Alaska Railroad Corporation	8%-10%
Alaska Dept of Natural Resources	8%
Bureau of Indian Affairs	8%-12%
Bureau of Land Management-Alaska	8%-10%
US Forest Service-Alaska	5%-9%
City of Valdez	6%-10%
Municipality of Anchorage	9%-10%
City of Nome	10%
City of Cordova	9%-10%
City and Borough of Juneau	10%
City of Homer	8%-9%
City of Kodiak	8%
City of Kenai	6%-8%
City of Seward	8%
City of Skagway	8%
Kenai Peninsula Borough	8%
Matanuska-Susitna Borough	10%

Private Land Owner

Calais Corporation	7%-8%
Bristol Bay Native Corporation	7%-8%
Eklutna, Inc.	8%
Ounalaska Corporation	8%-12%

In my discussion with property managers throughout the state, the higher rates are typically charged for parcels that have commercial use where there is a high demand. While the lower rates are typically offered for properties where there are competing alternative available land or to foster development. The upper end of the range would be for areas with less available land and more strategic location for greater commercial use. The 6% to 10% rate range has been seen to stay constant. It is my opinion that the Fair Market Lease Rate would be at 10% of the fair market value of the site. Because the market is relatively flat and no anticipated change in the local economy, the chance of annual or periodic rent escalations are nil.

The temporary construction easement values are based on market rental rates similar to a lease. The term of the easement is to be a two-year term not necessarily consecutive month. The 10% lease rate established in this report is used to value the temporary construction easement.

TCE 6:

$$2,069\text{sf} \times \$0.64/\text{sf} = \$1,324.16$$

$$\text{Annual Rent: } \$1,324.16 \times 10\% \text{ lease rate} = \$132.416$$

$$\text{2-year Term: } \$132.416/\text{year} \times 2 \text{ years} = \$264.83$$

MARKET VALUE OF THE ACQUISITION AS A PART OF THE LARGER PARCEL

Parcel 6:

1,595sf fee simple X \$0.64/sf =	\$1,020.80
2,769sf access easement X \$0.64/sf – 90% =	<u>\$ 177.22</u>
Total acquisition	\$1,198.02

Parcel TCE 6: \$1,324.16 X 10% lease rate X 2 years =\$264.83

Improvement In the Acquisition Area

Approximately 1,375sf of pavement is in the acquisition area.

Local contractor estimated \$4.00/sf for depreciated pavement.

1,375sf X \$4.00 = \$5,500.00

VALUE OF THE REMAINDER AS PART OF THE WHOLE

Highest and Best Use of the Remainder: There is no change.

The value of the remainder land is the same. The market value of the remaining property after acquisition is not changed. Market data used in the valuation of the larger parcel are still comparable to the valuation of the remainder. After Value by Sales Comparison Approach is the same. The final estimate of land value of the remainder is \$0.64/sf.

**VALUATION OF THE REMAINDER AFTER ACQUISITION AS
AN INDEPENDENT PARCEL**

The size of the remainder parcel after acquisitions is 539,439sf.

The market value of the remaining property after acquisition as an independent parcel is not changed. Market data used in the valuation of the larger parcel before the acquisition are still comparable to the valuation of the remainder as an independent parcel. The final estimate of land value of the remainder is \$0.64/sf.

There are no net damages.

MARKET VALUE OF THE ACQUISITION

1. Land	\$1,198.02
2. Improvement (Depreciated)	\$5,500.00
3. Net Damages,	-0-
4. Permits	-0-
5. Temporary Construction Easement	\$264.83
6. Fees underlying PLO or Section line easements	-0-
7. FF&E (Furniture, Fixture & Equipment)	-0-
8 Total Market Value of Acquisition	\$6,962.85

ADDENDA

- Engagement Document
- Opportunity to Accompany the Appraiser
- Certified Receipt of Letter to Property Owner
- Map of Comparable Sales
- Comparable Sales
- Cost-To-Cure Estimates
- FNSB Economic Trends
- Appraiser's License and Qualifications
- Title Report

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Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



Alaska Department of Transportation & Public Facilities

SMALL PROCUREMENT DOCUMENTS PART C - CONTRACT AWARD, NOTICE TO PROCEED & INVOICE SUMMARY

PSA No.: 25-23-1-042
Program No.: Z607320000
Federal No.: 0002337
NTP No.: 1

Contractor: Street, Guinn Appraisers
Project Title: Steese Expressway/Johansen Expressway Interchange Appraisals

CONTRACT AWARD & NOTICE TO PROCEED

You have been awarded this Agreement in accordance with Parts A, B & C of these documents, Statement of Services - Appendix B (dated 3/24/2023 and containing 6 pages), and the following correspondence:

From: Street, Guinn Appraisers, Chris Guinn, MAI, SRA, SRWA
To: DOT&PF, Contract Manager, Crystal Haman
Subject: Technical/Price Proposal

Date: 3/17/2023
Number of Pages: 10

This Agreement incorporates by reference the Small Procurement Standard Provisions Booklet dated January 2018. If you do not have a copy of the Standard Provisions Booklet, obtain one from the Contracting Agency. You are authorized to proceed with performance of this contract immediately and are required to complete it not later than: December 31, 2025. The Agency Manager for this Contract is: Crystal Haman Telephone: (907) 451-5423 Email: crystal.haman@alaska.gov Compensation for this Contract shall be by the method(s) and not exceed the authorized amount(s) shown in the Invoice Summary (below).

Issued for the Contracting Agency per ADOT&PF Policy #01.01.050 by:

Accepted for the Contractor by:

Signature Date
Name: Lauren Little, P.E., Acting Preconstruction Engineer

Signature Date
Name: Chris Guinn, MAI, SRA, SR/WA, Street, Guinn Appraisers

INVOICE SUMMARY

This Invoice is for [] Progress OR [] Final Payment. Sequential Invoice Number for this Contract is: []

* Each firm may be compensated for this Contract by only one of the following Methods of Payment (as explained in the Standard Provisions Booklet): Fixed Price (FP) Amounts entered in Columns "c" and "g" only Cost Plus Fixed Fee (CPFF) Columns "c", "d", "e", "f" and "g" FP + Expenses (FPPE) Columns "c", "e" and "g" only Time and Expenses (T&E) Columns "c", "e" and "g" only

Table with 7 columns: Firms (Prime & Subcontractors), Meth of Pay, Labor (or FP), Indirect Cost, Expenses, Fixed Fee, Total Price. Rows include Task 1 - Appraisal Report(s) for all parcels in Statement of Services and Total Contract Amounts Authorized for All Firms.

PAYMENT

Form containing metadata (Template, Object Code, Activity Code, Phase, Program Code, Location) and contractor's payment request (Signature, Date, Name: Chris Guinn, MAI, SRA, SR/WA, Street, Guinn Appraisers). Includes 'PAYMENT RECOMMENDED' and 'PAYMENT APPROVED' sections with signatures and dates.

