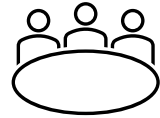




**FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, AUGUST 19, 2025 AT 7 A.M.**

MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



-
1. Roll Call
 2. Ordinance No. 6322 – An Ordinance Funding the Collective Bargaining Agreement Between the City of Fairbanks and Fairbanks Firefighters Union and Amending the 2025 City Operating Budget. [advanced to August 25]
 3. Resolution No. 5183 – A Resolution Authorizing the City of Fairbanks to Request and Accept Funds from the Fairbanks North Star Borough (FNSB) for FY2026 Emergency Service Patrol (ESP) Support. [not introduced]
 4. Ordinance No. 6323 – An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Offenses Involving Nuisance, Adding Regulations Limiting the Time Period Temporary Signs, Including Political Signs, can be Displayed within the City of Fairbanks. [not introduced]
 5. Ordinance No. 6324 – An Ordinance Enacting Fairbanks General Code Section 2-65, Chief of Staff Authorities. [not introduced]
 6. Ordinance No. 6325 – An Ordinance Amending Fairbanks General Code Section 2-63, Succession to Office of Acting Mayor, and Section 2-64, Salary of Acting Mayor. [not introduced]
 7. Ordinance No. 6326 – An Ordinance Establishing Fairbanks General Code Chapter 25 Emergency Operations. [not introduced]
 8. Polaris Building Property Letter of Interest
 9. Finance Committee Report
 10. Mayor and Councilmember Comments
 11. Next Regular Work Session – Tuesday, September 2, 2025, 7:00 a.m.
 12. Adjournment

ORDINANCE NO. 6322

**AN ORDINANCE FUNDING THE COLLECTIVE BARGAINING AGREEMENT
BETWEEN THE CITY OF FAIRBANKS AND FAIRBANKS FIREFIGHTERS UNION
AND AMENDING THE 2025 CITY OPERATING BUDGET**

WHEREAS, the City of Fairbanks and the Fairbanks Firefighters Union have been operating under the terms of the October 1, 2021 - September 30, 2024 Collective Bargaining Agreement; and

WHEREAS, after nearly two years of negotiation, a compulsory mediation, and arbitration, the City of Fairbanks and the Fairbanks Firefighters Union have a replacement contract; and

WHEREAS, under the terms of the Arbitrator's binding decision, the City of Fairbanks and Fairbanks Firefighters Union's new labor agreement is effective December 1, 2024 - November 30, 2027, with the economic terms of the agreement detailed in the attached fiscal note; and

WHEREAS, if the City Council decides to fund those terms, the City's 2025 Operating Budget will need to be amended to include the increased expenditures included in the attached fiscal note.

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

SECTION 1. That the City of Fairbanks' 2025 operating budget be amended to fund the contract per the attached fiscal note.

SECTION 2. The effective date of this ordinance shall be six days after adoption.

David Pruhs, 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: 6322

Abbreviated Title: FAIRBANKS FIREFIGHTERS UNION LABOR AGREEMENT

Department(s): FIRE

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes X No

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:	2025	2026	2027	TOTAL
WAGES AND BENEFITS - JANUARY TO DECEMBER	\$ 305,130	\$ 305,130	\$ 305,130	\$ 915,390
WAGES AND BENEFITS - JANUARY TO DECEMBER	\$ -	\$ 368,430	\$ 368,430	\$ 736,860
WAGES AND BENEFITS - JANUARY TO DECEMBER	\$ -	\$ -	\$ 418,220	\$ 418,220
HEALTH CARE COSTS [CITY AT 80%]	\$ 79,180	\$ 87,350	\$ 92,590	\$ 259,120
MEDICAL [ULTRASOUND OR BLOOD PANEL]	\$ 19,950	\$ 28,500	\$ 19,950	\$ 68,400
HOLIDAY CHANGES - SUPPRESSION STAFF	\$ 16,160	\$ 35,510	\$ 36,920	\$ 88,590
ANNUAL LEAVE CHANGES - ADMIN STAFF	\$ 1,390	\$ 1,790	\$ 3,060	\$ 6,240
TOTAL	\$ 421,810	\$ 826,710	\$ 1,244,300	\$ 2,492,820

FUNDING SOURCE:	2025	2026	2027	TOTAL
GENERAL FUND [FIRE]	\$ 401,860	\$ 798,210	\$ 1,224,350	\$ 2,424,420
GENERAL FUND [MEDICAL]	\$ 19,950	\$ 28,500	\$ 19,950	\$ 68,400
TOTAL	\$ 421,810	\$ 826,710	\$ 1,244,300	\$ 2,492,820

