



FAIRBANKS CITY COUNCIL  
AGENDA NO. 2024-10  
**REGULAR MEETING – MAY 13, 2024**  
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT  
FAIRBANKS CITY COUNCIL CHAMBERS  
800 CUSHMAN STREET, FAIRBANKS, ALASKA

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5:30 p.m. – Work Session for City Annual Audit Presentation

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REGULAR MEETING

6:30 p.m.

1. ROLL CALL
2. INVOCATION
3. FLAG SALUTATION
4. CEREMONIAL MATTERS (Proclamations, Introductions, Recognitions, Awards)
5. CITIZENS' COMMENTS, oral communications to the City Council on any item pertaining to City business that is not up for public hearing. The total comment period is 30 minutes, and testimony is limited to three minutes. Any person wishing to speak needs to sign up on the list located in the hallway. 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 Council Member or member of the staff. In consideration of others, please silence all cell phones and electronic devices.
6. APPROVAL OF AGENDA AND CONSENT AGENDA  

Consent agenda items are indicated by asterisks (\*). Consent agenda items are considered together unless a council member 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.
7. APPROVAL OF MINUTES OF PREVIOUS MEETINGS
  - \*a) Regular Meeting Minutes of April 22, 2024

8. SPECIAL ORDERS

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

Lic. #	DBA	License Type	Licensee	Address
20827	Good Titrations	Retail Marijuana Store	FSE, Inc.	506 Merhar Avenue
20829	Good Titrations	Standard Marijuana Cultivation Facility	FSE, Inc.	506 Merhar Avenue

- b) The Fairbanks City Council will hear interested citizens concerned with the following Package Store Sampling Endorsement Application. Public Testimony will be taken and limited to three minutes.

Type/Lic.: Package Store Sampling Endorsement, Lic. #4076  
DBA: Brown Jug  
Applicant: Liquor Stores USA North, Inc.  
Location: 559 Harold Bentley Avenue, Fairbanks

9. MAYOR'S COMMENTS AND REPORT

- a) Special Reports

10. COUNCIL MEMBERS' COMMENTS

11. UNFINISHED BUSINESS

- a) Ordinance No. 6278 – An Ordinance Amending the Collective Bargaining Agreement Between the City of Fairbanks and the International Brotherhood of Electrical Workers (IBEW) Local 1547 by Addressing Non-Union Position Acting Pay. Introduced by Mayor Pruhs. **SECOND READING AND PUBLIC HEARING.**

12. NEW BUSINESS

- \*a) Resolution No. 5118 – A Resolution Awarding a Contract to Johnson River Enterprises, LLC in the Amount of \$266,843.00 for the Childcare Restrooms Renovation at City Hall (ITB-24-02). Introduced by Mayor Pruhs.
- \*b) Resolution No. 5119 – A Resolution in Support of the Fairbanks North Star Borough Downtown Plan, Downtown Fairbanks 2040, Conditioned Upon Recommended Changes. Introduced by Mayor Pruhs.

- \*c) Resolution No. 5120 – A Resolution Authorizing the City of Fairbanks to Apply for Funds from the United States Department of Justice Office of Community Oriented Policing Services (COPS) for the FY2024 Promoting Access to Crisis Teams (PACT) - Community Policing Development (CPD) Program. Introduced by Mayor Pruhs.
- \*d) Ordinance No. 6279 – An Ordinance Amending Fairbanks General Code Section 22-28(b) to Create Parity Between City and Borough Election Worker Pay. Introduced by Council Member Sprinkle.
- \*e) Ordinance No. 6280 – An Ordinance Amending Fairbanks General Code Chapter 14, Article XIII, Business Licensing, to Allow for Youth Business Licenses and Amending the City Schedule of Fees and Charges for Services. Introduced by Mayor Pruhs.
- \*f) Ordinance No. 6281 – An Ordinance Amending Fairbanks General Code Section 50-289 Paid Funeral Leave. Introduced by Mayor Pruhs.

13. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- \*a) Permanent Fund Review Board Meeting Minutes of January 22, 2024
- \*b) Chena Riverfront Commission Meeting Minutes of January 24, 2024
- \*c) Clay Street Cemetery Commission Meeting Minutes of April 3, 2024
- \*d) Reappointment to the Discretionary Fund Committee

14. COMMITTEE REPORTS AND COUNCIL MEMBERS' COMMENTS

15. CITY CLERK'S REPORT

16. CITY ATTORNEY'S REPORT

17. EXECUTIVE SESSION

- a) Fairbanks Firefighter Union Labor Negotiation Strategy
- b) Legal Department Personnel Matter

18. ADJOURNMENT



FAIRBANKS CITY COUNCIL  
REGULAR MEETING MINUTES, APRIL 22, 2024  
FAIRBANKS CITY COUNCIL CHAMBERS  
800 CUSHMAN STREET, FAIRBANKS, ALASKA

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The City Council convened at 6:30 p.m. on the above date, following a 5:30 p.m. Work Session on the Downtown Fairbanks 2040 Plan, to conduct a Regular Meeting of the Fairbanks City Council via Zoom webinar and at the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, with Mayor David Pruhs presiding and with the following Councilmembers in attendance:

Councilmembers Present:        Jerry Cleworth, Seat A  
    June Rogers, Seat B (remotely)  
    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  
    Nathan Werner, Police Captain  
    Andrew Coccaro, Fire Chief  
    Robert Pristash, City Engineer  
    Jake Merritt, Human Resources Director  
    Brenda McFarlane, Crisis Now Coordinator  
    Brynn Butler, Housing Coordinator (remotely)

### **INVOCATION**

The invocation was given by City Clerk Danyielle Snider.

### **FLAG SALUTATION**

At the request of Mayor Pruhs, **Mr. Cleworth** led the flag salutation.

### **CEREMONIAL MATTERS (Proclamations, Introductions, Recognition, Awards)**

**Mayor Pruhs** invited former City Mayor Jim Matherly to come forward. J. Matherly read a proclamation from Governor Dunleavy recognizing Public Safety Telecommunicators Week.

**Mayor Pruhs** read a similar proclamation from the City, recognizing April 14 – 20 as Public Safety Telecommunicators Week.

## 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.]*

Robert Shields – R. Shields gave an update on the 6th Annual Regenerative Planet Summit taking place the coming weekend and noted that keynote speaker, Darrel Oster, was present at the meeting. He shared that his organization's interest in the Polaris Building location has been less about its past and more about what Fairbanks could be. He cited the goals of innovation, not just on the building site, that would help address energy and air quality issues and help the community progress. R. Shields stated that there are public and private partners interested in Fairbanks who are just waiting for a solid development proposal. He spoke of his background in this field and his commitment to years of work to find viable solutions and innovations to help Fairbanks remain a great place to live and raise a family for generations to come.

Darrel Oster – D. Oster shared that he is visiting from Colorado and was pleased to see that a comprehensive plan for Fairbanks through the year 2040 had been developed but noted that the rate of technological advancements makes such plans difficult to form. He discussed the significance of food security as well as friction-free transportation and the respective distance in space that every human on Earth is traveling throughout their lifetime. D. Oster spoke on the topic of transportation through evacuated tubes and the innovation possibilities in the coming decades. He invited those listening to learn more about these designs at the summit referenced by R. Shields.

Jim Matherly, Fairbanks Director of the Office of the Governor. – J. Matherly reported that the Governor's office has received a large number of calls in 2024 about education funding and the State budget. He discussed a recent decision from a lower court judge that would essentially toss out much of the existing reimbursement program for homeschooling families and charter schools. He shared that those initially pursuing the matter have since pulled back and requested a stay on the judge's action. J. Matherly indicated that the administration has asked all school districts across the state to submit their reimbursements promptly and has assured them that they will be filled. He explained that over 23,000 students participate in that type of education system and that homeschool and charter school programs in Alaska are highly regarded across the county. He committed to sending Mayor Pruhs a link to the Governor's most recent press conference where the issue was discussed at length. J. Matherly stated that the Governor made it clear to legislators that any budget they produce would be vetoed if it did not include certain provisions such as bonuses for teachers and flexibility for alternative school programs. He affirmed that the Governor supports a higher Base Student Allotment and that education will be funded.

**Mr. Ringstad** pointed out that Fairbanks has six to eight charter schools and a substantial number of homeschooled students. J. Matherly concurred and added that the Governor, with years of involvement in the education system as both a teacher and an administrator, primarily wants to see parents have more choices as to what works best for their families.

**Mr. Cleworth** asked about the procedure for the stay on the judge's decision. J. Matherly explained that it just had to be requested and that both the defendants and plaintiffs, as well as the Governor's Office, seek the stay, as this decision was a far wider brushstroke than was intended.

**Ms. Sprinkle** asked for an update on the City’s request that the administration look into the issue of marijuana cultivation business owners having to travel to Anchorage to pay State taxes, as no option for paying locally has ever been offered. She cited convenience and safety as primary concerns and stated the City has not heard back from anyone on the matter. J. Matherly indicated that he was not aware of the request but would pursue it and follow up.

*David van den Berg, Executive Director of the Downtown Association of Fairbanks* – D. van den Berg spoke about Resolution No. 5116 and the shared power for economic development between the City and Borough. He stated he had several questions and was unsure what options existed for individuals to receive more information about the subject. He referenced language on the second page which appears unclear on whether the City would be sharing or shedding certain powers under certain circumstances. D. van den Berg stated that it would be good if the City had an opportunity to learn and share how economic development priorities are shaped. He pointed out that the City does not have representation on the Economic Development Commission referenced.

**Mr. Cleworth** asked D. van den Berg if he had read the comprehensive economic development strategy and whether it had changed much in the last decade. D. van den Berg stated that he had and he believes it has evolved iteratively within the last year. **Mr. Cleworth** asked if he agreed with the plan. D. van den Berg discussed his organization’s role in the economic development of Fairbanks and their desire to meet with all similarly involved parties to align priorities and approaches, much like the approach to the Downtown Fairbanks 2040 Plan.

**Mr. Marney** stated that he too has concerns and suggested meeting to discuss the matter.

*Victor Buberger* – V. Buberger asked if Public Works Director Jeff Jacobson was still with the City, noting that he had not seen him at Council meetings for some time. He claimed that the materials recently being used to fill potholes seem less effective, as there are recurring issues in the same locations just weeks after a repair. V. Buberger expressed appreciation for the Chief of Police as an asset to the community. He advised the City Council to do something about the GARS intersection.

## **APPROVAL OF AGENDA AND CONSENT AGENDA**

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

**Mr. Cleworth** pulled all three items under New Business from the consent agenda (Resolution Nos. 5116 and 5117 and Ordinance No. 6278).

**Mayor Pruhs** called for objection to the APPROVAL of the agenda, as amended and, hearing none, so ORDERED.

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

## **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

a) Regular Meeting Minutes of March 25, 2024

APPROVED on the CONSENT AGENDA

b) Regular Meeting Minutes of April 8, 2024

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
3381	Bahn Thai Rama Restaurant	Restaurant/Eating Place	Somnuk, LLC	338 Old Steese Highway
4434	Bahn Thai Restaurant	Restaurant/Eating Place	Somnuk, LLC	541 Third Avenue

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

**Mayor Pruhs** called for testimony and hearing none, declared Public Testimony closed.

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

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

NAYS: None

**Mayor Pruhs** declared the MOTION CARRIED.

**MAYOR’S COMMENTS AND REPORT**

**Mayor Pruhs** called upon Police Chief Ron Dupee to provide an update on Fairbanks Police Department (FPD) personnel.

Chief Dupee reviewed the FPD’s four primary goals from the SWOT analysis completed during the 2024 budgeting period:

- Retain retirement-eligible officers
- Retain all non-retirement-eligible officers
- Recruit lateral officers
- Develop an internal Task Force Officer (TFO) program.