SEE INSTRUCTIONS ON NEXT PAGE

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Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	PROJECT NAME: STEESE EXPRESSWAY/ JOHANSEN EXPRESSWAY INTERCHANGE PROGRAM #: Z607320000 FEDERAL#: 0002337 PARCEL #: 6 & TCE6
	OPPORTUNITY TO ACCOMPANY THE APPRAISER	

Owner's Name: City of Fairbanks

As owner (or owner's designated representative) of the above-described parcels of properties, I hereby acknowledge that Chris Guinn, a professional appraiser, has advised me that state and federal law require that I or my designated representative be given the opportunity to accompany the appraiser during the inspection of the property.

I hereby decline the offer to inspect the property with the appraiser.

I will accompany the appraiser during the inspection on _____, 2____.

I appoint the following person as my designated representative to accompany the appraiser on _____, 2____.

Name _____

Telephone number: _____

I accompanied the appraiser during the inspection on _____, 2____.

Date _____, 2____

Owner's Signature _____

APPRAISER'S DOCUMENTATION

Observations or concerns expressed by owner _____

The owner refused to sign this form when I presented it on _____, 2____.

I was unable to locate the owner. I sent a written notice by certified mail to the last-known address on _____, 2____, Certified Mail Number _____ (attach receipt).

Date _____, 2____


Appraiser _____

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Parcel Number 6, TCE6

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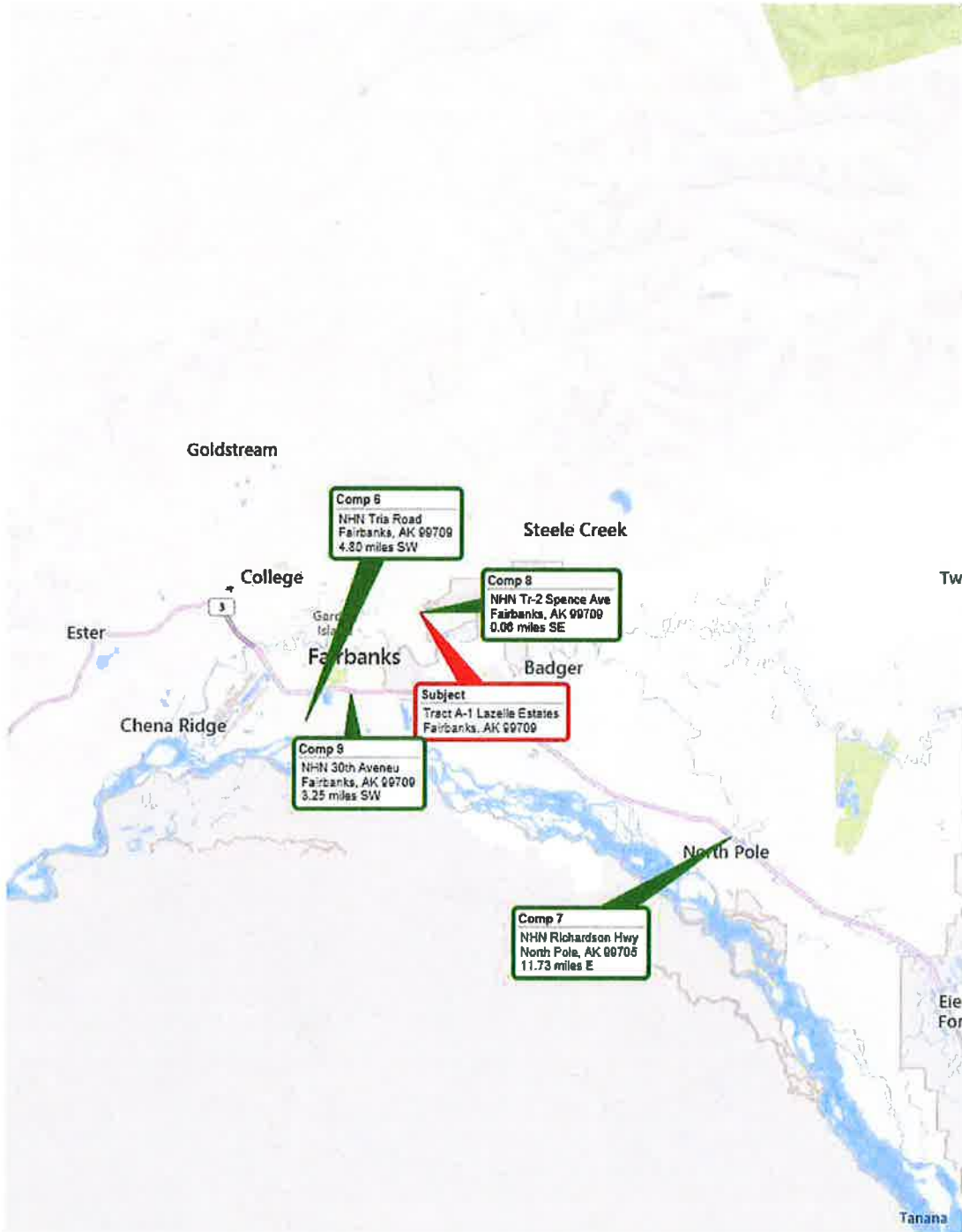
STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>													
<p>1. Article Addressed to:</p> <p><i>Bob Pristash</i> <i>800 Cushman St</i> <i>Fairbanks Ak 99701</i></p>	<p>B. Received by (<i>Printed Name</i>)</p>	<p>C. Date of Delivery</p>												
 <p>9590 9402 6233 0265 3531 90</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>													
<p>2. Article Number (<i>Transfer from</i>)</p> <p>9589 0710 5270 0653 7200 48</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®													
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™													
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery													
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™													
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery													
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)														

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPARABLE SALES MAP



C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

COMPARABLE LAND SALE NO. 6

LOCATION: NHN Tria Road, Fairbanks, AK

LEGAL DESCRIPTION: Lots 1-7 Tanana Levee Industrial Park 2nd Addition

PAN #: 595258

GRANTOR: Robert Fox Keogh Plan

GRANTEE: Michael P Kralman

SALES PRICE: \$ 175,000

TERMS: Conventional

DATE OF SALE: 2/15/2021 SWD 2021-006318-0

LOT SIZE: 9.934 acres 432,725 sq.ft.

HIGHEST & BEST USE: Industrial

ACCESS: Paved

ZONING: GU-1 General Use

UTILITIES: Onsite water and sewer, electricity and telephone available.

EASEMENTS/ RESTRICTIONS: Typical Utility

CONFIRMED WITH: Robert Fox Alaskan Realty MLS 145717 Chris Guinn

PROPERTY DESCRIPTION: The site is located off Peger Road south of Van Horn near the Tanana River. There are seven lots. Land has been cleared in recent years and has an approved wetlands permit. Gravel can be obtained on site for construction. The site is level. The site sold for \$175,000.