This fiscal note provides the cost of removing health care from the package rate as of December 2024 (January payment \$6,091) and the following wage increases: suppression staff will receive 4% and administration staff will receive 5% effective January 2025; all staff will receive 4% effective January 2026 and January 2027. The city will provide additional medical services with ultrasounds in the odd years and comprehensive blood panels in the even years. The suppression staff will receive six personal holidays versus holiday pay for 24 overtime hours or 5.75 hours of pay. The administration staff will receive hours per pay period versus annual hours converted per pay period, increasing annual leave hours. With the minimum manning of 11 and mandatory leave slots, the city should experience overtime ranging from \$300,000 to \$400,000. Note: The City should anticipate additional costs for annual leave liability and worker's compensation due to wage increases.

Prepared by Finance Department:

Initial mb

Date 8/4/2025

Introduced by: Mayor David Pruhs
Introduced: August 25, 2025

RESOLUTION NO. 5183

**A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO REQUEST
AND ACCEPT FUNDS FROM THE FAIRBANKS NORTH STAR BOROUGH
(FNSB) FOR FY2026 EMERGENCY SERVICE PATROL (ESP) SUPPORT**

WHEREAS, the City of Fairbanks received notification from the FNSB that the City is eligible to receive funds to support the Emergency Service Patrol (ESP) during FY2026; and

WHEREAS, the City of Fairbanks ESP provides services for city-wide situations of non-criminal, non-emergent nature involving individuals under the influence of alcohol and/or other drugs; and

WHEREAS, the ESP has been expanded beyond the city downtown core and includes areas noted as high response areas, including several borough facilities; and

WHEREAS, the City of Fairbanks is eligible for \$300,000 with no required match and will use these funds for the Fairbanks Integrated Community Services, Inc. (FICS) contract to provide ESP services.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the Mayor or his designee is authorized to execute any and all documents required for requesting and accepting funds from the Fairbanks North Star Borough on behalf of the City to support the Emergency Service Patrol.

PASSED and APPROVED this 25th Day of August 2025.

David Pruhs, 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: 5183

Abbreviated Title: FY2026 ESP Support

Department(s): Mayor's 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:	Contracts	Personnel	Other Costs	Total
FICS Contract for ESP Services	\$300,000			\$300,000
TOTAL	\$300,000			\$300,000

FUNDING SOURCE:	Contracts	Personnel	Other Costs	Total
Grant Fund (Local)	\$300,000			\$300,000
TOTAL	\$300,000			\$300,000

The budget will cover the duration of FY2026 (July 1, 2025 - June 30, 2026).

Reviewed by Finance Department:

Initial sf

Date 8/11/2025

ORDINANCE NO. 6323

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 46,
ARTICLE IV, OFFENSES INVOLVING NUISANCE, ADDING REGULATIONS
LIMITING THE TIME PERIOD TEMPORARY SIGNS, INCLUDING POLITICAL SIGNS,
CAN BE DISPLAYED WITHIN THE CITY OF FAIRBANKS**

WHEREAS, Alaska Statute §19.25 prescribes restrictions for outdoor advertising and billboards, including political signage, to preserve Alaska's uniqueness and its scenic beauty; and

WHEREAS, the U.S. Supreme Court held in *Metromedia, Inc. v. City of San Diego* (1981), explicitly adopted by the Alaska Supreme Court in *Barber v. Municipality of Anchorage* (1989), that a municipality's aesthetic interests are sufficiently substantial to provide justification for a content-neutral restriction of signs; and

WHEREAS, State statute and case law currently regulate time, manner, and place of political signage with AS 19.25.105(d) not permitting signs within a right of way and Alaska's Superior Court holding in *ACLU of Alaska, et al. v. State of Alaska, et al.* (2018) that small, temporary, political signs can be located on private property outside of any highway right of way as long as no compensation is provided for the right to do so; and

WHEREAS, sections 18.04.010 and 18.96.070(B)(7) of the Fairbanks North Star Borough code limit temporary signs in all zoning districts to no more than six months of display and permits display only during the months of June through November; and

WHEREAS, the intent of this ordinance, and the direction given for its implementation, is to limit temporary signs within the city to mitigate nuisance and blight and protect the aesthetic interests of the community in a content-neutral manner.

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

SECTION 1. Fairbanks General Code Chapter 46, Article IV is amended by inserting a new division 3, entitled Temporary Signs, after Division 2 as follows [new text in **bold/underline** font; deleted text in ~~strike through~~ font] and renumbering the remaining divisions in the Article:

...