Chief Dupee gave details about each area of focus and explained the TFO plan to create a group of loss-prevention specialists from local retailers, led by an FPD officer, to address the increasing level of retail theft. He explained that the effort would support businesses, and the FPD work in conjunction with the District Attorney’s office, which had already designated a prosecutor to focus on retail theft cases. He indicated that they are about one-third of the way to forming the task force and that Captain Werner and Corporal Welborn are heavily involved with the process.

**Mr. Ringstad** spoke of the brazen nature of recent retail thefts and expressed appreciation that it will get more attention. He discussed residential theft and its connection to drug-related crimes.

**Ms. Sprinkle** asked if there was an update on the two seasonal officers who were slated to return for the summer. Chief Dupee explained the state requirements for any retired officer to return for part-time or temporary work and explained where Officers James and Elzey were in the process.

**Mayor Pruhs** gave recognition to Officer Zhang who completed field training the week prior.

**Ms. Rogers** thanked the Chief for including the Council in communications to officers when they receive commendations so that Councilmembers could provide comments and congratulations.

At the request of **Mr. Marney**, **Mayor Pruhs** invited District Attorney Joe Dallaire to speak.

J. Dallaire indicated that he had not prepared any notes but gave an informal report on his office's current staffing levels and scope of work. He shared that thousands of cases are referred to them every year and explained how the DA's office is divided to cover the various types of crimes. He gave details about the seriousness of retail theft in the community and about their newly assigned prosecutor who will focus solely on those types of cases.

**Mr. Ringstad** thanked J. Dallaire for his report. He referenced comments he has heard over the last several years that many crimes are not being prosecuted due to staffing shortages at the DA's office. He pointed out that such perceptions can lead to police officers hesitating to arrest individuals when the paperwork and overall effort to enforce certain laws appears to be for naught. He stated that when the crimes are not prosecuted, individuals are empowered to return and repeat their offenses. J. Dallaire acknowledged those concerns and affirmed that the current directive in his office is that the small things matter. He expounded that while most people will never be touched by the most serious crimes, petty crime impacts nearly everyone and can make any community feel like an undesirable place to live.

**Ms. Sprinkle** and **Mayor Pruhs** each thanked J. Dallaire for providing the impromptu report.

**Ms. Tidwell** accepted the invitation from **Mayor Pruhs** to serve, pending the approval of the Borough Mayor, on the Borough's Economic Development Commission in the designated seat.

**Mayor Pruhs** gave a brief update on the status of the Polaris Building site. He invited Fire Chief Andrew Coccaro to give a report.

Chief Coccaro, through a PowerPoint presentation, provided a thorough overview of the Fairbanks Fire Department (FFD), with departmental updates and revenue concepts, including the following:

- Services FFD provides to the community.
- Coverage areas, including City limits and the outlying areas covered through contracts and mutual aid agreements.
- Current staffing levels, updates on vacant positions, and organizational structure.
- Summary of Fire/EMS responses from the last two years, including data on the outcome of calls related to property and medical incidents.
- Details on revenue sources already in place:
  - SEMT, a Medicaid reimbursement program, newer to Alaska
  - Regular EMS billing



- Fire prevention services such as inspections and plan reviews
- Grants for equipment, training, programs, and more
- Ideas for future revenue sources FFD could pursue.

Chief Coccaro concluded by sharing his general management concepts and the department's commitment to economic considerations, industry standards, governing laws and regulations, and overall mission to serve the community.

**Ms. Tidwell** asked for an update on the Letter of Agreement for the Community Paramedic program. Chief Coccaro explained that it is in the works but has not yet reached the highest priority level given the other pressing matters of the City and the Union.

**Ms. Sprinkle** asked for clarity as to why the City provides fire service for the Borough landfill. Chief Coccaro explained that the FNSB does not provide any direct fire services but contracts with the various fire departments across the area to ensure coverage across the Borough. He added that the FFD is the closest fire agency to the landfill.

### **COUNCILMEMBERS' COMMENTS**

**Mr. Cleworth** thanked the Mayor for the proclamations shared earlier but expressed his desire to have Public Works included as they often have to provide immediate response to emergencies that impact public safety. **Mayor Pruhs** stated that there would soon be a separate proclamation for that. **Mr. Cleworth** responded to earlier comments about the absence of Public Works Director Jeff Jacobson, noting that he sometimes has commitments to North Pole City Council meetings on the same night. **Mayor Pruhs** shared that J. Jacobson had communicated with him earlier in the day, providing notes about the Downtown 2040 Plan and asking if he should be present for the meeting; **Mayor Pruhs** stated that he told J. Jacobson that his presence was not required. **Mr. Cleworth** conveyed his amazement at the technological advances that have come about, such as the frictionless transportation innovations shared earlier during Citizens' Comments.

**Ms. Rogers** expressed appreciation for the various reports and information shared thus far in the meeting. She discussed meetings that were held during the preparation of Vision Fairbanks, meetings that included hundreds of local residents who provided input on important topics in the community.

**Ms. Sprinkle** expressed gratitude for those who participated in the long endeavor to draft the Downtown Fairbanks 2040 Plan. She reported that had been invited to attend the Borough Planning Commission meeting taking place the following evening to discuss the process that has gotten them to where they are now. She stated that she will also attend the Chena Riverfront Commission meeting later in the week to discuss the same topics.

**Mr. Ringstad** recounted a recent experience of driving the Richardson Highway between Delta Junction and Fairbanks when beautiful, dry roads suddenly turned into four inches of fresh snow for 10 – 15 miles. He shared that the trucks transporting ore had some struggles, as the area was in the hills, but all drivers were being cautious, chaining up tires, and giving ample space for other vehicles. He stated that DOT plow trucks were quickly on site, and everything worked smoothly.

**Mr. Marney** thanked the Fire and Police Chiefs for their reports as well as the District Attorney. He expressed hope that R. Shields would have success in bringing an investor into the City to increase and improve housing and businesses. He also thanked D. van den Berg for his input.

**Ms. Tidwell** echoed appreciation for all who had given reports, and she thanked the Mayor for her new assignment to the Borough Economic Development Commission.

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

- a) Resolution No. 5116 – A Resolution of the City of Fairbanks Authorizing an Agreement Between the Fairbanks North Star Borough, the City of North Pole, and the City of Fairbanks to Jointly Provide for Economic Development. Introduced by Mayor Pruhs.

**Mr. Cleworth**, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5116.

**Mr. Cleworth** indicated that he has three concerns with Resolution No. 5116. First, he shared that in the past the property tax bill he would receive for a property outside the City included a line item titled, “NAW Eco Dev,” intended for economic development. He noted that the line item amount has been zero for some time, and a recent meeting with the Borough Mayor confirmed that nothing is currently being collected. **Mr. Cleworth** expressed concern that if the City enters into an economic development partnership agreement, the Borough might have the power to enact that particular tax item to property owners within the City. **Mayor Pruhs** stated that he did not have a response to Mr. Cleworth’s concern and requested that the City Attorney look into the matter. **Mr. Cleworth** shared his second concern, that while the resolution references a Memorandum of Agreement (MOA), the Council should see the agreement before approving it. He referred to the Economic Development Commission which appears to have significant powers compared to a similar group he was involved with when he was Mayor, and he stated that the City should have representation on that committee equal to population ratios. **Mr. Cleworth** stated his third concern was that, although the resolution refers to a Comprehensive Economic Development Strategy, he is unsure if all Councilmembers read that document, which should occur before proceeding. **Mayor Pruhs** confirmed that they are in no hurry to approve the resolution.

**Ms. Sprinkle** indicated that while it was reported that the Borough Mayor would consider allowing the City to have a seat on the Economic Development Commission, she would like to see that written into the agreement.

**Mr. Ringstad** shared that he was generally in support of the concept of the agreement but leery of unintended consequences, given some of the broad statements used. He stated that it is important to understand the specific entities’ roles and ensure the City is not giving up any authority.

**Mr. Marney** agreed with Mr. Ringstad’s statement and expressed concern about the terms of the agreement. He questioned how the Fairbanks Economic Development Corporation (FEDC) would be involved, if at all, given the funding the City provides to that organization. **Ms. Sprinkle** stated that the FEDC should have a seat at the table.

**Mayor Pruhs** concurred, explaining that Ms. Tidwell represents the City on FEDC's board, which is why she is the right candidate to serve as a City representative on the Borough commission, which should also include someone from the FEDC. He explained that he promised the Borough Mayor that he would introduce the resolution, which he had done, and he acknowledged that some questions needed to be answered before Council approval. He indicated that an MOA would be appropriate to address the Council's concerns.

**Ms. Tidwell** asked if approving the resolution would begin the process of drafting an MOA. **Mayor Pruhs** stated that an MOA that addressed all issues discussed thus far was not yet finalized and that it would be prudent to have such an agreement prepared and approved by the Council at the same time as approving the resolution. City Attorney Thomas Chard pointed out that the resolution includes an MOA modeled after the arrangement that had been in place for many years. He gave additional context by stating that the resolution is similar to one passed by the City of North Pole in favor of the MOA.

**Ms. Sprinkle** asked when the City of North Pole had passed its resolution. **Mayor Pruhs** stated he believes it was a year ago and that the request for him to introduce something similar to the City Council was made back then. He acknowledged that the resolution does not read like an MOA and that the Council needs something more defined.

**Mr. Ringstad** stated that in addition to vague language, there is also no end date referenced. He indicated that other established entities that already play a significant role in the economic development of the region may also deserve to have a seat at the table.

**Mayor Pruhs** suggested that if they were to postpone the item, it would be good to have at least four weeks to get certain details confirmed with the Borough and the City of North Pole.

**Mr. Cleworth**, seconded by **Mr. Ringstad**, moved to POSTPONE Resolution No. 5116 to the May 20, 2024 Regular City Council meeting.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO POSTPONE RESOLUTION NO. 5116 TO THE MAY 20, 2024 REGULAR CITY COUNCIL MEETING AS FOLLOWS:

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

NAYS: None

**Mayor Pruhs** declared the MOTION CARRIED.

- b) Resolution No. 5117 – A Resolution Authorizing the City of Fairbanks to Apply for Funds from the United States Department of Justice Office of Community Oriented Policing Services for the FY2024 Law Enforcement Mental Health and Wellness Act. Introduced by Mayor Pruhs.

**Mr. Cleworth**, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5117.

**Mr. Cleworth** referenced the fiscal note's language requiring the department to have a sustainability plan in place after the funding ends. He pointed out that the amounts included cover two years and asked what the plan would be for year three and beyond.

**Chief Dupee** explained that most of the funding would cover upfront costs for a contractor to create and implement a wellness plan and that these expenses would occur in future years. He indicated that another large portion of the funds would be used to bring in a third-party company to identify and enact preventative maintenance for cardiovascular disease in law enforcement officers beyond what occurs in annual checkups.

**Mr. Ringstad** asked if the evaluations would be annual for all staff in the department, or just an initial service to help jumpstart future plans. Chief Dupee clarified that evaluations would occur only once in the first year and that the company requires the participation of at least 50 individuals to travel here and perform the evaluations; he indicated the FPD would partner with the Alaska State Troopers (AST) to reach that minimum. He explained that once it is up and running, the program will not cost much to keep in place. He shared that a small chunk of FPD's training funds is currently being used to provide wellness services to officers, particularly during the winter months. He stated that this same approach would serve as their sustainability plan to continue covering the minimal cost of the new program after the initial expenses were covered.