Analysis: $\$175,000/9.934 = \$17,616/\text{acres}$ $\$175,000/432,725\text{sf} = \$0.40/\text{sf}$

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Parcel Number 6, TCE6
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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



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Parcel Number 6, TCE6

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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

COMPARABLE LAND SALE NO. 7

LOCATION: NHN Richardson Hwy, North Pole AK

LEGAL DESCRIPTION: TL 3434, Section 34 T1S, R1E FM

PAN #: 674774

GRANTOR: Thomas W Maher Living Trust

GRANTEE: Benjamin J and Tanya R Callahan

INSTRUMENT: SWD

DOCUMENT #:2022-000107-0 Date 1/04/2022

SALE PRICE: \$ 230,000

TERMS: Cash

DATE OF SALE: 11/3/2021

SIZE: 12.586 acres 548,246sf

HIGHEST & BEST USE: GU-1

ACCESS: frontage road off Richardson Hwy

ZONING: GU 1

UTILITIES: Onsite sewer and water, electricity and telephone available.

EASEMENTS/ RESTRICTIONS: Typical Utility

CONFIRMED WITH: Melissa Richardson NEXTHOME Arctic Sun MLS 138864 by
Chris Guinn

PROPERTY DESCRIPTION: This 12.586 acres is located off the Richardson Hwy on
the frontage road northwest of Rozak Road and across from the Old Richardson Hwy
and Rivers Wood business. Zoning is GU-1. The site is level and heavily forested.
The site sold for \$230,000

Analysis: $\$230,000/548,246\text{sf} = \$0.42/\text{sf}$. or $\$18,274/\text{acre}$

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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



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Parcel Number 6, TCE6

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STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

COMPARABLE LAND SALE NO. 8

LOCATION: NHN Tr A-2 Spence Ave, Fairbanks, AK

LEGAL DESCRIPTION: Tract A-2 Lazelle Estates Northern Addition

PAN #: 676326

GRANTOR: Northrim Bank

GRANTEE: Genes Properties LLC

SALES PRICE: \$ 350,000

TERMS: Cash

DATE OF SALE: 7/21/2020

SWD 2020-010716-0

LOT SIZE: 12.471 acres 543,237 sq.ft.

HIGHEST & BEST USE: Two Family, Multifamily Residential

ACCESS: Gravel from D Street ZONING: TF Two Family

UTILITIES: Public water and sewer, electricity and telephone available.

EASEMENTS/ RESTRICTIONS: Typical Utility

CONFIRMED WITH: Melody Macchione, Fairbanks Home Source MLS 133314
Chris Guinn

PROPERTY DESCRIPTION: The site is located off D Street from Trainor Gate Road. It turns into a gravel temporary gravel road extension between lots 84 and 109. This is a large 12.471 Acre Tract of land zoned Two Family. Surrounded by well-established neighborhoods. Excellent location close to shopping and other amenities. A portion of the northerly boundary is adjacent to the subject. The surrounding area is a mix of multifamily and residential lots with onsite utilities available. The site is level. The site sold for \$350,000.

Analysis: $\$350,000/12.471 = \$28,065/\text{acres}$ $\$350,000/543,237\text{sf} = \$0.64/\text{sf}$

C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE



C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

COMPARABLE LAND SALE NO. 9

LOCATION: NHN 30th Avenue, Fairbanks, AK

LEGAL DESCRIPTION: Lots 1-52 Laurel Park Addition

PAN #: 484261

GRANTOR: Associated Finance and Assurance Corporation

GRANTEE: Arctic Alaska Investments LLC

SALES PRICE: \$ 300,000

TERMS: Cash

DATE OF SALE: 2/7/2023

SWD 2023-001239-0

LOT SIZE: 8.2369 acres 358,800 sq.ft.

HIGHEST & BEST USE: Commercial use

ACCESS: Paved

ZONING: GU-1 General Use

UTILITIES: Public water and sewer, electricity and telephone and gas available.

EASEMENTS/ RESTRICTIONS: Typical Utility

CONFIRMED WITH: Mike VanSickle Century 21 Gold Rush MLS 149062 Chris Guinn

PROPERTY DESCRIPTION: The site is located off 30th Avenue off south Cushman Street. Large 8.2369 acres subdivided into small lots. Great piece of commercial land with highway frontage. The surrounding area is a mix of commercial, multifamily and residential lots. The site is level. The site sold for \$300,000.

Analysis: $\$300,000/8.2369 = \$36,421/\text{acres}$ $\$300,000/358,800\text{sf} = \$0.84/\text{sf}$

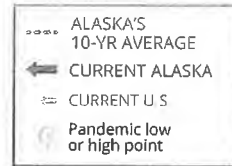
C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

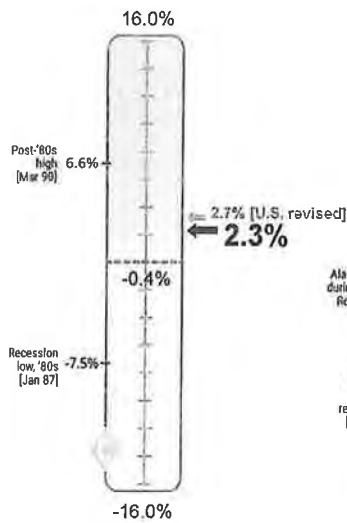


Gauging The Economy



Job Growth

April 2023
Over-the-year percent change

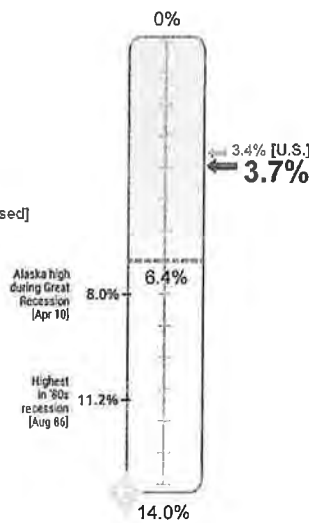


Alaska's April 2023 employment was 14.6 percent above April 2020, the first full month of COVID-related job losses.

U.S. employment, which was up 2.6 percent from April 2022, was 19.3 percent above its 2020 level in April.

Unemployment Rate

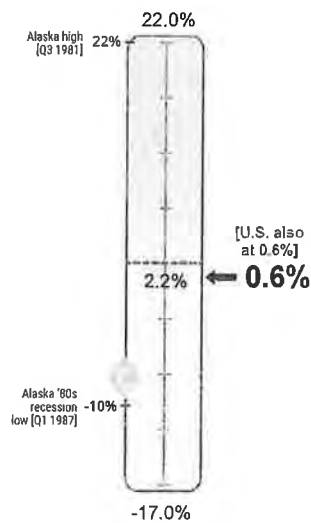
April 2023
Seasonally adjusted



Alaska's unemployment rate has been less useful as an economic measure during the pandemic and its aftermath because of data collection difficulties.

Wage Growth

4th Quarter 2022
Over-the-year percent change



After being well down during the second and third quarters of 2020, total wages paid by Alaska employers climbed back above year-ago levels every quarter since the second quarter of 2021.