DIVISION 3. – TEMPORARY SIGNS

Sec. 46-138. – Definition

“Temporary Signs” means any device, structure, fixture, placard, signboard, sign, display, notice, or form of outdoor advertising displaying graphics, symbols, and/or writing for the primary purpose of communicating with the public that is not permanently affixed to the ground or otherwise affixed in a permanent manner to a supporting structure in accordance with applicable permitting and regulation.

Sec. 46-139. – Limitation of Period Temporary Signs Can Be Displayed

In addition to any applicable governing rules and restrictions, temporary signs can be on display within the city limits for no more than 90 days.

Sec. 46-140. – Remedy

- a. A temporary sign that violates the provisions of this Article is a public nuisance. The City will give 15 days' notice, by certified mail, to the owner of the land on which the sign is located, ordering its removal if it is prohibited. If the owner of the property fails to comply within 15 days as required in the notice, the City will remove the sign at the expense of the owner of the land.
- b. The City retains sole discretion whether to store or dispose of any sign that has been removed in accordance with this Article.

...

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

PASSED and APPROVED this ____th day of ____ 2025.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6324

**AN ORDINANCE ENACTING FAIRBANKS GENERAL CODE
SECTION 2-65, CHIEF OF STAFF AUTHORITIES**

WHEREAS, Resolution No. 4736 gives the authority to the Chief of Staff to sign on the Mayor's behalf when the Mayor is absent or otherwise unable to sign; and

WHEREAS, it has been past practice for mayors to delegate the daily operations of the City to the Chief of Staff; and

WHEREAS, the City Attorney, City Clerk, and Chief of Staff recommend this recurring delegation be codified.

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

SECTION 1. Fairbanks General Code Section 2-65 is hereby enacted as follows [new text in **bold/underline** font]:

Sec. 2-65. – Chief of Staff Authorities.

The Chief of Staff has the responsibility and authority to oversee daily operations of the City and to sign on the Mayor's behalf when the Mayor is absent or otherwise unable to sign.

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

David Pruhs, 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. 6325

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE
SECTION 2-63, SUCCESSION TO OFFICE OF ACTING MAYOR, AND
SECTION 2-64, SALARY OF ACTING MAYOR**

WHEREAS, Fairbanks General Code Sec. 2-63 and 2-64 refer to the Office of the Acting Mayor, but the process for unanticipated succession of the mayor is not clearly defined; and

WHEREAS, the City needs clear succession procedures should the mayor be unable to perform the duties of the office.

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

SECTION 1. Fairbanks General Code Section 2-63 is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

Sec. 2-63. - Succession to office of ~~acting-mayor~~ pro tempore.

Should ~~the office of acting mayor become vacant or should both the mayor and acting mayor be absent or~~ unable to perform the duties of the office of mayor, the order of interim succession shall be determined as follows:

- (1) The councilmember with the longest total period of tenure in office shall assume the office of mayor pro tempore.
- (2) Should more than one councilmember have the same total period of tenure in office, that councilmember who received the largest plurality at the time of ~~his~~**their** more recent election shall assume the office of mayor pro tempore.

SECTION 2. Fairbanks General Code Section 2-64 is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

Sec. 2-64. - Salary of ~~acting mayor~~ pro tempore.

~~The acting mayor shall receive the same salary as other councilmembers; however, during the period when he is acting as the mayor, he shall receive an expense allowance of \$10.00 per day.~~ **While serving as mayor pro tempore, the councilmember will forego the councilmember salary but will receive compensation equal to what the mayor would have received for the same time period.**

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

David Pruhs, 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. 6326

**AN ORDINANCE ESTABLISHING FAIRBANKS GENERAL CODE
CHAPTER 25 EMERGENCY OPERATIONS**

WHEREAS, Alaska Statute 26.23.140 *Local disaster emergencies* authorizes local political subdivisions to address emergencies; and

WHEREAS, the City intends to enact national best practices related to disaster preparedness and emergency operations to better serve the community during times of crisis.

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

SECTION 1. The Fairbanks General Code is amended adding a new chapter, Chapter 25 Emergency Operations, as follows:

Chapter 25 – EMERGENCY OPERATIONS

ARTICLE I. EMERGENCY DECLARATION

Sec. 25-1. State of Emergency Definition

A state of emergency is defined as: Any natural disaster or manmade calamity, including flood, fire, weather event, earthquake, riot, or explosion within the city or immediately threatening inhabitants of the city, which has or may result in the death, injury, or the destruction of property to such an extent that extraordinary measures must be taken to protect public order, safety and welfare.