**Mr. Marney** asked whether the program was related to the Arbinger Institute training. Chief Dupee replied that the Arbinger training pertains to mindfulness and interpersonal interactions while this program will focus on mental health and wellness due to the stress of the profession.

Police Captain Nathan Werner explained that Sigma Health developed screening specifically for those in high-stress jobs, high-trauma first responders, law enforcement, and corrections officers. He shared that certain indicators of cardiovascular disease do not typically show up until after age 50 but are being discovered at higher rates with first responders and similar professions at younger ages, even in their 30s. Captain Werner discussed how Sigma Health's extensive testing goes beyond regular blood panels, includes full biological scans and stress tests, and is used to create specific lifestyle and health plans to prevent medical problems. He confirmed that the cost would be one-time and in the first year.

**Ms. Sprinkle** asked if the program would benefit the FFD as well. Captain Werner confirmed that FFD and Fairbanks Emergency Communications Center (FECC) staff may eventually be included.

**Mayor Pruhs** commended Chief Dupee and Captain Werner for their work in striving for success in their department and the well-being of its members.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5117 AS FOLLOWS:

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

NAYS: None

**Mayor Pruhs** declared the MOTION CARRIED and Resolution No. 5117 APPROVED.

- c) Ordinance No. 6278 – An Ordinance Amending the Collective Bargaining Agreement Between the City of Fairbanks and the International Brotherhood of Electrical Workers (IBEW) Local 1547 by Addressing Non-Union Position Acting Pay. Introduced by Mayor Pruhs.

**Mr. Marney**, seconded by **Ms. Sprinkle**, moved to ADVANCE Ordinance No. 6278.

**Mr. Cleworth** discussed the use of the word “will” as it pertained to the requirement that a staff member be appointed as acting department head, and the short threshold of only 12 hours of absence for said department head triggering that obligation. He asked if someone would have to be designated as “acting” if a department head was taking a short vacation and was able to respond to issues immediately, if needed, and preferred to do so rather than appoint someone to act in their absence. Chief of Staff Mike Sanders shared that former City Attorney Paul Ewers had, in a past contract revision period, made some recommendations for word choices, which is why “will” appears instead of “shall” or “may”. **Mr. Cleworth** pointed out that the language implies that an acting appointment would be required during absences. Attorney Chard clarified that a department head’s physical absence was not, in itself, a differentiating factor, but rather their ability to perform work, provide direction to their staff, and so on. He explained that in such a situation, the appointment of an acting department head would not be required.

**Mr. Cleworth** had additional questions and asked for clarification on certain hypothetical scenarios. Chief of Staff Sanders gave additional background on situations where an IBEW employee was assigned to act in the absence of a non-union department head and how there was no pay scale in the CBA to cover those scenarios. He explained that such situations only happen with the positions of the CFO, HR Director, and Chief of Staff; he added that with the CFO’s position no longer being under the IBEW, there is a greater possibility of the situation occurring again. **Mr. Cleworth** thanked Chief of Staff Sanders for the explanation, adding his opinion that the wording could be improved to better clarify the definition of an absence.

**Mr. Ringstad** recalled past experiences with legal experts in Juneau telling him that there is no practical difference, other than drafting style, in the words “will” or “shall”. He noted that, while it does not state who must be appointed as an acting department head, it also does not read as being optional for the Mayor to do so.

**Ms. Sprinkle** asked if the 10% increase referenced in the ordinance was typical. Chief of Staff Sanders explained that it is an effort to make the temporary assignment’s wage comparable.

**Mr. Cleworth** addressed Mr. Ringstad’s comment, noting that the question was not regarding the words “will” versus “shall” but rather the word “may,” which does not obligate. He pointed out another instance where it was stated that a person must be absent for five days before someone could act on their behalf and wondered where the 12-hour threshold came from. Chief of Staff Sanders explained the difference between leadership-level positions versus those that are not. He stated it is challenging to go a full week without someone with decision-making authority, while any crucial duties of a staff member can be handled by a department head for short periods.

**Mr. Marney** asked why this item was not addressed during the negotiation process. Chief of Staff Sanders reminded the Council that the CFO had been under IBEW until the start of the year, the HR department had not been in operation as it should have been for a long period, and his own absences were rare; he added that the item had not been on their radar until recently.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADVANCE ORDINANCE NO. 6278 AS FOLLOWS:

YEAS: Tidwell, Ringstad, Marney, Sprinkle, Cleworth  
NAYS: Rogers  
**Mayor Pruhs** declared the MOTION CARRIED.

## WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

a) Fairbanks Diversity Council Meeting Minutes of December 12, 2023

ACCEPTED on the CONSENT AGENDA

## COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

**Ms. Tidwell** reported that the Transportation Advisory Committee (TAC) published its draft of the Richardson-Steese Highway Corridor Action Plan and that the public comment period is open. She shared details about the public meeting schedule for the Plan, which will allow public input through in-person testimony.

**Mr. Marney** and **Mr. Ringstad** each indicated they had no further reports or comments.

**Ms. Sprinkle** shared details from a mailer for GVEA's annual membership meeting, which stated the need for 10% membership attendance to meet quorum requirements.

**Ms. Rogers** stated that it had been an interesting meeting with a lot of necessary discussion. She thanked everyone for their participation.

**Mr. Cleworth** expressed that his primary concern with the Downtown Fairbanks 2040 Plan was that the Council should have a mechanism to discuss things members may feel strongly about. He suggested that each Councilmember read the full plan and submit notes, particularly suggestions for specific changes or rewording, to the City Clerk. He stated that the Council could then review all the comments in a work session. He informed the Council that Mr. Marney would be filling in for him at the upcoming Borough Assembly meeting.

**Mayor Pruhs** stated that he appreciated everyone's interest in reviewing the plan and that for now, it is just a document, subject to updating. He asked the Council to spend the next three days reviewing the plan, list the issues they feel warrant further discussion, draft their suggested changes, and submit them to the Clerk. He explained that they would hold a special work session to review all items to reach concurrence so the Council could approve a unified list of changes in a resolution. He recognized the work of several individuals who had contributed to the Plan over the years, including Ms. Sprinkle and Mr. Cleworth; he reminded the Council that it was time for it to flex its muscles and ensure that what they want is included.

## CITY CLERK'S REPORT

Clerk Snider asked if her directive was to include the Downtown Fairbanks 2040 Plan on the next regular work session agenda. **Mayor Pruhs** stated that there should be a work session to focus solely on the Plan. He directed that a special work session be held Tuesday, April 30 at 7:00 a.m.

**CITY ATTORNEY’S REPORT**

Attorney Chard stated he had no report and thanked everyone for their service.

**ADJOURNMENT**

**Mr. Cleworth** moved to ADJOURN the meeting.

**Mayor Pruhs** called for objection and, hearing none, so ORDERED.

**Mayor Pruhs** declared the meeting adjourned at 8:26 p.m.

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DAVID PRUHS, MAYOR

ATTEST:

---

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



800 Cushman Street  
Fairbanks, AK 99701

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

## MEMORANDUM

TO: Mayor Pruhs and City Council Members

FROM: D. Danyielle Snider, City Clerk 

SUBJECT: Marijuana License Renewals

DATE: May 8, 2024

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

Lic. #	DBA	License Type	Licensee	Address
20827	Good Titrations	Retail Marijuana Store	FSE, Inc.	506 Merhar Avenue
20829	Good Titrations	Standard Marijuana	FSE, Inc.	506 Merhar Avenue

Pursuant to FGC Sec. 14-214 and 3 AAC 306.060, the Council may determine whether to protest a marijuana license renewal application after holding a public hearing. The 60-day deadline for response to AMCO on the above-listed renewals is June 7, 2024.

Pursuant to FGC Sec. 14-215(b)(12), I have inquired about complaints filed within the past 12 months with the Fairbanks North Star Borough (FNSB) and AMCO in regard to these marijuana establishments. FNSB responded that there are no outstanding complaints on file for these licenses within the past year. AMCO reported two notices of violation (NOVs) in regard to the above-listed cultivation license within the past year, both of which relate to delinquent taxes. Please see attached.

The Police Department has included a call report for the location listed above, but **there are no department-recommended protests** for these marijuana license renewal applications.



# CITY OF FAIRBANKS PUBLIC SAFETY

## Event List with Report Numbers

Good Titrations

Report #	Call Time	Nature	Location	Prime Unit	Disp.	Close Time
	03/18/2024 07:20:43	ALARM BURGLARY -	506 MERHAR AVE	O37	FAN	03/18/2024 07:38:42
23003866	10/09/2023 17:17:28	THEFT FROM VEHICLE -	506 MERHAR AVE	O2	RPT	10/09/2023 17:48:51
	06/16/2023 19:38:38	VIOLATION OF CRT	506 MERHAR AVE	L1	NRP	06/16/2023 20:56:33
	05/05/2023 00:19:00	ALARM BURGLARY -	506 MERHAR AVE	O55	NRP	05/05/2023 00:42:56

Total Number of Events Listed: **4**

**Notice of Violation (3 AAC 306.805)**

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

<b>Licensee:</b>	FSE, Inc	<b>Date:</b>	1/30/24
<b>Doing Business As:</b>	Good Titrations	<b>License #:</b>	20829
<b>License Type:</b>	Standard Cultivation Facility	<b>AMCO Case #:</b>	AM 24-0154
<b>Mailing Address:</b>	1770 Donald Ave Suite B Fairbanks, AK 99701		

	Date	Violation of	Fine	Date	Violation of	Fine
<b>Violation(s) of Statute/Regulation:</b>	1/24/24	3 AAC 306.480	See "comments"			

	Date	Violation of	Fine	Date	Violation of	Fine
<b>Prior Violation(s)</b>						

**This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows, NOTE: This is not an accusation or criminal complaint.**

As of 1/24/24, Good Titrations, 20829, Standard Cultivation, you were delinquent on your marijuana excise tax liability.

You have 30 days to resolve this matter with the Department of Revenue. If the delinquency is not resolved, an accusation may be brought to the Marijuana Control Board. This notice is separate from and does not by itself affect any other decision, action, or proceeding that may be pending.

Your attention is directed to: AS 17.38.010(b)(2) legitimate, taxpaying business people, and not criminal actors, will conduct sales of marijuana; 3 AAC 306.480. Marijuana tax to be paid; 3 AAC 306.810. Suspension or revocation of license; AS 43.61.030(b). Marijuana cultivation facility fails to pay tax; AS 43.05.230(e) DOR can publish list of taxpayer(s) who failed to pay their taxes.; 15 AAC 61.020. License revocation and suspension.