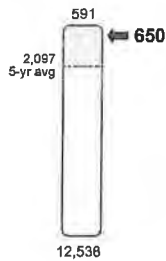
Wages were up 0.6 percent from year-ago levels in the third quarter of 2022 and 11.1 percent above third quarter 2019.

Gauging The Economy



Initial Claims

Unemployment, week ending May 13, 2023*

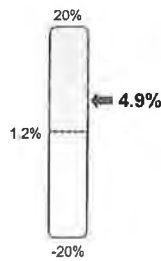


Unemployment claims jumped in the spring of 2020 with the pandemic as many businesses shut down or limited services. Pandemic-driven claims loads have fallen, and new claims for benefits are back below their long-term average.

*Four-week moving average ending with specified week

GDP Growth

4th Quarter 2022 Over-the-year percent change*

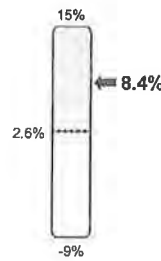


Gross domestic product is the value of the goods and services a state produces. Alaska's GDP fell hard in early 2020 but recovered most of those losses in 2021 and 2022.

*In current dollars

Personal Income Growth

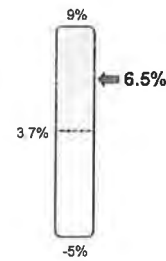
4th Quarter 2022 Over-the-year percent change



Personal income consists of three main parts: 1) wages and salaries; 2) dividends, interest, and rents; and 3) transfer payments (payments from governments to individuals).

Change in Home Prices

Single-family, percent change from prior year, Q4 2022*

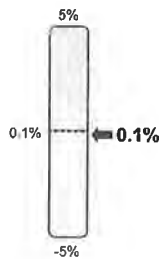


Home prices shown include only those for which a commercial loan was used. This indicator tends to be volatile from quarter to quarter.

*Four-quarter moving average ending with specified quarter

Population Growth

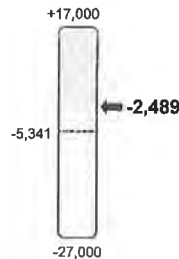
2021 to 2022



After four years of decline, Alaska's population grew slightly in 2021 and 2022, as natural increase (births minus deaths) slightly exceeded losses from migration.

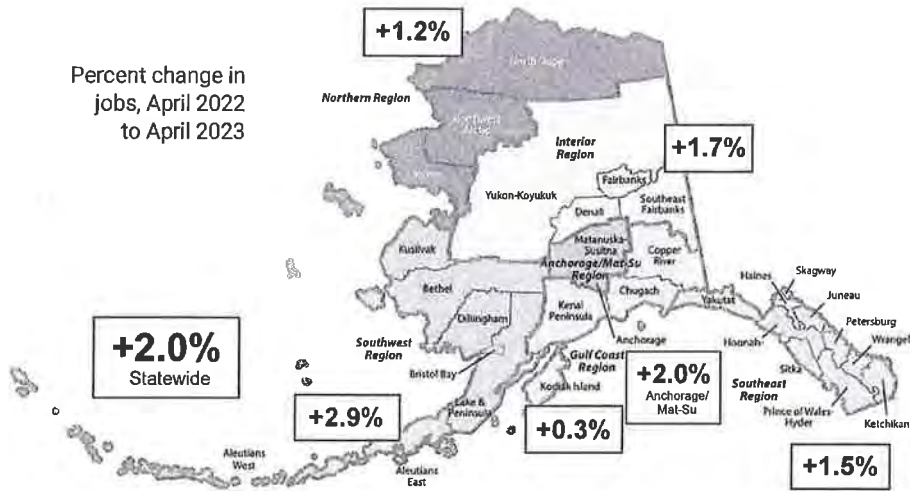
Net Migration

2021 to 2022



The state had net migration losses for the tenth consecutive year in 2022, although the losses have become smaller. Net migration is the number who moved to Alaska minus the number who left.

Employment by Region



Unemployment Rates

Seasonally adjusted

Not seasonally adjusted

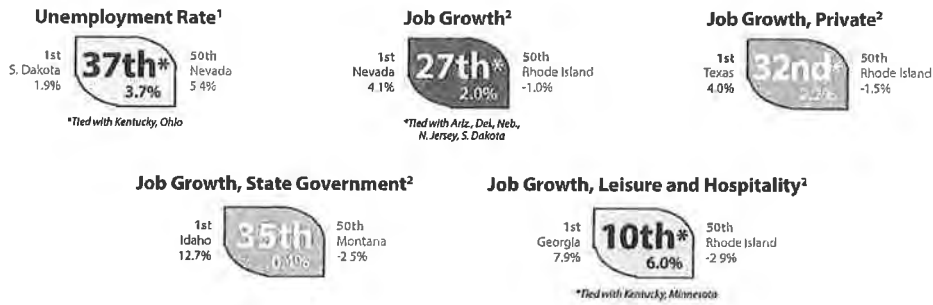
	Prelim. Revised		
	4/23	3/23	4/22
United States	3.4	3.5	3.6
Alaska	3.7	3.7	4.1

	Prelim. Revised		
	4/23	3/23	4/22
United States	3.1	3.6	3.3
Alaska	3.9	4.0	4.3

Regional, not seasonally adjusted

	Prelim. Revised				Prelim. Revised				Prelim. Revised		
	4/23	3/23	4/22		4/23	3/23	4/22		4/23	3/23	4/22
Interior Region	3.9	4.0	4.4	Southwest Region	6.6	6.1	7.0	Southeast Region	3.4	4.0	3.7
Denali Borough	8.6	12.3	8.8	Aleutians East Borough	1.8	1.3	1.6	Haines Borough	6.8	8.4	6.6
Fairbanks N Star Borough	3.5	3.6	3.9	Aleutians West	2.7	1.8	2.9	Hoonah-Angoon	5.1	10.3	5.5
Southeast Fairbanks	4.9	5.4	5.9	Census Area				Census Area			
Census Area				Bethel Census Area	8.7	8.5	9.7	Juneau, City and Borough	2.5	2.6	2.8
Yukon-Koyukuk	8.9	9.2	9.2	Bristol Bay Borough	4.1	8.6	3.9	Ketchikan Gateway	3.7	4.3	4.2
Census Area				Dillingham Census Area	5.7	5.6	5.8	Borough			
Northern Region	6.9	6.9	7.4	Kenai Peninsula Borough	12.8	12.8	13.0	Petersburg Borough	4.7	4.9	6.7
Nome Census Area	6.8	6.9	7.7	Lake and Peninsula	5.9	5.6	6.7	Prince of Wales-Hyder	6.3	7.3	5.5
North Slope Borough	4.6	4.1	5.1	Borough				Census Area			
Northwest Arctic Borough	9.5	9.9	9.7	Gulf Coast Region	4.5	4.9	4.7	Sitka, City and Borough	2.6	2.9	2.7
Anchorage/Mat-Su Region	3.4	3.5	3.9	Kenai Peninsula Borough	4.5	5.0	4.8	Skagway, Municipality	5.1	9.3	6.2
Anchorage, Municipality	3.1	3.0	3.6	Kodiak Island Borough	3.5	3.0	3.8	Wrangell, City and Borough	4.8	4.8	5.2
Mat-Su Borough	4.4	4.9	4.9	Chugach Census Area	4.7	6.1	3.0	Yakutat, City and Borough	4.9	7.0	4.6
				Copper River Census Area	8.6	9.5	10.0				