Sec. 25-2. Authority to issue, amend, and rescind an emergency proclamation

- a. **Whenever the mayor determines that a state of emergency as defined in section 25-1 exists, he or she may declare by proclamation the existence of the emergency. The proclamation may cover the prevention, response, and recovery phases of the emergency. The mayor may subsequently amend the proclamation; however, both the original proclamation and any subsequent amendments must include an indication of the nature of the emergency, the area threatened or affected, the conditions that have brought the emergency about, and the conditions that make possible the termination of the emergency.**
- b. **Additionally, the mayor has the power to impose by proclamation any regulations, warnings, advisories, orders, and penalties necessary to prevent disorder and forestall or mitigate imminent or existing danger to public health, safety, or property. At all times when the declaration of the emergency is in effect, regulations made pursuant to this Article supersede existing ordinances, rules, orders,**

regulations, contractual obligations, and policies to the extent that there is a conflict or inconsistency therewith. If entry into private and/or public property is necessary to mitigate the disaster, all persons authorized to carry out emergency measures are authorized to enter the property to perform appropriate tasks without the consent of the owners of the land or buildings.

- c. The mayor may rescind the declaration of an emergency at any time by proclamation.
 - (1) Any proclamation declaring an emergency, providing an amendment, imposing regulations, or rescinding the declaration of emergency must: be given promptly, publicly announced, and widely disseminated publicly through applicable media outlets and with copies of the proclamation available at City Hall or designated public place(s); and
 - (2) be filed with the Alaska Division of Homeland Security and Emergency Management and City clerk in accordance with AS 26.23.140 and be disseminated to Council Members.
- d. The proclamation activates the City's Emergency Operations Plan (EOP). The EOP was adopted by Resolution 5127 and is reviewed, amended, and published periodically by the City administration.
- e. The state of emergency may remain in place for up to seven days unless the city council extends the state of emergency by resolution.
- f. The city council by resolution may declare that the emergency no longer exists.

ARTICLE II. EVACUATION/SHELTER IN PLACE/CURFEW ORDERS; PENALTIES; APPEALS

Sec. 25-3. Evacuation/shelter in place orders/curfew orders

- a. The mayor or fire chief may issue evacuation advisories, warnings, and orders along with prescribed routes and preferred destinations to prevent the loss of life during an emergency affecting a specific area.
- b. The mayor or fire chief or police chief may issue temporary shelter in place advisories, warnings, and orders to prevent the loss of life during an emergency.
- c. The mayor or fire chief or police chief may issue curfew orders during an emergency.

Sec. 25-4. Penalties and appeals

- a. The mayor may establish penalties not to exceed \$500 for violating emergency regulations and orders.

- b. Any person assessed with a fine related to an emergency order may seek administrative relief from the city mayor or chief of staff who may waive penalties in whole or in part. Any person not satisfied with the appeal decision may appeal to the city council within 30 days of the decision.

ARTICLE III. RESOURCE MANAGEMENT

Sec. 25-5. Declared emergency procurement procedures

- a. Following a declared state of emergency, the mayor or mayor's designee may award contracts and make purchases up to \$1,000,000 to mitigate imminent threat to life or property.
- b. A detailed report of emergency procurements made during a declared emergency will be provided to the city council at each city council meeting or work session until the emergency has concluded.
- c. Emergency procurement related to a declared state of emergency will follow emergency purchasing standards established in Sec. 54-246.
- d. The City Council may award contracts that exceed the mayor's emergency authority through a resolution.
- e. The City Council may appropriate additional funds for emergency procurement through an ordinance. During a declared emergency in accordance with Sec. 3.6 of the City of Fairbanks Charter, the City Council may motion for suspension of the rules, and upon the unanimous affirmative vote of all members in attendance any ordinance may be introduced, amended and adopted during that single meeting.

Sec. 25-6. Hiring of personnel pursuant to a declared emergency

- a. Following a declared state of emergency, the mayor or mayor's designee may recruit and hire temporary employees to mitigate imminent threats, to maintain crucial City operations, or to assist in recovery efforts.
- b. Only the city council may extend the service of the temporary employees beyond the declared emergency.
- c. The total combined wages and benefits of all temporary employees hired for the emergency cannot exceed \$250,000 without approval from the city council.