# Notice of Violation

Disciplinary Action

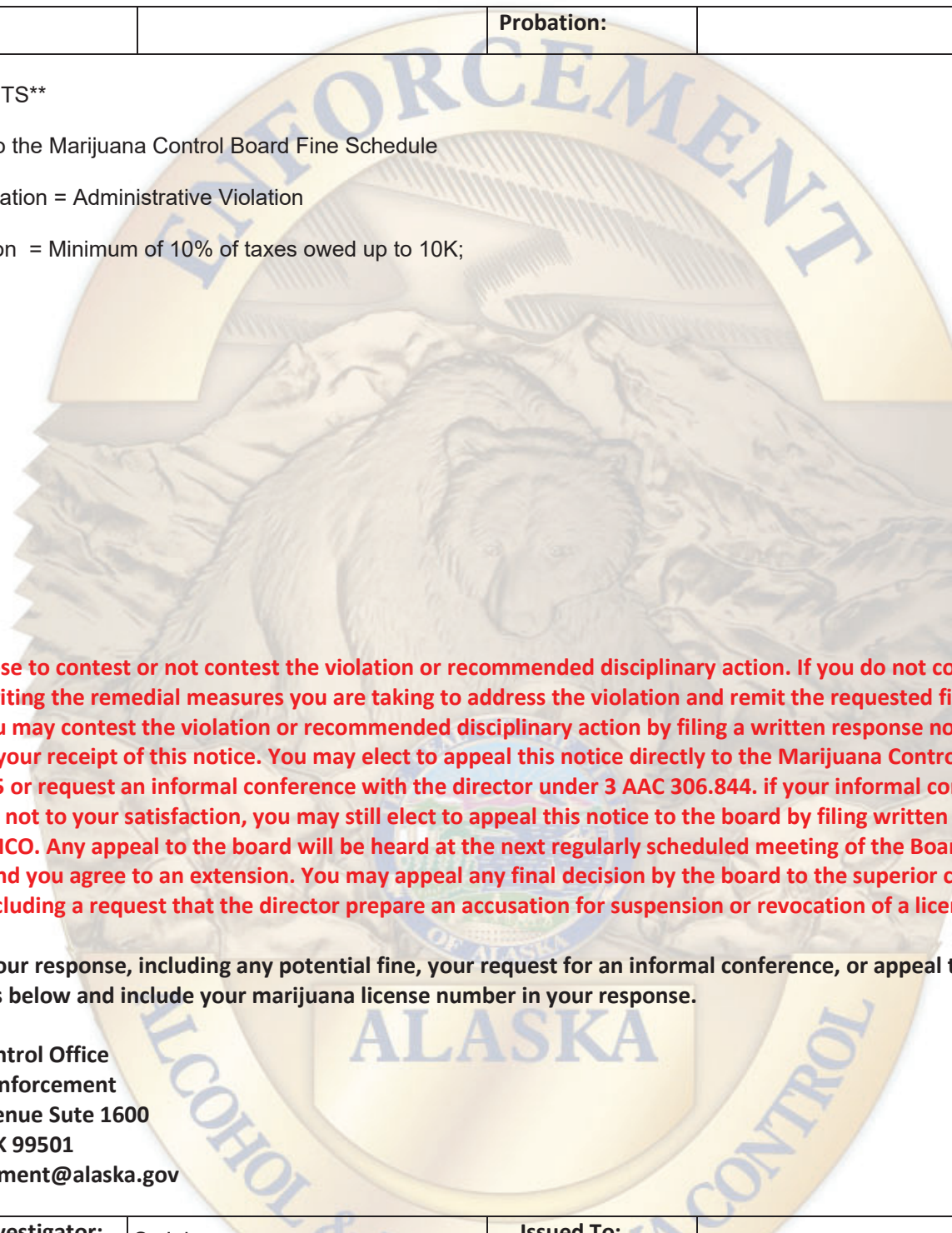
Civil Fine:		Probation:	
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**\*\*COMMENTS\*\***

According to the Marijuana Control Board Fine Schedule

Type of Violation = Administrative Violation

First Violation = Minimum of 10% of taxes owed up to 10K;



You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable. You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office  
 Attn: AMCO Enforcement  
 550 W. 7<sup>th</sup> Avenue Suite 1600  
 Anchorage, AK 99501  
 amco.enforcement@alaska.gov

Issuing Investigator:	S. Johnson	Issued To:	
Signature:		Title:	
Delivered VIA	Via Email	Issued Date:	

**Notice of Violation (3 AAC 306.805)**

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

<b>Licensee:</b>	FSE, Inc	<b>Date:</b>	2/26/24
<b>Doing Business As:</b>	Good Titrations	<b>License #:</b>	20829
<b>License Type:</b>	Standard Cultivation Facility	<b>AMCO Case #:</b>	AM 240331
<b>Mailing Address:</b>	1770 Donald Ave Suite B, Fairbanks, AK 99701		

	Date	Violation of	Fine	Date	Violation of	Fine
<b>Violation(s) of Statute/Regulation:</b>	2/22/24	3 AAC 306.480	See "Comments"			

	Date	Violation of	Fine	Date	Violation of	Fine
<b>Prior Violation(s)</b>	1/24/24	3 AAC 306.480	N/A			

**This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows, NOTE: This is not an accusation or criminal complaint.**

As of 2/22/24, Good Titrations, 20829, Standard Cultivation, you were delinquent on your marijuana excise tax liability.

You have 30 days to resolve this matter with the Department of Revenue. If the delinquency is not resolved, an accusation may be brought to the Marijuana Control Board. This notice is separate from and does not by itself affect any other decision, action, or proceeding that may be pending.

Your attention is directed to: AS 17.38.010(b)(2) legitimate, taxpaying business people, and not criminal actors, will conduct sales of marijuana; 3 AAC 306.480. Marijuana tax to be paid; 3 AAC 306.810. Suspension or revocation of license; AS 43.61.030(b). Marijuana cultivation facility fails to pay tax; AS 43.05.230(e) DOR can publish list of taxpayer(s) who failed to pay their taxes.; 15 AAC 61.020. License revocation and suspension.

# Notice of Violation

Disciplinary Action

Civil Fine:		Probation:	
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**\*\*COMMENTS\*\***

According to the Marijuana Control Board Fine Schedule

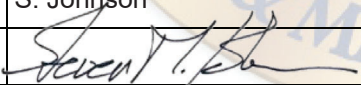
Type of Violation = Administrative Violation

Second Violation = request for suspension and/or fine up to \$30,000

**You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable. You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.**

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office  
 Attn: AMCO Enforcement  
 550 W. 7<sup>th</sup> Avenue Suite 1600  
 Anchorage, AK 99501  
 amco.enforcement@alaska.gov

Issuing Investigator:	S. Johnson	Issued To:	
Signature:		Title:	
Delivered VIA	Via Email	Issued Date:	




800 Cushman Street  
Fairbanks, AK 99701

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

City of Fairbanks Clerk's Office

D. Danyielle Snider, City Clerk

TO: Mayor David Pruhs and City Council Members  
FROM: D. Danyielle Snider, MMC, City Clerk   
SUBJECT: Application for Package Store Sampling Endorsement  
DATE: May 8, 2024

An application has been received from the State of Alaska Alcohol and Marijuana Control Office (AMCO) for the following Package Store Sampling Endorsement:

License #: **4076**  
License Type: Package Store  
D.B.A.: **Brown Jug**  
Licensee/Applicant: Liquor Stores USA North, Inc.  
Physical Location: 559 Harold Bentley Avenue, Fairbanks

Corp/LLC Agent:	Mailing Address	Date/State of Ltd Partner/Corp	Good standing?
Liquor Stores USA North, Inc.	3909 Arctic Blvd., Suite 500 Anchorage, AK 99503	08/27/2008 – AK	Yes

The new Package Store Sampling Endorsement authorizes a package store license holder to offer for consumption on the licensed premises at no charge a small sample of an alcoholic beverage from its inventory during the package store's stated hours of business, but not between midnight and 8:00 a.m. The holder of a sampling endorsement may serve samples of alcoholic beverages to a person each day not to exceed a certain number of ounces, depending on the beverage type. The holder of an endorsement may not publicly advertise sampling activities conducted under the endorsement. [AS 04.09.490]

The Council may determine whether to protest a Package Store Sampling Endorsement application within 60 days of the City's receipt of notification of the application. The 60-day deadline for the City's response to AMCO is May 31, 2024.

The Police Department has included a call report for the location, but **there are no department-recommended protests** for this alcohol license endorsement application.



Document reference ID : 1772

# Licensing Application Summary

<b>Application ID:</b>	1772
<b>Applicant Name:</b>	Liquor Stores Usa North Inc.
<b>License Type applied for:</b>	Package Store Sampling Endorsement (PSE) (AS 04.09.490)
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/28/2023

## Entity Information

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<b>Business Structure:</b>	Corporation
<b>Alaska Entity Number (CBPL):</b>	118060

## Entity Contact Information

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<b>Entity Address:</b>	3909 Arctic Blvd Suite 500, Anchorage, AK, USA
------------------------	--

## Initial Application Information

---

<b>Authority Type:</b>	I am authorized by the licensee w/o binding authority
<b>Legal First Name:</b>	Monica
<b>Legal Last Name:</b>	Cunningham
<b>Email Address:</b>	mcunningham@alutiiq.com
<b>Phone Number:</b>	907-222-9538

## Additional Authorized User

---

**Legal Name:** Amy Shimek

**Relation with licensee:** Legal Counsel

## Ownership / Principal Party Details

---

Principal Parent Entity	Principal Party	Role	%Ownership
Liquor Stores Usa North Inc.	Afognak Commercial Group Llc	Stockholder/Shareholder	100

---

## Premises Address

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**Nearest municipality, city, and/or borough:** Fairbanks

**Country, State, Zip:** AK, United States,

## Primary license number

---

**Primary License Information** License Number - 4076 - Package Store License(PSL) - Fairbanks

## Basic Business information

---

**Business/Trade Name:** Brown Jug - Fairbanks

## Local Government and Community Council Details

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**City/Municipality** Fairbanks (City of)

**Borough** Fairbanks North Star Borough

## Ninety Day Sign Requirements

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Posted the 90 day sign: No

## Attestations

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

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

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

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

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

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

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

## Signature

---

This application was digitally signed by : Monica Cunningham on 12/28/2023 5:04:11 AM

## Payment Info

---

Payment Type : CC

PaymentId: 790fd969-d3ed-407c-b36a-1f72fe070511

Receipt Number: 100740581

**ORDINANCE NO. 6278**

**AN ORDINANCE AMENDING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF FAIRBANKS AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW) LOCAL 1547 BY ADDRESSING NON-UNION POSITION ACTING PAY**

**WHEREAS**, Ordinance No. 6254 ratified a Collective Bargaining Agreement (CBA) between the City of Fairbanks and the International Brotherhood of Electrical Workers (IBEW) Local 1547, effective January 1, 2024 through December 31, 2026; and

**WHEREAS**, the CBA addressed acting in other IBEW positions of greater responsibilities, but it did not address acting in non-union positions of greater responsibilities; and

**WHEREAS**, the Chief of Staff, Chief Financial Officer, Human Resources Director, and Risk/Purchasing Agent are non-union positions that would likely be backfilled during a prolonged absence by an IBEW member; and

**WHEREAS**, IBEW members acting in union positions of greater responsibility are paid at the higher position's 100% step for the additional workload; and

**WHEREAS**, the City and the IBEW agree that IBEW members acting in non-union positions of greater responsibility should be compensated for the additional workload; and

**WHEREAS**, the non-union positions' pay is not included in the CBA Schedule A, does not have a pay scale, and is typically set based on the individual's performance and experience; and

**WHEREAS**, the City and the IBEW agree that paying IBEW members an additional 10% for hours they are acting in a non-union position of greater responsibility is fair; and

**WHEREAS**, the City of Fairbanks and the International Brotherhood of Electrical Workers Local 1547 agree to amend the CBA to address the situation described above.

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

**SECTION 1.** The Letter of Agreement amending the current CBA between the City of Fairbanks and the International Brotherhood of Electrical Workers, attached as Exhibit A, is approved.

**SECTION 2.** The effective date of this ordinance is five 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

**Exhibit A to Ordinance No. 6278**


Letter of Agreement  
between the  
City of Fairbanks  
and the  
International Brotherhood of Electrical Workers Local 1547

**16.2.1 – Compensation for Service as Acting Department Head**

When a Department Head is on personal leave and unavailable for more than 12 hours to physically respond to the work if needed, another employee will be appointed by the Mayor or Mayor's designee as Acting Department Head. The added duties of this assignment include performance of all duties of the Department Head, including appearance at inter-agency meetings and taking responsibility for overall operations of the Department. While serving as Acting Department Head, the employee will receive the Range E rate of pay for the Department Head. While serving in an acting role for a non-union leadership role the employee will be paid an additional 10%. All overtime will be at the employee's regular rate of pay, as Department Heads are not eligible for overtime. Any leave cash out will be at the employee's regular rate.