How Alaska Ranks



Note: State government employment includes the University of Alaska

¹April seasonally adjusted unemployment rates

²April employment, over-the-year percent change

Sources: U.S. Bureau of Labor Statistics; and Alaska Department of Labor and Workforce Development, Research and Analysis Section

Other Economic Indicators

	Current	Year ago	Change
Urban Alaska Consumer Price Index (CPI-U, base yr 1982=100)	260,576 2nd half 2022	252,271	+3.3%
Commodity prices			
Crude oil, Alaska North Slope, * per barrel	\$82.83 Apr 2023	\$109.41	-24.3%
Natural gas, Henry Hub, per thousand cubic feet (mcf)	\$2.20 Apr 2023	\$6.71	-67.2%
Gold, per oz. COMEX	\$1,974.50 5/24/2023	\$1,871.40	+5.5%
Silver, per oz. COMEX	\$23.62 5/24/2023	\$21.87	+8.0%
Copper, per lb. COMEX	\$3.66 5/24/2023	\$4.31	-15.1%
Zinc, per lb.	\$1.04 5/24/2023	\$1.74	-40.2%
Lead, per lb.	\$0.91 5/24/2023	\$0.97	-4.1%
Bankruptcies			
Business	44 Q4 2022	50	-12%
Personal	4 Q4 2022	5	-20%
Personal	40 Q4 2022	45	-11.1%
Unemployment insurance claims			
Initial filings	3,395 Apr 2023	4,299	-21.0%
Continued filings	23,188 Apr 2023	21,977	5.5%
Claimant count	6,277 Apr 2023	6,624	-5.2%

*Department of Revenue estimate

Sources for this page and the preceding three pages include Alaska Department of Labor and Workforce Development, Research and Analysis Section; U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; U.S. Energy Information Administration; Kitco; U.S. Census Bureau; COMEX; NASDAQ; Alaska Department of Revenue; and U.S. Courts, 9th Circuit

C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

License #: APRG40
Effective: 5/12/2023
Expires: 06/30/2025

State of Alaska

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing

Board of Certified Real Estate Appraisers

Licensee: **HOWARD CHRISTOPHER GUINN**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Note: Approved supervisor effective 09/27/2021

Commissioner: Julie Sande

Relationships

Relation Type	License #	License Type	Owners/Entities	Name/DBA
Supervised Trainee	183963	Registered Trainee	WILLIAM BENBOW	

Designations

No designations found.

HOWARD CHRISTOPHER GUINN
3724 Swenson Ave.
Fairbanks, AK 99709

Wallet Card

State of Alaska Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing Board of Certified Real Estate Appraisers HOWARD CHRISTOPHER GUINN As Certified General Real Estate Appraiser 		
License APRG40	Effective 5/12/2023	Expires 06/30/2025

C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

CURRICULUM VITAE

HOWARD CHRISTOPHER GUINN, MAI, SRA, SR/WA

3724 Swenson Ave, Fairbanks, AK. 99709

| chrisguinn@ak.net | 907-479-7603 |

DESIGNATIONS | MAI (Member Appraisal Institute)

SRA (Senior Residential Appraiser)

SR/WA (Senior Right of Way Professional)

EXPERIENCE | OWNER, STREET GUINN REAL ESTATE APPRAISERS
FROM 1986 – CURRENT. COMMERCIAL & RESIDENTIAL
APPRAISER

MANAGER/ADMINISTRATOR, STATE OF ALASKA, DEPT OF NATURAL
RESOURCES, CHIEF OF LANDS, CHIEF LEASING OFFICER AND
CHIEF OF PERMITTING, DIVISION OF LAND AND WATER,
NORTHERN REGION
FROM 1975 – 1986

CHIEF OF CURRENT PLANNING, FNSB PLANNING DEPARTMENT
FROM 1971 – 1975

Court Appointed Master and Appraiser of record in several Hearings

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

PROFESSIONAL
ACTIVITIES

FORMER MEMBER, STATE OF ALASKA, BOARD OF CERTIFIED REAL ESTATE APPRAISERS

FORMER MEMBER, FAIRBANKS NORTH STAR BOROUGH BOARD OF EQUALIZATION

FORMER INSTRUCTOR, UNIVERSITY OF ALASKA, FAIRBANKS PART-TIME

MEMBER, FAIRBANKS BOARD OF REALTORS

MEMBER, APPRASIAL INSTITUTE

FORMER PRESIDENT, IR/WA CHAPTER 71

FORMER PRESIDENT, INTERIOR APPRAISERS' ASSOCIATION

FORMER PRESIDENT, ALASKA CHAPTER, APPRAISAL INSTITUTE 1998

FORMER NATIONAL CHAIRMAN, IRWA VALUATION COMMITTEE

CHAIRMAN, FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION 2015-2017

MEMBER, STATE OF ALASKA MENTAL HEALTH LAND SETTLEMENT PANEL

EDUCATION

UNIVERSITY OF ALASKA, FAIRBANKS, FAIRBANKS ALASKA M.B.A. (1977)

WESTERN MICHIGAN UNIVERSITY, MICHIGAN B.B.A (1967)

APPRASIAL INSTITUTE, COURSE NAMES AVAILABLE ON REQUEST

INTERNATIONAL RIGHT OF WAY, COURSE NAMES AVAILABLE ON REQUEST

ARBITRATION &
MASTERS HEARINGS

I have participated in numerous arbitration issues, not only as the appraiser of record, but also as a chairman of a panel charged with the resolution of the valuation issues.

With the exception of a Master's appointment to settle a private eminent domain case, all of my Master's appointments have been by the State of Alaska and Municipalities. I have conducted several masters' hearings, and have been the appraiser of record in other cases. As an exercise, I was the Master in the International Right of Way Association's mock trial of an actual case.

C23-0226F

Parcel Number 6, TCE6
0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

License #: APRG383
Effective: 6/4/2021
Expires: 08/30/2023

State of Alaska

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing

Board of Certified Real Estate Appraisers

Licensee: **CONNIE L. HORTON**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Anderson

Relationships

No relationships found.

Designations

No designations found.