ARTICLE IV. INCIDENT MANAGEMENT

Sec. 25-7. Off-site incident management

- a. During a declared state of emergency, the mayor and/or chief of staff has the authority to make strategic decisions, develop policy, commit resources, obligate funds, and command the human resources necessary to protect the population, mitigate threats, stop the spread of damage, and preserve the environment.
- b. In a multiagency or multijurisdictional emergency event, the mayor, chief of staff, or other designee(s) may represent the City in appropriate Multiagency Coordination Groups (MAC), policy groups, advisory councils, or similar coordination entities.
- c. The mayor, chief of staff, or fire chief (acting as the emergency manager) may direct the initiation of a virtual or physical Emergency Operations Center (EOC) to facilitate strategic planning, to consolidate/analyze/share information, to approve/allocate/track resources, to increase coordination, and to provide policy direction related to the declared emergency. At a minimum an EOC will have finance, logistics, operations, and planning/intelligence components.
- d. The mayor, chief of staff, or public information officer may establish a virtual or physical information center to facilitate public affairs functions during a declared emergency.
- e. The mayor or chief of staff will delegate authorities as appropriate to the on-site incident commander.

Sec. 25-8. On-site incident management

- a. During a declared state of emergency, the mayor or chief of staff may delegate authority to an incident commander. The incident commander may be authorized to oversee on-scene operations, make tactical decisions, set on-scene priorities, request additional support, relay relevant information, command resources, and lead other functions as needed to address the emergency.
- b. An incident commander does not have to be the most qualified or senior ranking person on the scene, but should have known leadership/supervisory skills, a clear understanding of their authorities, and a deep knowledge of City policies and code.
- c. The mayor or chief of staff will consider the use of predesignated incident commanders. Predesignated incident commanders are capable of rapidly assuming command due to their senior position, knowledge, and skill. The following personnel are considered to be predesignated incident commanders and will be prepared to assume the role of incident commander: fire chief, assistant fire chief, police chief, deputy police chief, and public works director. Predesignated incident commanders

will be experts in their respective fields, be accustomed to leading large groups with complex tasks, and will have a general understanding of the Incident Command System (ICS).

- d. **The responsibility and authority of command may be transferred from one incident commander to another as the emergency progresses. The transfer of command should be done in a way that minimizes any disruption to on-going emergency operations.**
- e. **The incident commander may establish an Incident Command Post (ICP).**
- f. **In multijurisdictional responses, the incident commander may participate in a Unified Command with other incident commanders.**

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

David Pruhs, 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. 4736, AS AMENDED

**A RESOLUTION DESIGNATING SIGNING AUTHORITY TO THE CHIEF
OF STAFF IN THE ABSENCE OF THE MAYOR**

WHEREAS, Fairbanks General Code Section 2-62 states that the Mayor will execute deeds and other documents on behalf of the City when so authorized by the Council; and

WHEREAS, Fairbanks City Charter Section 4.1(c) states that the Mayor, with Council approval, may designate a person to act as Mayor during a temporary absence; and

WHEREAS, the Mayor has other duties and responsibilities which often results in his absence from City Hall during regular business hours; and

WHEREAS, it has been past practice for the Mayor, in case of an absence, to delegate the daily operations of the City to the Chief of Staff.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS ALASKA, that the Chief of Staff is hereby authorized to sign on the Mayor's behalf in the absence of the City Mayor. For purposes of this resolution, the Mayor will be considered absent when not present in Fairbanks or otherwise unable to sign.

PASSED and APPROVED this 23rd day of May 2016.



John Eberhart, Mayor

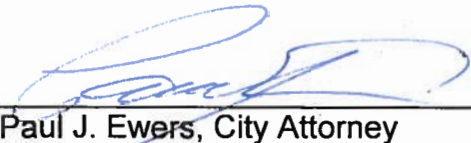
AYES:	Gatewood, Pruhs, Matherly, Huntington, Cleworth
NAYS:	None
ABSENT:	None
APPROVED:	May 23, 2016

ATTEST:



D. Danyielle Snider, CMC, City Clerk

APPROVED AS TO FORM:



Paul J. Ewers, City Attorney

**DRAFT LETTER OF INTEREST**

August 12, 2025

All Interested parties

Re: Development of City owned property

The City of Fairbanks is seeking parties interested in becoming the prime stake holder for the redevelopment of city owned parcels located in downtown Fairbanks (see attachment). The intent is for parties to take possession of the property (fee or lease) and provide a development, financial and construction plan approved by the City and complete the construction at an agreed schedule. The properties are zoned for mixed-use development and offer excellent potential for residential and commercial projects.

This preliminary announcement is to notify potential developers of this opportunity and provide time for the research required to submit plans when a Request for Proposals is advertised by the city later this year.