---

David Pruhs  
Mayor  
City of Fairbanks



---

Naomi Hewitt  
Business Representative  
IBEW Local 1547

**RESOLUTION NO. 5118**

**A RESOLUTION AWARDED A CONTRACT TO JOHNSON RIVER ENTERPRISES, LLC IN THE AMOUNT OF \$266,843.00 FOR THE CHILDCARE RESTROOMS RENOVATION AT CITY HALL**

**WHEREAS**, in accordance with Fairbanks General Code (FGC) Chapter 54, Article IV, Competitive Bidding, bids were solicited for the Childcare Restrooms Renovation at City Hall (ITB-24-02); and

**WHEREAS**, the apparent lowest bidder for the renovation is Johnson River Enterprises, LLC in the amount of two hundred sixty-six thousand, eight hundred forty-three dollars and zero cents (\$266,843.00); and

**WHEREAS**, this contract will renovate the restrooms to prepare the area for childcare services; and

**WHEREAS**, funding for the renovation will be provided from the Capital Fund.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Fairbanks, that the Mayor is hereby authorized to execute a contract and such other documents in a form approved by the City Attorney as may be necessary to effect award of this contract to Johnson River Enterprises, LLC for renovation of the childcare restrooms at City Hall.

**PASSED and APPROVED this 13th Day of May 2024.**

\_\_\_\_\_  
**David Pruhs, City Mayor**

YEAS:  
NAYS:  
ABSENT:  
APPROVED:

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
D. Danyielle Snider, MMC, City Clerk

\_\_\_\_\_  
Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 5118

Abbreviated Title: AWARDING CONTRACT TO JOHNSON RIVER ENTERPRISES LLC

Department(s): ALL

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:	PURCHASE COST
CHILDCARE RESTROOMS RENOVATIONS	\$266,843
<b>TOTAL</b>	<b>\$266,843</b>

FUNDING SOURCE:	TOTAL
CAPITAL FUND (PUBLIC FACILITIES)	\$266,843
<b>TOTAL</b>	<b>\$266,843</b>

The maintenance costs associated with this project will be performed by Public Works and incorporated in the annual general fund budget.

Reviewed by Finance Department: Initial mb Date 4/25/2024

CITY OF FAIRBANKS		Project ITB 24-02				** LOW BIDDER **			
RESTROOM RENOVATIONS				Engineer's Estimate		Johnson River		Armstrong	
Bid Opening: 04/17/2024 @ 2:00 PM									
Item No.	Item Description	Pay Unit	Quantity	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
202.0001.1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	ALL REQ'D			\$54,657.00	\$54,657.00	\$35,970.00	\$35,970.00
202.0025.1	ABATEMENT AND REMOVAL OF HAZARDOUS MATERIALS	LUMP SUM	ALL REQ'D			\$7,639.00	\$7,639.00	\$9,478.00	\$9,478.00
622.0015.1	REMODEL	LUMP SUM	ALL REQ'D			\$186,299.00	\$186,299.00	\$214,833.00	\$214,833.00
640.0001.1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQ'D			\$18,248.00	\$18,248.00	\$6,686.00	\$6,686.00
				Total:	\$159,577.00	Total:	\$266,843.00	Total:	\$266,967.00

**RESOLUTION NO. 5119**

**A RESOLUTION IN SUPPORT OF THE FAIRBANKS NORTH STAR  
BOROUGH DOWNTOWN PLAN, DOWNTOWN FAIRBANKS 2040,  
CONDITIONED UPON RECOMMENDED CHANGES**

**WHEREAS**, downtown Fairbanks is a unique area in our community with a high density of commercial, residential, and institutional uses; and

**WHEREAS**, the City of Fairbanks supported the repeal of the past downtown plan, Vision Fairbanks, in 2017, and work began shortly thereafter to develop a new downtown plan; and

**WHEREAS**, the Downtown Fairbanks 2040 plan, hereinafter referred to as “the Plan,” covers an area exclusively in the city limits of Fairbanks and exclusively in the downtown business hub; and

**WHEREAS**, the planning effort for the Plan was driven by a project working group with representation and participation by multiple members of City staff and City Councilmembers as well as downtown residents, business owners, and other community representatives; and

**WHEREAS**, the Downtown Plan Working Group held over 30 meetings to consider public input, evaluate existing conditions and best practices, and review and make recommendations on specific subject matter to include in the Plan; and

**WHEREAS**, public outreach for and participation in the Plan included workshops, surveys, and interviews; a project website that included interactive mapping and comment opportunities; presentations and discussions with community organizations and school groups; tabling at community events; postcards, newsletters, and flyers; and coverage in traditional and social media, which combined, resulted in thousands of comments that contributed to formulating the Plan; and

**WHEREAS**, most of the streets within the project planning area are owned and maintained by the City of Fairbanks; and

**WHEREAS**, the City of Fairbanks will be the governing body with the most oversight over the implementation of the Plan; and

**WHEREAS**, there have been six work sessions of the City Council on the Plan, the most recent of which was on April 30, 2024, where the Director and Deputy Director of the Borough Community Planning Department participated in all aspects of the work session, including giving testimony and providing background information, advice, thoughts, and past experiences; and



**WHEREAS**, the City Council has carefully reviewed the final draft of the Plan (rev. March 2024) and has noted several recommended changes; and

**WHEREAS**, each of the changes is being recommended with the concurrence of all members of the Fairbanks City Council; and

**WHEREAS**, the City Council believes that, with the recommended changes it has offered, the Plan will provide a greater standard of living for all residents of the City of Fairbanks and the Fairbanks North Star Borough; and

**WHEREAS**, the downtown area has been continuously losing population and buildings over the last 40 years; and

**WHEREAS**, the City Council is in strong support of growing a more robust housing and economic base within the downtown area; and

**WHEREAS**, the Plan language, land use map, and transportation network will guide decision-making in the downtown area for approximately the next twenty years; and

**WHEREAS**, community partners and leaders, including local governments; property owners; business owners; service organizations; and public, private, and nonprofit organizations are responsible for implementing this community-created plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Fairbanks City Council supports the adoption of the Downtown Fairbanks 2040 Plan as an element of the Fairbanks North Star Borough's Regional Comprehensive Plan, conditioned upon inclusion of the City Council's recommended changes as outlined in Attachment A to this resolution.

**BE IT FURTHER RESOLVED** that the City Clerk is directed to provide the Borough Director of Community Planning and the Borough Clerk with an executed copy of this Resolution for distribution to the Borough Planning Commission and Borough Assembly.

**PASSED and APPROVED** this \_\_\_ Day of \_\_\_\_ 2024.

\_\_\_\_\_  
**David Pruhs, City Mayor**

YEAS:  
NAYS:  
ABSENT:  
APPROVED:

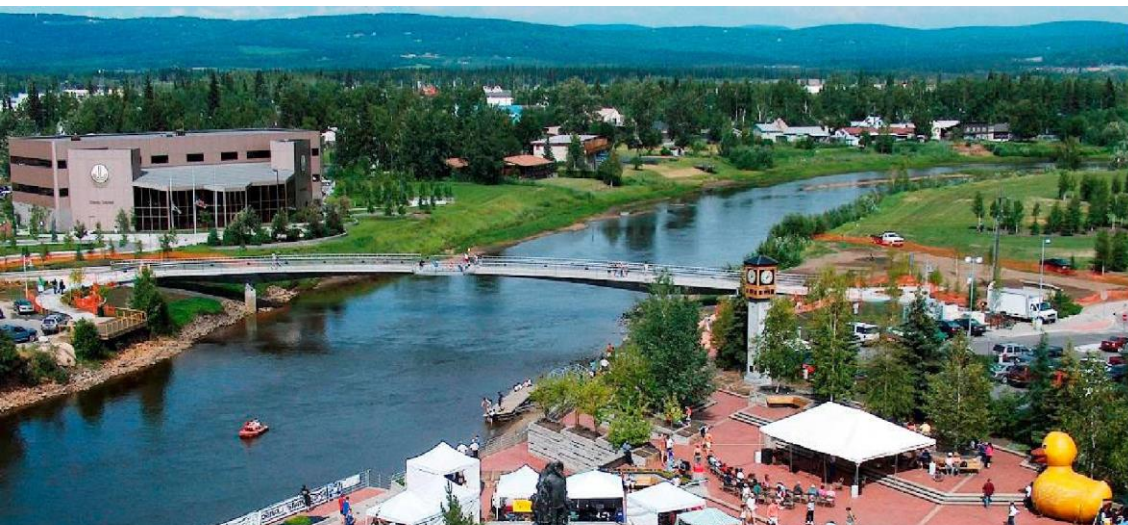
ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
D. Danyielle Snider, MMC, City Clerk

\_\_\_\_\_  
Thomas A. Chard II, City Attorney

# Attachment A to Resolution No. 5119



## Downtown Fairbanks 2040 *Final Draft*

March 20, 2024



For more information,  
visit the project website:  
<https://downtownfbx2040.com/>

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*Appendix: Downtown Fairbanks Parking Analysis*

All photos were taken by the planning team in the past 5 years or credited from their original source.

# A EXECUTIVE SUMMARY

## Vision

Downtown Fairbanks is a prosperous, welcoming, and safe destination for everyone.

*Fairbanks values a Downtown that...*



Is a vibrant year-round destination for culture and entertainment



Provides a safe, welcoming, and accessible environment



Attracts economic growth and investment



Embraces our long history and diverse cultures



Provides a variety of housing options



Celebrates the Chena Riverfront and Golden Heart Plaza as community focal points

## Our Goals

1. **Revitalize Downtown** with a thriving mix of businesses, housing choices, public amenities, and activities that bring people to Downtown.
2. **Redevelop Downtown** by encouraging new construction and reuse of vacant properties, filling in gaps and updating aging buildings.
3. **Reconnect Downtown** as a central destination in the region, with roads, trails, and clear wayfinding to guide people to and within the district.
4. **Refresh Downtown** with improved lighting, public art, visual improvements, and design strategies to make the district feel safe, welcoming, and vibrant.
5. **Rediscover Downtown** by attracting residents, visitors, and families to events that showcase the best of Fairbanks throughout the year.

## Plan Purpose

The Downtown Fairbanks 2040 Plan ...

...will serve as a community resource and guide.

...offers recommendations to protect what residents value about the area while enhancing quality of life for current and future residents.

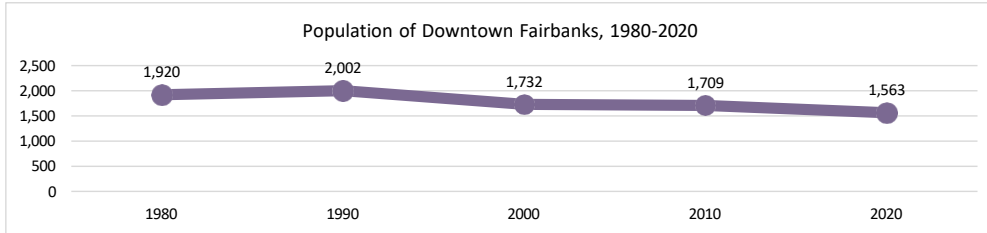
...is a community-driven tool that will provide direction to community leaders, residents, funders, and other partners.