CONNIE L. HORTON
1357 E CHILTON DRIVE
TEMPE, AZ 85283

Wallet Card

State of Alaska Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing Board of Certified Real Estate Appraisers		
CONNIE L. HORTON As Certified General Real Estate Appraiser		
License APRG383	Effective 6/4/2021	Expires 08/30/2023

C23-0226F

Parcel Number 6, TCE6

0002337/Z607320000

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

Real Estate Appraiser and Consultant

Connie Horton, Horton Appraisal Services, LLC

1357 E Chilton Dr, Tempe, AZ 85283

Telephone: 602-397-6743

Email: 71horton@gmail.com

QUALIFICATIONS

LICENSES & CERTIFICATIONS

State Certified General Real Estate Appraiser No.383

- o State Certified General Real Estate Agent

EXPERIENCE

- o Lead Appraiser and Contract Manager for Dept. of Transformation
 - State of Alaska - 25 years
- o Appraiser in the private sector - 10 years.
- o Appraisal of a wide mixture of real estate Commercial, Residential, Industrial, Land, both accessible and inaccessible.
- o Appraisal for purposes of eminent domain and condemnation, leases, and mortgage lending
- o Experience as an Expert Witness

APPRAISAL CLIENTS

State of Alaska DOT/PF
U.S. Army Corps of Engineers (USACE)
Key Bank
Denali State Bank

Mt McKinley Bank
Northrim Bank
Spirit of Alaska Credit Union
Wells Fargo Bank
Alaska USA Federal Credit Union

EDUCATION

Appraisal Institute
International Right of Way
University of Alaska

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

Education Summary

Real Estate Finance, Statistics, and Valuation Modeling	Appraisal Institute	12/05/2022	14
Inconsistency: It's Hiding in Plain Sight in your Appraisal	Appraisal Institute	9/28/2022	7
USPAP Update	Appraisal Institute	1/13/2022	7
Business Practices and Ethics		11/20/2021	7
Contract or Effective Rent: Finding the Real Rent	Appraisal Institute	11/06/2021	4
Artificial Intelligence, AVMs and Blockchain: Implications for Valuation	Appraisal Institute	2/05/2021	4
Using Spreadsheet Programs in Real Estate Appraisals-The Basics	Appraisal Institute	5/18/2020	7
USPAP Update	Appraisal Institute	12/11/2019	7
Condemnation Appraising: Principles & Application	Appraisal Institute	2/28/2018	21
USPAP Update	Appraisal Institute	2/07/2018	7
The Appraiser as an Expert Witness	Appraisal Institute	3/16/2017	14
Small Hotel/Motel Valuation	Appraisal Institute	4/18/2016	7
USPAP Update	McKissock	1/25/2017	7
Using Spreadsheet Programs in Real Estate Appraisals	Appraisal Institute	1/22/2015	7
Appraising Condos, Co-ops & PUD	Appraisal Institute	4/25/2014	7
Uniform Appraisal Dataset After Effects	Appraisal Institute	4/24/2014	7
USPAP Update	King & Associates	1/29/2014	7
Energy Efficiency for Appraisals	Cotter & Noson Consulting	2/7/2014	2
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	2/05/2013	14
Comparative Analysis	Appraisal Institute	1/23/2013	7
Subdivision Valuation	Appraisal Institute	12/05/2012	7
USPAP	King & Associates	2/27/2012	7
Current Issues & Regulatory Updates Affecting Appraisers	King & Associates	8/22/2011	7
USPAP	Appraisal Institute	2/25/2011	7
Appraisal in Eminent Domain	International Right of Way Association	11/16/2010	7
Appraisal Curriculum Overview	Appraisal Institute	6/14/2010	15
Appraisal Challenges: Declining Markets & Sales	Appraisal Institute	6/24/2009	7
USPAP	Appraisal Institute	6/22/2009	7
Appraisal of Local Retail Properties	Appraisal Institute	2/8/2008	7
Subdivision Valuation	Appraisal Institute	2/7/2008	7
Apartment Appraisal: Concepts & Applications	Appraisal Institute	2/22/2007	15
Analyzing Operation Expenses	Appraisal Institute	2/21/2007	7
USPAP	King	2/26/2007	7
Apartment Appraisals	Appraisal Institute	2/22/2007	15
USPAP	International Right Of Way Association	6/6/2005	7
The Road Less Traveled: Special Purpose Properties	Appraisal Institute	2/27/2004	7
Appraisal of Nonconforming Uses	Appraisal Institute	2/26/2004	7
Partial Interest Valuation Divided	Appraisal Institute	2/25/2004	7
Subdivision Analysis	Appraisal Institute	2/24/2004	7
USPAP	Appraisal Institute	2/13/2003	15
Land Valuation Adjustment Procedures	Appraisal Institute	11/22/2002	7
Land Valuations Assignments Workshop	Appraisal Institute	11/23/2002	7
Easement Valuation	International Right of		

STEESE EXPRESSWAY/JOHANSEN EXPRESSWAY INTERCHANGE

	Way Association	3/10/2002	7
Principles of Real Estate Law	Appraisal Institute	10/25/01	15
Partial Interest Valuation –Divided & Undivided Valuation	Appraisal Institute	5/10/2001	15
Principles of Real Estate	International Right of Way Association	4/2/2001	16
Easement Valuation	International Right of Way Association	3/10/2001	7
Valuation of Detrimental Conditions in Real Estate	Appraisal Institute	3/22/99	7
Special Purpose Properties: The Challenge of Real Estate Appraising In Limited Markets	Appraisal Institute	3/23/99	7
Eminent Domain and Condemnation Appraising	Appraisal Institute	7/18/99	7
Valuation of Contaminated Properties	International Right of Way Association	6/1/99	7
Appraising 1-4 Family Income Properties	Appraisal Institute	2/14/97	7
Standards of Professional Practice	Appraisal Institute	11/06/96	15
Appraisal Practices for Litigation	Appraisal Institute	5/16/95	7
The Appraiser as Expert Witness	Appraisal Institute	5/17/95	7
Mock Trial	Appraisal Institute	5/18/95	7
Valuation of Leasehold Interests	Appraisal Institute	12/10/93	7
Basic Income Capitalization	Appraisal Institute	6/17/94	36
Market Extractions	Appraisal Institute	4/2/93	7
Appraising Troubled Properties	Appraisal Institute	4/1/93	7
Skills of Expert Testimony	International Right Of Way Association	3/18/93	8
Valuation of Environmentally Impacted Properties	International Right Of Way Association	3/19/93	8
Report Writing and Valuation Analysis	Appraisal Institute	2/7/92	40
Standards of Professional Practice Part A	Appraisal Institute	5/18/91	15
Easement Valuation	International Right Of Way Association	3/2/91	7
Land Titles	International Right Of Way Association	4/7/90	7
Property Descriptions	International Right Of Way Association	3/18/89	7
Interpreting Engineering Drawings	International Right Of Way Association	3/25/89	7
Legal Aspects of Easements	International Right Of Way Association	7/30/88	7
Residential Valuation	Appraisal Institute	5/24/86	36
Real Estate Appraisal Principles	Appraisal Institute	5/17/86	36

NOTE: The course title "Real Estate Appraisal Principles" was changed to "Appraisal Principles" and "Residential Valuation" was changed to "Appraisal Procedures" when AIREA, American Institute of Real Estate Appraisers, became AI, Appraisal Institute.