Proposed Timeline

The city understands that any development may occur in phases. However, any first phase of development should begin no later than May 1, 2027. Later and all other phases to be completed June 1, 2030

The proposed process to select the developer is as follows:

- The city advertises this Letter of Interest (LOI) for 90 days. The city invites questions from developers when responding to this Letter of Interest to formulate a more complete Request for Proposal (RFP).
- The city advertises the RFP for 120 days.
- The RFP will provide the Evaluation Matrix on which the developer is scored by the review committee. The RFP will list restrictions and incentives for development of the properties.
- The top three scoring developers will be invited to present their plans in person to the city council.
- Review Proposals, interview highly ranked proposers, and select preferred Developer.
- Negotiate a binding development agreement.



Response to the LOI is not required to submit a proposal.

Developers who have an interest in the Redevelopment Opportunity are requested to respond to this LOI by providing the following:

- Company Name, Organization, Management structure.
- Prior experience in developing multiuse community redevelopment projects.
- General Financial Resources

For more information, please contact the City Engineering Department at rpristash@fairbanks.us

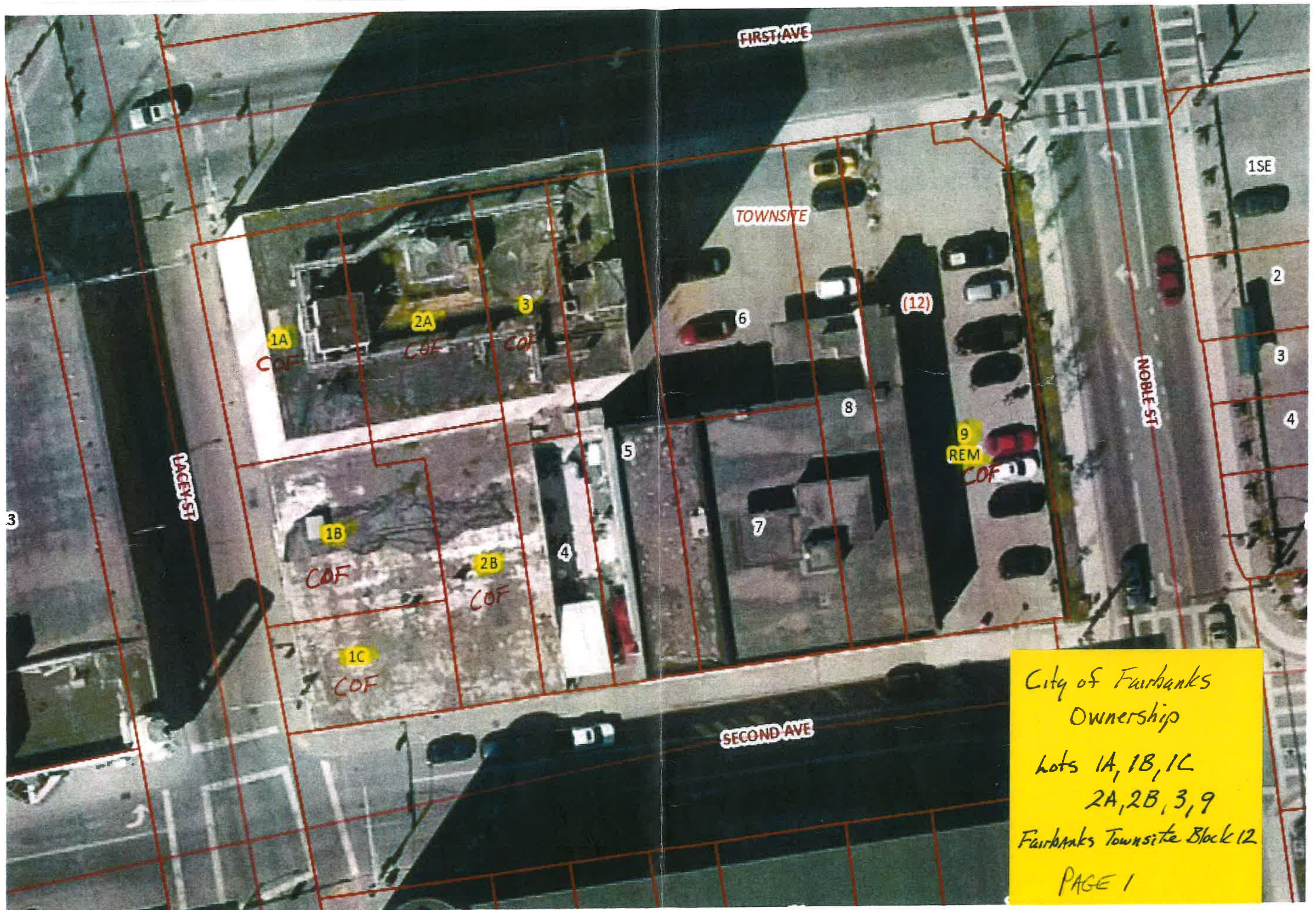
We look forward to working together to enhance our vibrant community.