## About Downtown Fairbanks

Downtown Fairbanks is an economic, cultural, and historic center of the City, which itself is the hub of Interior Alaska and the nation’s gateway to the Arctic. It is also the seat of local and regional government.



Downtown has been losing population continuously since the 1990s.



Source: United States Census Bureau, Decennial Census of Census Tract 100

## Focus Areas and Strategies



### Economic Development

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.
5. Reimagine the Polaris Building site as an economic anchor site in Downtown.
6. Create a clear, recognizable brand identity for Downtown.
7. Increase festivals, special events, and activities to draw people to Downtown throughout the year.



## Land Use

1. Create a walkable, accessible, navigable Downtown year-round.
2. Guide location and intensity of land use through implementation of the Downtown Future Land Use Map.
3. Promote enjoyment of parks, trails, public facilities, and other amenities in Downtown.
4. Support implementation of plans to improve human and environmental health Downtown.
5. Maintain the unique character of Downtown and established neighborhoods.



## Public Safety

1. Create a safe, welcoming environment through community-focused activities and consistent maintenance.
2. Incorporate safety and Crime Prevention Through Environmental Design (CPTED) principles throughout Downtown.



## Transportation

1. Continue building a road system that provides the needed level of mobility and enhances the built environment of Downtown Fairbanks.
2. Develop a seasonal bicycle network throughout Downtown to incorporate cycling with other transportation options.
3. Increase walkability and pedestrian comfort in Downtown Fairbanks.
4. Integrate Transit into downtown land use planning and improve mobility.
5. Improve transportation safety and access in Downtown.
6. Define Downtown as a central transportation destination for the region, connected by multiple modes, in all transportation plans.
7. Integrate aesthetic features and make it easier for everyone to find their way within Downtown.



## Parking

1. Redevelop existing underutilized surface level parking lots into active spaces.
2. Encourage new development by lessening or eliminating the requirement for new surface level parking Downtown.
3. Manage on-street parking to benefit nearby businesses.
4. Design surface level parking Downtown to increase efficiency and encourage pedestrian activity.
5. Promote existing parking.
6. Increase downtown parking garage usage.
7. Reduce demand for vehicle parking where feasible.



## Housing

1. Preserve the residential character of existing neighborhoods and promote investment in existing housing stock.
2. Increase the number of people living Downtown and reduce vacancies.
3. Promote diverse new housing options that serve a variety of lifestyles.
4. Help existing residents age in place and remain living Downtown.
5. Coordinate with organizations to connect people experiencing homelessness with available housing in Downtown.

## Future Land Use Map Categories

Category	Intended Land Uses	Application Area
Urban Core	<ul style="list-style-type: none"> <li>Intended to be the employment and activity center for the region, attractive to residents and visitors, creating a live, work and play environment.</li> <li>Walkable, with buildings closer to property lines, continuous building facades with multiple building entries, active streetscape with pedestrian amenities (wide sidewalks).</li> <li>Pedestrian-oriented commercial uses such as food carts or walk-up concessions.</li> <li>Concentration of civic, cultural, entertainment, office, and retail uses.</li> <li>High-density residential, recommended residential density – no less than 13 dwelling units per acre (DU/ac) and no maximum density limit.</li> <li>Minimal off-street parking, reliance on on-street parking and parking garage in business areas.</li> <li>Parks, plazas, and open spaces intended for public use.</li> <li><del>Discourage new industrial uses and</del>Limit additional surface parking.</li> <li>Encourage specialty and locally owned retail on ground floors.</li> <li>Design streets in the Urban Core to emphasize “accessibility” over “mobility.”</li> </ul>	Chena Riverfront and 1 <sup>st</sup> Avenue to commercial corridors along Cushman and Noble Streets, south to 8 <sup>th</sup> Avenue.
Mixed Use Preferred Residential	<ul style="list-style-type: none"> <li>Intended to act as transition areas between the intense commercial uses and downtown residential areas. Providing opportunities for high-density residential growth with compatible small-scale commercial uses.</li> <li>Predominately high-density residential, recommended residential density – between 13 DU/ac to 29 DU/ac.</li> <li>Small scale neighborhood-oriented commercial uses with a local market area that are compatible with downtown residential uses.</li> <li>Encourage specialty and locally owned retail on ground floors.</li> <li>Large commercial uses with a regional market area only along high-volume roads and buffered from residential areas.</li> <li>A mixed reliance on on-street parking and off-street parking.</li> <li>Parks, plazas, and open spaces intended for public use.</li> <li><del>Discourage</del>Limit new industrial uses and surface parking.</li> </ul>	The blocks between the Urban Core and existing residential neighborhoods to the east and west, and commercial uses along Airport Way and north of the Chena River.
Mixed Use Preferred Commercial	<ul style="list-style-type: none"> <li>Intended to provide commercial uses with a regional focus.</li> <li>Predominately mid-scale higher intensity commercial uses with a regional market area.</li> <li>High-density residential, land use impacts such as noise, activity, light, and traffic are expected on residential uses, recommended residential density, at least 13 DU/ac with no maximum density (dwelling units per acre).</li> <li>Reliance on off-street parking.</li> <li>Parks, plazas, and open spaces intended for public use.</li> <li><del>Discourage new industrial uses.</del></li> </ul>	Existing large-format commercial uses along Airport Way, the Steese Highway and along the north bank of the Chena River, as well as the Tanana Chiefs Conference site directly east of the Urban Core.

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**Commented [DS2]:** Recommendation made at 04/30/24 Council WS

**Commented [DS3]:** Recommendation made at 04/30/24 Council WS

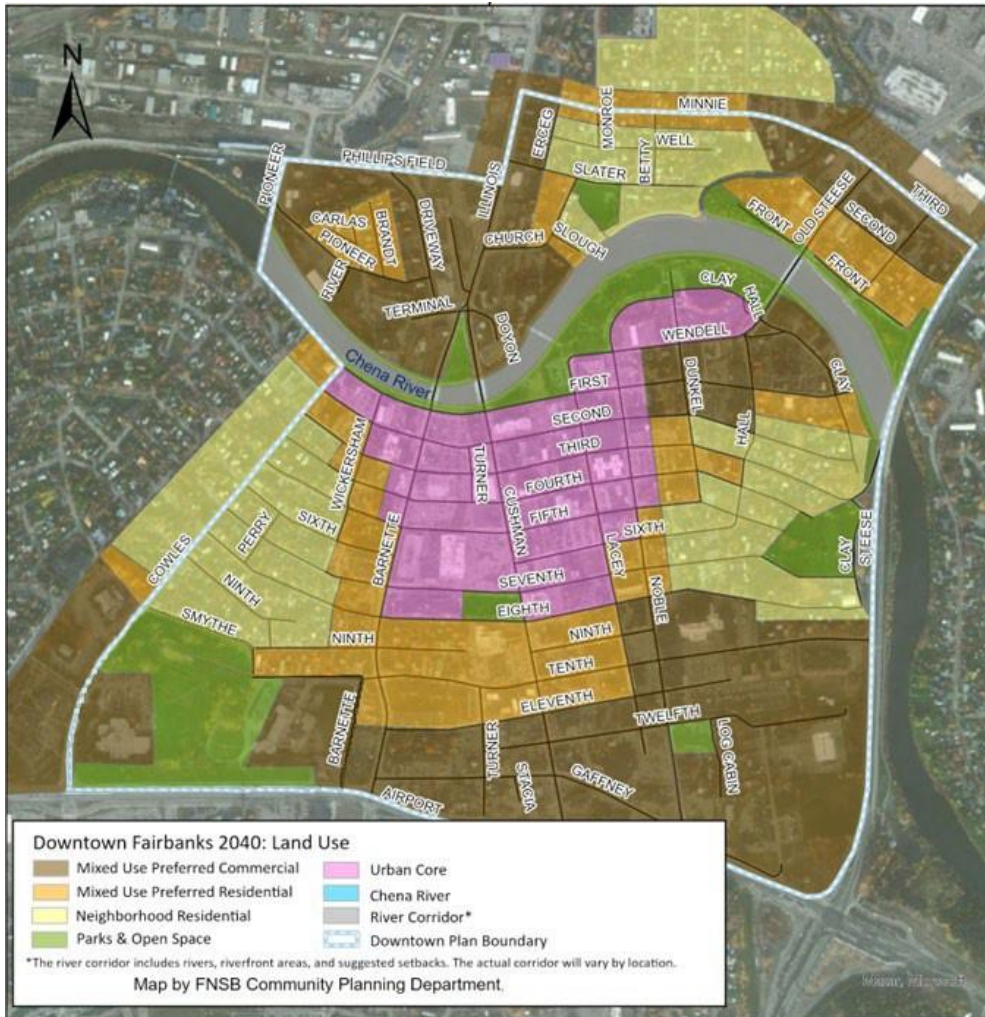


Category	Intended Land Uses	Application Area
<b>Downtown Neighborhood Residential</b>	<ul style="list-style-type: none"> <li>• Intended to protect established downtown residential neighborhoods.</li> <li>• Single-family, duplexes and accessory dwelling units, recommended residential density between 5 DU/ac and 13 DU/ac (dwelling units per acre).</li> <li>• Other residentially compatible uses.</li> <li>• Parks, plazas, and open spaces intended for neighborhood focus.</li> </ul>	West of the Urban Core, between Wickersham and Cowles Streets; east of the Urban Core, between Clay and Dunkel Streets; and north of Chena River along Noyes Slough.
<b>Parks and Open Space</b>	<ul style="list-style-type: none"> <li>• Intended to protect and provide for parks, plazas, green space, open space corridors.</li> </ul>	Griffin Park, Golden Heart Plaza, Wien Park, and new parks or open spaces developed over time.
<b>River Corridor</b>	<ul style="list-style-type: none"> <li>• Key rivers, wetlands, and riverfront areas. Includes suggested setbacks to protect riparian habitat (actual regulations will vary by location).</li> </ul>	Applies to the banks of the Chena River.

## Future Land Use Map

The future land use map identifies broad future intentions for the location and intensity of land use within Downtown Fairbanks. Boundaries. The map aligns with existing or desired future use and is intended to support the community’s vision.

Figure 1. Downtown Fairbanks Land Use Map



Boundary lines in the future land use map are approximate and may out of necessity be changed. It is not the intent to divide lots or specific uses by these boundary lines.

As depicted in the map above, some of the proposed land use classifications extend outside the project boundaries; these changes will be incorporated into the updated FNSB Comprehensive Plan future land use map. These areas are included because they have adjacent connections/relevant ties to the downtown area.