Sponsored by: Councilmember Cleworth*
Councilmember Marney
Councilmember Sprinkle
Councilmember Therrien
Councilmember Ringstad
*indicates original sponsor
Date: June 8, 2026

ORDINANCE NO. 6350

AN ORDINANCE ENACTING FAIRBANKS GENERAL CODE CHAPTER 70, ARTICLE II, SECTION 70-63, REQUIRING A REQUEST FOR PROPOSALS AND CERTAIN PROCEDURES TO AID IN THE SOLICITATION AND SELECTION OF LONG-TERM LESSEES OF CITY-OWNED PROPERTY

WHEREAS, Alaska Statute § 29.35.090, along with City of Fairbanks Charter, § 8.3, and Fairbanks General Code, § 70-42(b), provide that the disposition of any City interest in real property requires the approval of the City Council by ordinance; and

WHEREAS, when it is in the City's interest to do so, the City periodically offers leaseholds of city-owned properties to individuals and entities under that authority; and

WHEREAS, a public, transparent process can encourage competition and, when beneficial, collaboration, to help ensure the best interests of the City are obtained.

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

SECTION 1. A new section, Section 70-63, long-term use of city-owned real property, is added to Fairbanks General Code Chapter 70, Article II, Section 70-63 as follows:

Sec. 70-63. - Long-term use of city-owned real property.

- (a) A Request for Proposals (RFP) must be used to solicit proposals from parties interested in leasing city-owned property. The RFP must be presented to council prior to its release and prior to the introduction of any ordinance proposing that the city lease specific city-owned property.
- (b) The RFP must include the following:
 - (1) date, time, and place for delivering proposals;
 - (2) a requirement that the offeror provides proof of valid business licenses with both the State of Alaska and City of Fairbanks; and
 - (3) a description of the factors that will be considered when evaluating the proposals received, including the relative importance of the factors.

- (c) Notice of the RFP must be given in accordance with procedures under section 54-164. If a shorter notice period is necessary for a particular RFP required under this section, that determination will be made in writing, by the Purchasing Agent. The Purchasing Agent may use additional means considered appropriate to notify prospective offerors of the intent to enter into a lease agreement through competitive sealed proposals.
- (d) The Purchasing Agent must ensure that proposals received under this section are handled in accordance with the procedures in sections 54-203 and 54-204.

SECTION 2. The effective date of this Ordinance is six days after adoption.

MINDY O'NEALL, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney



CLAY STREET CEMETERY COMMISSION
REGULAR MEETING MINUTES – May 6, 2026
HELD VIA [ZOOM WEBINAR](#) AND
IN FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Clay Street Cemetery Commission convened at 5:03 p.m. on the above date to conduct a Regular Meeting in the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, and via teleconference, with Vice Chair Richardson presiding. The following Commission members were in attendance:

Members Present: George Dalton, Seat A
 Aldean Kilbourn, Seat C & Chair (remotely)
 Janet Richardson, Seat D & Vice Chair
 Julie Jones, Seat E
 Karen Erickson, Seat F (remotely)
 Amy Stratman, Seat G (remotely)

Absent: Jessica Desmond, Seat B

Also Present: Colt Chase, Deputy City Clerk
 Jeremiah Cotter, Public Works Director (remotely)

APPROVAL OF REGULAR MEETING MINUTES

a) Regular Meeting Minutes of April 1, 2026

J. Jones, seconded by **G. Dalton**, moved to APPROVE the April 1, 2026 minutes.

Vice Chair Richardson took a voice vote on the motion to APPROVE the April 1, 2026 minutes and all members voted in favor.

APPROVAL OF AGENDA

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

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

CITIZEN'S COMMENTS

Cori Michel – C. Michel shared that she is an archaeologist with the Alaska Department of Transportation (DOT) and that they are planning an upcoming project to update the fencing and bike path along the Steese Highway which will include some digging near the boundaries of the Clay Street Cemetery. She reported that she had met with Vice Chair Richardson earlier in the week to walk around the cemetery and confirm that the project would not be problematic to any property or burial locations within the cemetery. She indicated that she was also open to taking any input from the Commission back to her department.

J. Jones stated that she had been intrigued by C. Michel's title of archaeologist and the possibility that some activity may be in the works. C. Michel explained that while the digging planned was not archaeological in nature, she would be onsite during the work. She noted that their concern was whether

anything may be uncovered that had shifted underground as a result of the flood of 1967. She added that because the cemetery was on the National Register of Historic Places, it was her job to communicate with any associated entities whenever a DOT project is within or near such a property.

G. Dalton asked for more details on the new bike path that was being constructed. C. Michel provided additional information on the project.

C. Chase recounted that she had submitted a public records request through the City Clerk's Office regarding the cemetery's boundaries. C. Michel shared that she had received all the information she needed through her meeting with Vice Chair Richardson and confirmed that the request could be closed.

EVENTS & PUBLIC RELATIONS

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

Vice Chair Richardson confirmed the event's details and shared that members from the local Mason's group would be coming to help. She reported that some rakes seem to be missing from the shed. **J. Cotter** stated that he was unaware of anyone having removed them but would inquiry with Public Works (PW) staff. He added that a new mower was on its way which would have a bagger installed and eliminate the problem of significant grass clumps being left on the ground all summer. He noted that this should reduce instances of grass clippings leaving a mess on markers and make raking much easier.

J. Jones recounted that PW employee Alex Lexa had recently been promoted and asked who would take over as the primary laborer at the cemetery. **J. Cotter** shared that Malachi Gutierrez had been hired by the department and would handle the majority of Clay Street work. **Vice Chair Richardson** shared that she had already met M. Gutierrez at the cemetery as he was raking and bagging in preparation for the season.

FINANCIAL UPDATE

J. Jones referred to the financial report and noted the \$3,350 invoice for the recent Quiring Monuments order was paid and confirmed they had plenty of grant funding left for the year. She noted that the shipping had increased to \$1,000, which they had expected to see for a while. **J. Jones** pointed out that the order had been small, which made shipping costs proportionately heftier, and explained that the freight charges typically do not vary much for anything that fits on a single pallet. She suggested they strive for orders between 25 and 35 markers in the future. **J. Cotter** asked if there was a specific quantity threshold that would result in the higher cost. **J. Jones** reported that for many years they would be charged the same flat rate regardless of how many markers were ordered, which they always found unusual but did not question as it worked out in their favor. **C. Chase** noted that their current account balance was \$10,519.66 and that \$7,889.77 remained to be spend from the 2026 Discretionary Fund Grant. **J. Jones** added that they should expect a new average marker cost of \$335 for future order on minimal orders and less for larger orders.