Sincerely,

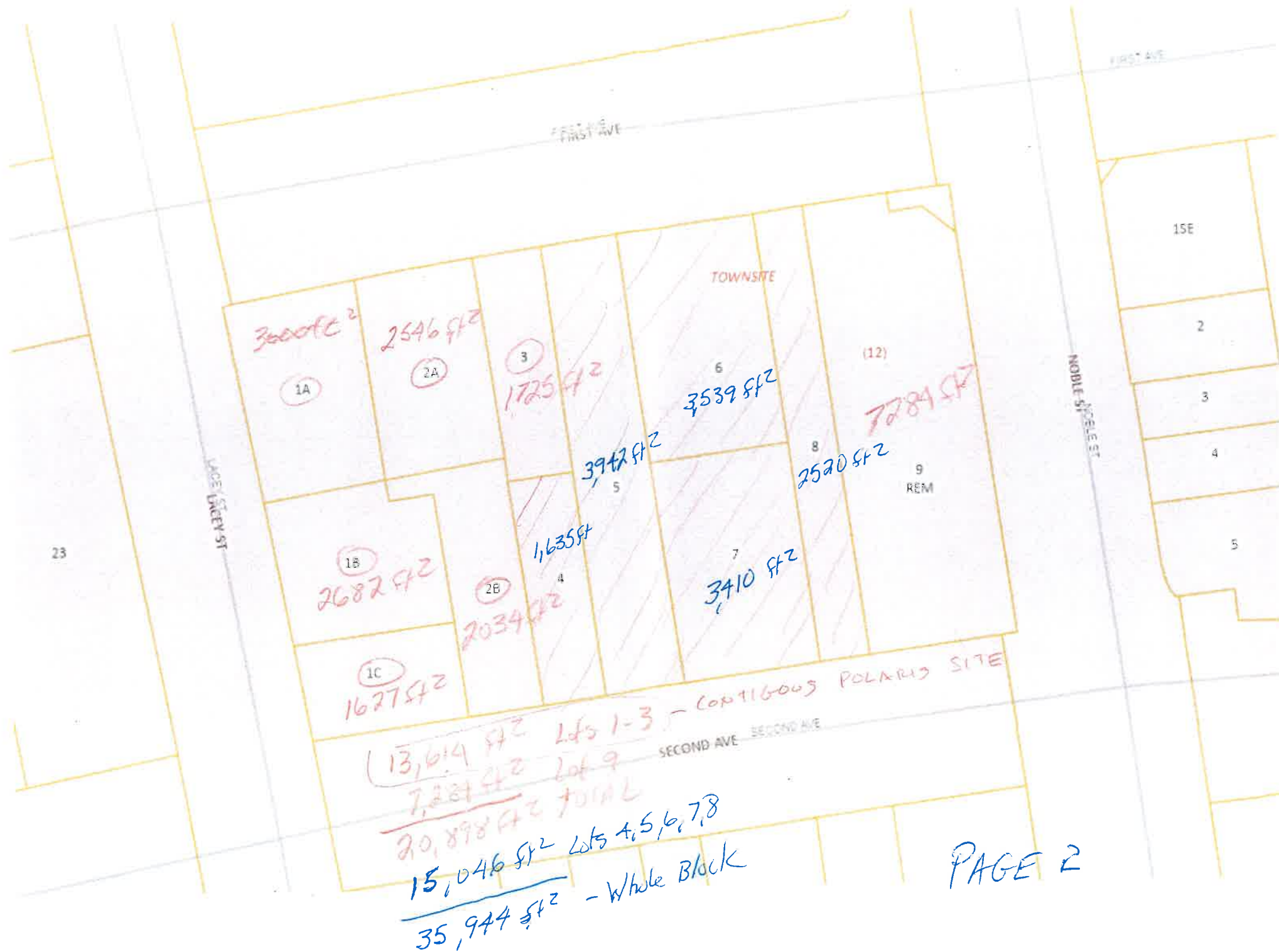
Robert H. Pristash, P.E.
City Engineer

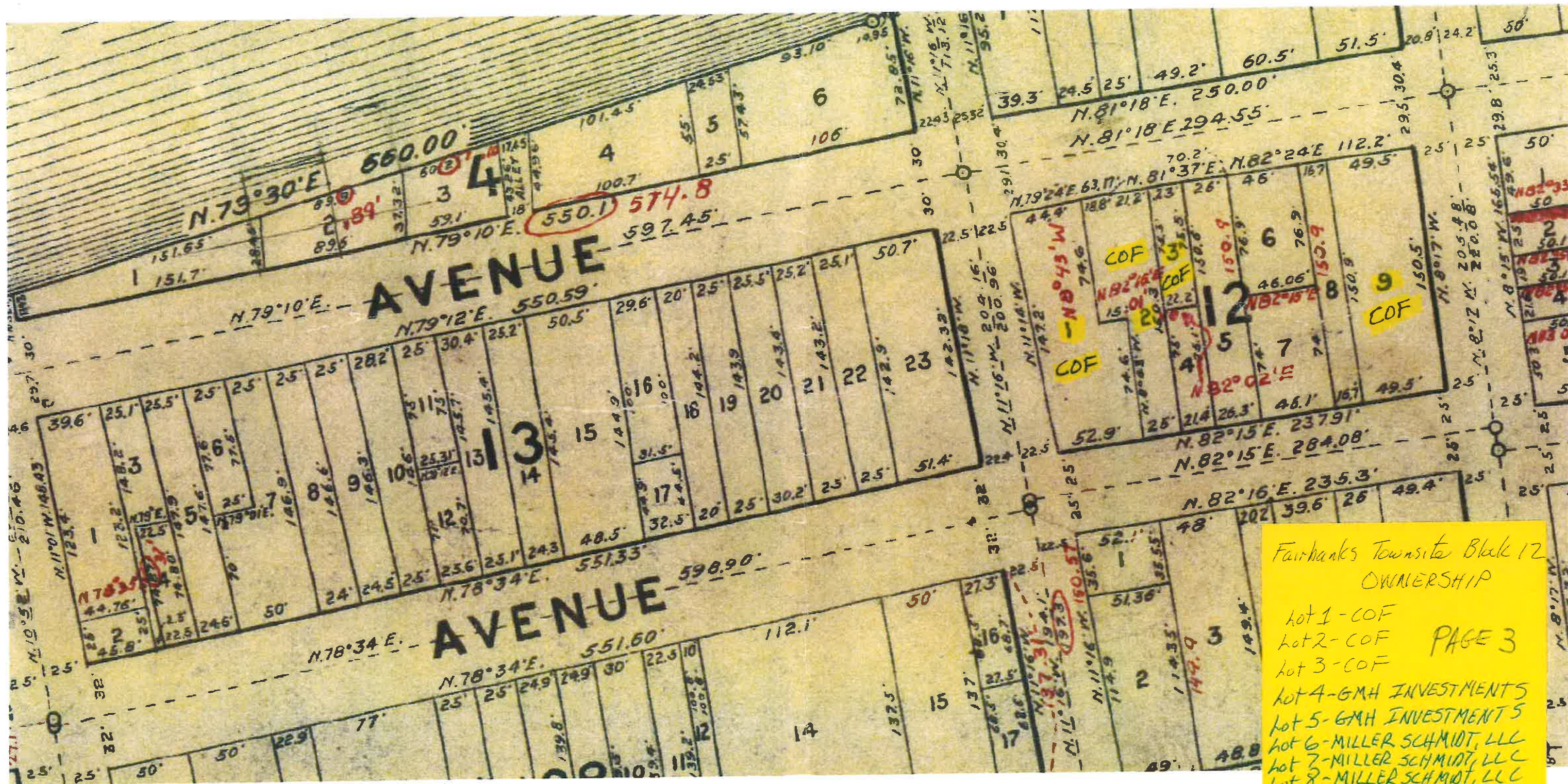
Attachments: properties and surroundings pages 1,2 and 3
Consultant Draft Prospectus - back-round information only
Link to Downtown Plan

Cc: David Pruhs, Mayor



City of Fairbanks
Ownership
lots 1A, 1B, 1C
2A, 2B, 3, 9
Fairbanks Townsite Block 12
PAGE 1





Fairbanks Township Block 12
OWNERSHIP

lot 1 - COF
lot 2 - COF
lot 3 - COF
lot 4 - GMH INVESTMENTS
lot 5 - GMH INVESTMENTS
lot 6 - MILLER SCHMIDT, LLC
lot 7 - MILLER SCHMIDT, LLC
lot 8 - MILLER SCHMIDT, LLC
lot 9 - COF

PAGE 3