**B****ACKNOWLEDGEMENTS**

Thank you to all Fairbanks North Star Borough (FNSB) and City of Fairbanks residents, businesses, organizations, and other local, regional, state, and federal partners who have contributed to the Downtown Fairbanks 2040 Plan development process. Key individuals include:

*Working Group Members (alphabetical order)*

- Brenda Riley, downtown resident, former director of the Fairbanks Children’s Museum
- Buki Wright, Aurora Energy, Chena Riverfront Commission
- Chris Miller, downtown business owner and resident
- David van den Verg, Downtown Association of Fairbanks
- Doug Sims, FNSB Planning Commissioner
- Jackson Fox, FAST Planning
- Jerry Cleworth, downtown business owner, City Council member, former city mayor
- Scott McCrea, Explore Fairbanks
- Sharon Hildebrand, formerly Doyon
- Sue Sprinkle, Downtown Association of Fairbanks, downtown resident
- Deb Hickok (former; Explore Fairbanks)
- Geri Simon (former; Doyon)
- Sabrina Binkley (former; school administrator)
- John Jackovich (former; Downtown business owner and resident)

*FNSB Assembly (in order of seat)*

David Guttenberg	Liz Reeves-Ramos	Savannah Fletcher	Scott Crass
Brett Rotermund	Nick LaJiness	Kristan Kelly	Barbara Haney
Mindy O’Neill			

*FNSB Planning Commission (in order of seat)*

Walker Ringstad	Christopher Stepovich	Eric Muehling	Joseph Collier
Gregory Corbett	Kerynn Fisher	Angela Head	Loa Hubbard
Crystal Tidwell	Kevin McKinley	Olivia Lunsford	

*Fairbanks City Council (in order of seat)*

Jerry Cleworth	Sue Sprinkle	Lonny Marney
June Rogers	Crystal Tidwell	John Ringstad

*FNSB, Office of the Mayor*

Mayor Bryce Ward  
 Brittany Smart, Special Assistant (former)  
 Krista Major, Executive Assistant

*City of Fairbanks, Office of the Mayor*

Mayor David Pruhs  
 Mayor Jim Matherly (former)  
 Michael Sanders, Chief of Staff  
*In Memoriam, Former Chief of Staff, Mike Meeks*

*FNSB, City of Fairbanks and Other Agency Staff**FNSB, Community Planning*

Kellen Spillman, Director  
 Melissa Kellner, Deputy Director  
 Don Galligan, Transportation Planner  
 Kayde Whiteside, Long-Range Planner  
 Laura Melotte, Administrative Assistant  
 Christine Nelson, former Director

*City of Fairbanks*

John O’Brien, Environmental Manager  
 Andrew Ackerman, Environmental Manager (former)  
 Bob Pristash, City Engineer  
 Randi Bailey, Alaska Department of Transportation & Public Facilities  
 Olivia Lunsford, Fairbanks Area Surface Transportation (FAST) Planning

*Community and Partner Organizations*

Downtown Association of Fairbanks  
 Explore Fairbanks  
 Fairbanks Area Surface Transportation (FAST) Planning

*Contract Support*

Agnew::Beck Consulting, Inc.  
 RESPEC

C

FAIRBANKS NORTH STAR BOROUGH  
ASSEMBLY ORDINANCE NO. (INSERT)

(insert screenshot of the full ordinance here, once adopted)

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## ACRONYMS

ACS	American Community Survey
ADA	Americans with Disabilities Act
CDBG	Community Development Block Grants
CEDS	Comprehensive Economic Development Strategy
Center ICE	Center for Innovation, Commercialization, and Entrepreneurship (at UAF)
CIP	Capital Improvement Projects
CLG	Certified Local Government
CPTED	Crime Prevention through Environmental Design
<del>CE</del> SP	<del>Community Emergency</del> Service Patrol
DU/ac	Dwelling units per acre
FAST	Fairbanks Area Surface Transportation
FNSB	Fairbanks North Star Borough
FPD	Fairbanks Police Department
LR	long range
MACS	Metropolitan Area Commuter System
MR	medium range
MTP	Metropolitan Transportation Plan
SR	short range
UAF	University of Alaska Fairbanks

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Celebrates the Chena Riverfront and Golden Heart Plaza as community focal points

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5. **Rediscover Downtown** by attracting residents, visitors, and families to events that showcase the best of Fairbanks throughout the year.

## About the Plan

### Purpose

The Downtown Fairbanks 2040 Plan will serve as a community resource and policy guide for economic development, land use, housing, transportation, parking, public safety, and quality of life. The plan offers recommendations that protect what FNSB residents value most about Downtown Fairbanks, while benefiting and enhancing the quality of life for current and future downtown residents, business owners/tenants, and visitors. Key organizations and partners will come together twice a year to review progress on implementation. This area plan should be revised every 20 years. Core components of the plan include:

- A vision and goals for the area that identify what type of growth is supported by the community.
- A list of policies and activities to implement the vision and goals for Downtown Fairbanks.
- A summary of key issues guiding the plan goals, strategies, and actions for each focus area.
- A future land use map that shows what types of land uses will be prioritized in which areas.

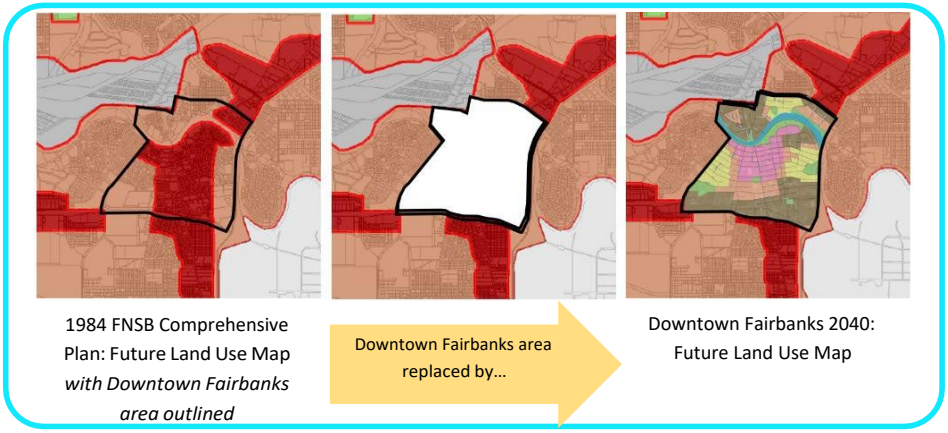
### How does this Downtown Plan relate to the 2005 FNSB Regional Comprehensive Plan and the Comprehensive Plan Land Use Map (adopted 1984, amended 1990)?

The 2005 FNSB Comprehensive Plan and accompanying 1984 future land use map provide broad direction and guidance for the entire FNSB. Recognizing the unique landscapes, community characteristics, and needs of residents in different areas of the borough, the FNSB is implementing an area versus boroughwide approach to comprehensive plan updates. The broad provisions of the Regional FNSB Comprehensive Plan still apply, but the Downtown Fairbanks 2040 Plan offers more specificity for this focus area.

Like the 2005 plan, the centerpiece of the Downtown Fairbanks 2040 Plan is a future land use map. (See *land use chapter for details.*)

A future land use map DOES:	A future land use map DOES NOT:
<ul style="list-style-type: none"><li>• Anticipate development needs.</li><li>• Identify development issues, opportunities constraints.</li><li>• Identify suitable/unsuitable types of development.</li><li>• Makes recommendations for how an area should develop.</li><li>• Establish policies and standards to guide development.</li><li>• Recommend improvements to zoning codes.</li></ul>	<ul style="list-style-type: none"><li>• Act as a regulatory or zoning document.</li><li>• Make changes to existing zoning codes.</li><li>• Apply retroactively.</li></ul>

Once the Downtown Fairbanks 2040 Plan is approved, the area plan future land use map, and related land use categories and policies, will replace the Regional Comprehensive Plan Land Use Map (adopted 1984, amended 1990) for the project area (*illustration below*) and supplement the 2005 Regional Comprehensive Plan.



**How does this plan relate to zoning and other land use regulations?**

Land use maps identify broad future intentions for an area. Zoning is a regulatory framework that describes how land can be used in the present. It provides some overarching restrictions to ensure land uses within a designated area do not conflict. Zoning codes are a way to implement and enforce land use within a specified area. The future land use map in this plan aligns with existing and/or desired future land use in the project area. The plan and the associated future land use map will not immediately result in zoning changes. Rather, the proposed land use categories and recommended zoning improvements in this plan provide categories and tools to guide growth and development in a way that aligns with the vision for the area, promotes planning best practices, and considers local context. If there are proposed rezones in the project area, the future land use map will guide the zoning actions. Boundary lines in the land use plan map are approximate and may need to be changed. It is not the intent to divide lots or specific uses by these boundary lines.

**Who is responsible for plan implementation?**

Both City of Fairbanks and the FNSB will be jointly responsible for land use policy actions that implement this plan and have distinct jurisdiction and authority for these policies. The FNSB is responsible for planning and zoning boroughwide, including within city limits, and regulates land



use through Title 18 (zoning), Title 17 (subdivision), and Title 15 (floodplain management). The City has building and public works authority within city limits. The table below illustrates the breakdown of responsibilities between the FNSB and the City of Fairbanks, presented in alphabetical order.

Fairbanks North Star Borough Responsibilities	City of Fairbanks Responsibilities
Air Quality	Building Inspections
Borough Code Enforcement	City Code Enforcement
Economic Development (shared with City)	Economic Development (shared with Borough)
Library	Emergency Response
Parks and Recreation	Fire
Plan Implementation	Garbage Collection
Planning	Parking Enforcement
Platting and Subdivisions	Plan Implementation
Transit	Police
Zoning	Public Works
	Right of Way Management & Permitting
	Snow Removal
	Street Maintenance
	Street Markings, Signage, Signals, Street Lighting, Drainage, and Sidewalk ADA Compliance

The following agencies and partners will join the FNSB and the City to work together to implement the plan. Partners will come together twice a year to review progress on implementation. These “progress checks” could be facilitated by the City or other partners.

Agencies and Other Partners	
Downtown Association of Fairbanks	Golden Heart Parking
Doyon, Ltd.	State of Alaska, Department of Transportation & Public Facilities
Explore Fairbanks	Tanana Chiefs Conference
Fairbanks Economic Development Corporation	Private and public sector partners
Fairbanks Native Association	Other community members
FAST Planning (formerly FMATS)	
Festival Fairbanks	

## Methodology

This plan was developed with robust input from residents, stakeholders, and regional leaders and included the following activities:

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>❖ Downtown Working Group meetings</li><li>❖ Presentations and conversations with the FNSB Assembly, City of Fairbanks City Council, FNSB Planning Commission, Chena Riverfront Commission, Rotary, Historic Preservation Commission, Economic Development Commission, Interior Tourism Conference</li><li>❖ <i>Fairbanks Daily News-Miner</i> coverage</li><li>❖ Interviews with downtown residents, workers, and business owners</li></ul> | <p><i>Surveys and data collection:</i></p> <ul style="list-style-type: none"><li>❖ Community-wide survey</li><li>❖ Explore Fairbanks visitor questions</li><li>❖ Interactive map-based comment collector, with location-specific comments</li><li>❖ Workshops with high school (West Valley, Lathrop, Monroe) and University of Alaska Fairbanks (UAF) Collaborative Resources Planning classes</li><li>❖ Student survey at the UAF Pub</li><li>❖ Street surveys at downtown locations</li><li>❖ Outreach booth at two Third Thursday fairs</li></ul> |
|---|---|

## How to Use This Plan

This plan serves as a basis and rationale for other community policies and actions, including the following:

- Site-specific and neighborhood plans
- Specialized plans addressing transportation, economic development, housing, and other topics
- Ordinances and other policies carrying out the goals of the plan
- Projects carried out by the FNSB, City, and partners
- A tool for communicating priorities and funding requests to state and federal government or other funders, such as the Capital Improvement Projects (CIP) list, neighborhood-initiated rezones or special legislative appropriations.

The goals of this plan give the FNSB, City, and the other partners a broad vision and direction to work toward in the coming years. A key element of this plan is the future land use map, which offers broad guidance on preferred future land use and growth and will inform future changes to zoning, subdivisions and other land uses, housing, transportation, and recreation-related policy decisions.

There are two main components to the Downtown Plan:



### Executive Summary

*Offers a graphic, condensed summary of the plan, including goals and strategies for each of the focus areas; also includes the future land use map.*



### Full Plan

*Includes additional information on the process, area, and key issues that were used to inform the goals and strategies.*

Most importantly, this plan should serve as a key tool for community leaders and residents in their short-term and long-term planning and decision-making. The Downtown Fairbanks 2040 Plan, in conjunction with more detailed plans and current information, should be the backdrop and foundational reference for all FNSB Planning Commission and Assembly meetings and rulings regarding the project area, and for FNSB departments in their daily operations. The table on the following page shows a specific breakdown of how different stakeholders might use the plan.