UNFINISHED BUSINESS

a) Cemetery Grounds Maintenance

Vice Chair Richardson noted that this item had been satisfactorily discussed during Events & Public Relations. **J. Jones** suggested that with less time needed for cleaning up grass clippings they could

potentially do more edging around markers with the battery-operated trimmers she had purchased in the past. **Vice Chair Richardson** concurred that she should have more time now.

b) Quiring Monuments Orders

Vice Chair Richardson shared that she had eight names prepared for their next order. She discussed their plans to lift markers in the Pioneers section and asked if they had already purchased the larger bases. **J. Jones** stated that she believes they had and that they could check their stock with the snow now melted.

J. Jones shared that the current order of 10 names was in its last round of edits. **Vice Chair Richardson** discussed her plan to share the file with Chair Kilbourn and A. Stratman for additional review. **J. Jones** stated that she would finalize the order after confirmation from all involved Commission members.

OPEN AGENDA

J. Jones shared that she had been experiencing problems with her knees and although she was seeking treatment it would be a challenge going forward to handle heavier items during their weekday workdays. She suggested they consider moving those workdays to the weekend in order for J. Desmond to help with the heavy lifting. She added that she was unsure whether she would grant the request, through her main organization, from a former seasonal employee who wished to return full-time for the year, but that he could be useful for cemetery workdays. She discussed the benefit of having dedicated people for manual labor and that she may put out an invitation for volunteers during some of her upcoming radio time on various programs. **Vice Chair Richardson** noted that they have fewer headstones than normal and so the manual labor should be less.

J. Jones recounted the discussion at their last meeting regarding asking Quiring Monuments to keep a certain amount of headstones on hand to make the ordering process smoother and faster in the future.

NEXT MEETING DATES – June 3, 2026

ADJOURNMENT

Vice Chair Richardson declared the meeting ADJOURNED at 5:25 p.m.

Aldean Kilbourn, Chair

Colt Chase, CMC, Deputy City Clerk

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CLAY STREET CEMETERY COMMISSION
REGULAR MEETING MINUTES – May 6, 2026
HELD VIA ZOOM WEBINAR AND
IN FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Clay Street Cemetery Commission convened at 5:03 p.m. on the above date to conduct a Regular Meeting in the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, and via teleconference, with Vice Chair Richardson presiding. The following Commission members were in attendance:

Members Present: George Dalton, Seat A
 Aldean Kilbourn, Seat C & Chair (remotely)
 Janet Richardson, Seat D & Vice Chair
 Julie Jones, Seat E
 Karen Erickson, Seat F (remotely)
 Amy Stratman, Seat G (remotely)

Absent: Jessica Desmond, Seat B

Also Present: Colt Chase, Deputy City Clerk
 Jeremiah Cotter, Public Works Director (remotely)

APPROVAL OF REGULAR MEETING MINUTES

a) Regular Meeting Minutes of April 1, 2026

J. Jones, seconded by **G. Dalton**, moved to APPROVE the April 1, 2026 minutes.

Vice Chair Richardson took a voice vote on the motion to APPROVE the April 1, 2026 minutes and all members voted in favor.

APPROVAL OF AGENDA

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

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

CITIZEN'S COMMENTS

Cori Michel – C. Michel shared that she is an archaeologist with the Alaska Department of Transportation (DOT) and that they are planning an upcoming project to update the fencing and bike path along the Steese Highway which will include some digging near the boundaries of the Clay Street Cemetery. She reported that she had met with Vice Chair Richardson earlier in the week to walk around the cemetery and confirm that the project would not be problematic to any property or burial locations within the cemetery. She indicated that she was also open to taking any input from the Commission back to her department.

J. Jones stated that she had been intrigued by C. Michel's title of archaeologist and the possibility that some activity may be in the works. C. Michel explained that while the digging planned was not archaeological in nature, she would be onsite during the work. She noted that their concern was whether

anything may be uncovered that had shifted underground as a result of the flood of 1967. She added that because the cemetery was on the National Register of Historic Places, it was her job to communicate with any associated entities whenever a DOT project is within or near such a property.

G. Dalton asked for more details on the new bike path that was being constructed. **C. Michel** provided additional information on the project.

C. Chase recounted that she had submitted a public records request through the City Clerk's Office regarding the cemetery's boundaries. **C. Michel** shared that she had received all the information she needed through her meeting with Vice Chair Richardson and confirmed that the request could be closed.

EVENTS & PUBLIC RELATIONS

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

Vice Chair Richardson confirmed the event's details and shared that members from the local Mason's group would be coming to help. She reported that some rakes seem to be missing from the shed. **J. Cotter** stated that he was unaware of anyone having removed them but would inquiry with Public Works (PW) staff. He added that a new mower was on its way which would have a bagger installed and eliminate the problem of significant grass clumps being left on the ground all summer. He noted that this should reduce instances of grass clippings leaving a mess on markers and make raking much easier.

J. Jones recounted that PW employee Alex Lexa had recently been promoted and asked who would take over as the primary laborer at the cemetery. **J. Cotter** shared that Malachi Gutierrez had been hired by the department and would handle the majority of Clay Street work. **Vice Chair Richardson** shared that she had already met M. Gutierrez at the cemetery as he was raking and bagging in preparation for the season.

FINANCIAL UPDATE

J. Jones referred to the financial report and noted the \$3,350 invoice for the recent Quiring Monuments order was paid and confirmed they had plenty of grant funding left for the year. She noted that the shipping had increased to \$1,000, which they had expected to see for a while. **J. Jones** pointed out that the order had been small, which made shipping costs proportionately heftier, and explained that the freight charges typically do not vary much for anything that fits on a single pallet. She suggested they strive for orders between 25 and 35 markers in the future. **J. Cotter** asked if there was a specific quantity threshold that would result in the higher cost. **J. Jones** reported that for many years they would be charged the same flat rate regardless of how many markers were ordered, which they always found unusual but did not question as it worked out in their favor. **C. Chase** noted that their current account balance was \$10,519.66 and that \$7,889.77 remained to be spend from the 2026 Discretionary Fund Grant. **J. Jones** added that they should expect a new average marker cost of \$335 for future order on minimal orders and less for larger orders.

UNFINISHED BUSINESS

a) Cemetery Grounds Maintenance

Vice Chair Richardson noted that this item had been satisfactorily discussed during Events & Public Relations. **J. Jones** suggested that with less time needed for cleaning up grass clippings they could

potentially do more edging around markers with the battery-operated trimmers she had purchased in the past. **Vice Chair Richardson** concurred that she should have more time now.

b) Quiring Monuments Orders

Vice Chair Richardson shared that she had eight names prepared for their next order. She discussed their plans to lift markers in the Pioneers section and asked if they had already purchased the larger bases. **J. Jones** stated that she believes they had and that they could check their stock with the snow now melted.

J. Jones shared that the current order of 10 names was in its last round of edits. **Vice Chair Richardson** discussed her plan to share the file with Chair Kilbourn and A. Stratman for additional review. **J. Jones** stated that she would finalize the order after confirmation from all involved Commission members.

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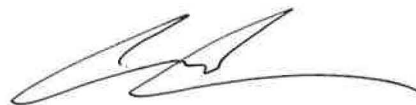
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