**How to use the Downtown Fairbanks 2040 Plan if you are a...**

Resident	Community Planner	City or FNSB Official
Use as an advocacy tool to protect or improve the things you love about the area; for example, to propose a bike lane, or to promote or discourage different types of development.	Guide decision-making on land use changes such as zoning, and permitting; identifies needed policy changes and enforcement priorities.	Official guiding document for Planning Commission, Assembly, and City Council members when making decisions, rulings, and creating policy in the project area.
Property Developer	Business Owner	Grantwriter
Identifies areas where different types of growth are encouraged/discouraged and summarizes housing, transportation, and commercial needs.	Use to advocate for needed improvements to preserve and support businesses Downtown; help guide the work of the Downtown Association of Fairbanks by identifying broadly supported priorities.	Use to demonstrate communitywide support for key priorities in the project area when applying for funding from state, federal, and other sources.

**Diversity, Equity, and Inclusion**

Downtown Fairbanks is a diverse economic and cultural hub for the FNSB region and is home to many diverse and marginalized populations. It is also home to diverse residents, including currently and historically marginalized populations such as Seniors and Elders, Black, Indigenous, and People of Color, LGBTQ residents, people with disabilities, immigrant and military families, and households with incomes below the poverty line. This plan acknowledges the harm caused to downtown residents and is committed to ensuring resident and visitor safety, dignity, access, and livelihood.

This plan offers recommendations to help create a downtown that is inviting and accessible to everyone. Examples of recommendations included in this plan that

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support marginalized groups include improving accessibility for individuals with disabilities; increasing the availability of quality and affordable housing; ~~incorporating Indigenous place names that celebrate the Alaska Native heritage of the area;~~ and improving transportation and mobility options for households without vehicles. The plan offers recommendations for activating and creating safe spaces for everyone while also amplifying the needs of marginalized communities.

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### Project Area

The project area covers approximately 4.2 square miles (Figure 2) in the FNSB and serves as the historic center of the City of Fairbanks. The downtown area, including the commercial core and surrounding residential neighborhoods, is bordered by Noyes Slough and Minnie Street to the north, the Steese Highway to the east, Airport Way to the south, and Cowles Street to the west (Figure 3).

Downtown includes churches, schools, shops and services, government and business offices, residential neighborhoods, and critical community facilities such as the city fire station and transit center. It draws tourists and locals alike who visit the Morris Thompson Cultural and Visitors’ Center, museums, eating and drinking establishments and shops, and attend special events at Golden Heart Plaza. The Chena River runs through the center of Downtown; its waterway and greenbelt are highly valued for recreation year-round.

We acknowledge the Alaska Native nations upon whose ancestral lands the Fairbanks community resides - the Dena people of the lower Tanana River.<sup>1</sup>

~~We also acknowledge the explorers and prospectors who established an economic base from which Fairbanks was established.~~

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<sup>1</sup> Adapted from the University of Alaska Fairbanks. <https://www.uaf.edu/diversity/land-acknowledgement.php>

## What are the project boundaries?

Figure 2: Downtown Fairbanks Project Area Boundaries

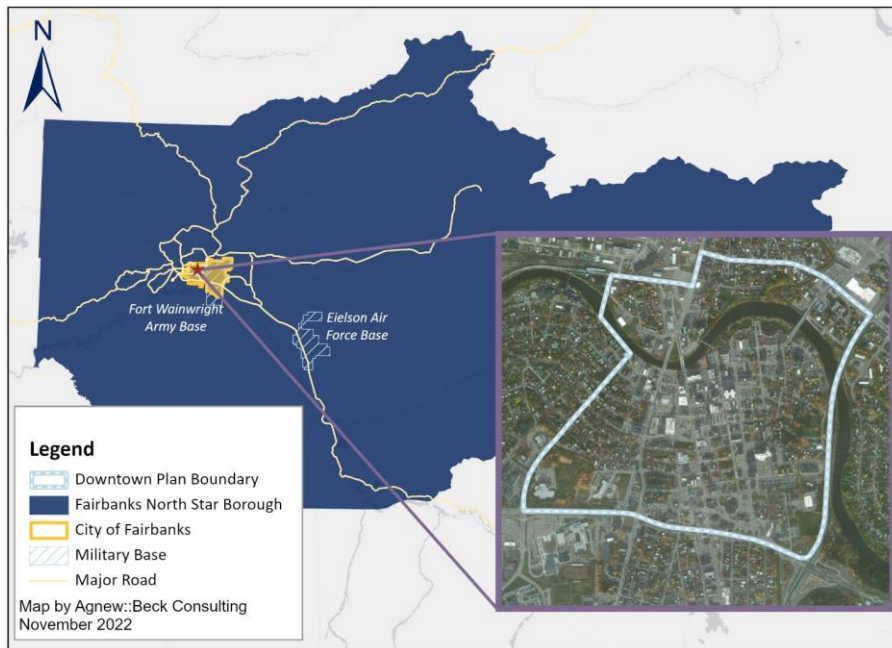
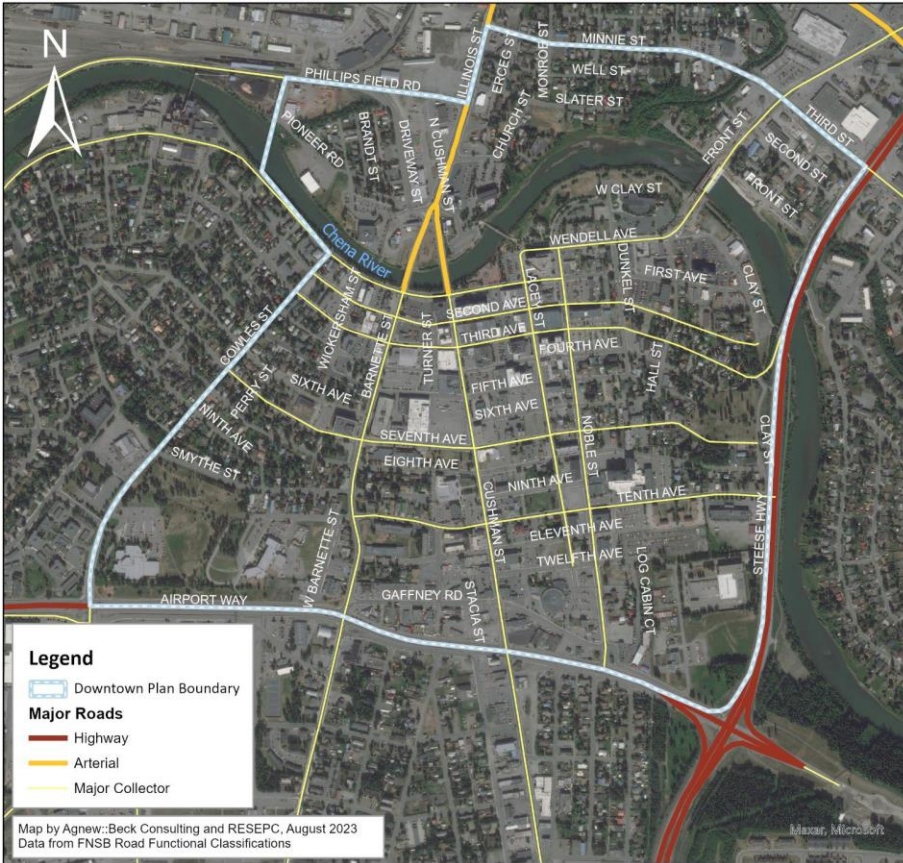


Figure 3: Detailed Downtown Fairbanks Project Map



## Who and What Make Up Downtown Fairbanks?

**Commented [DS8]:** Recommendation made at 04/30/24 Council WS that the statistic regarding percentage of disabled downtown residents be verified and source cited.

### Disabilities

Downtown residents are more likely to have a disability: 34% have a disability compared with 12% for the FNSB overall. Most common disabilities include cognitive (18%), independent living (12%), and ambulatory (9%).

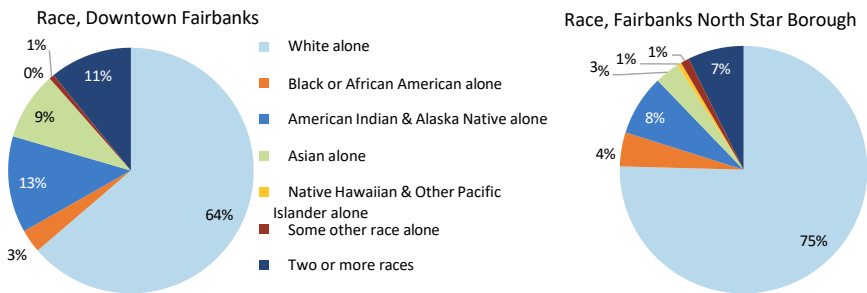
**Elders** Over **40%** of households include individuals age 60+ years, a large share of the FNSB's senior population. **3 out of 4** live alone.

**Renters** Over **70%** of downtown households are renters and pay less than \$1,000 per month in gross rent.<sup>2</sup> Over **60%** of households are rent-burdened, paying at least 30% of monthly income in rent.

**Fewer Cars** **40%** of households Downtown don't have access to a vehicle, compared with only 5% of households in the FNSB overall.

**Challenged Housing Market** Almost **80%** of housing units are 40+ years old. **1 in 6** are vacant. Most units are small: **4 out of 5** units have two or fewer bedrooms; **1 in 5** are studios.

Figure 4: Race, Downtown Fairbanks and Fairbanks North Star Borough Overall



SOURCE: United States Census Bureau, 2015-2019 American Community Survey (ACS) 5-Year Estimates. Downtown population data is limited to Census Tract 1, which excludes the small residential area to the north of the Chena River in the project area. Since analyzing this information, 2016-2020 data has been released, although it does not show major shifts from the trends cited above.

### How has Downtown Fairbanks Changed Over the Decades?

Downtown has been losing population continuously since the 1990s (Figure 5). The total number of households and housing units have also decreased over the past ten years.

<sup>2</sup> According to the U.S. Census Bureau, gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).

Figure 5: Population and Household Trends in Downtown Fairbanks (Census Tract 100)

	1980	1990	2000	2010	2020
<b>Population</b>	1,920	2,002	1,732	1,709	1,563
<b>Households</b>	n/a	n/a	923	1019	900
<b>Housing Units</b>	n/a	1,243	1,116	1,210	1,132

Source: United States Census Bureau, Decennial Census

## How does Downtown Fairbanks Compare to Similar Cities?

Figure 6: Comparison of Downtown Fairbanks with Similar Cities

	Population	Area (sq. mi.)	Average Commute (minutes)	Percent Below Poverty Line	Density
<b>Fairbanks, Tract 1</b>	1,078	0.6	13.9	10.7%	2.81 people/acre
<b>Fairbanks North Star Borough</b>	99,072	7,329.6	18.6	5.9%	.002 people/acre
<b>Anchorage, Tract 11</b>	895	0.5	13.5	19.5%	2.80 people/acre
<b>Boise, Tract 1</b>	3,695	1.6	14.2	26.9%	3.60 people/acre
<b>Salt Lake City, Tract 1025</b>	3,714	0.3	17.8	24.3%	19.34 people/acre

SOURCE: United States Census Bureau, 2019 ACS 5-Year Estimates. The comparison downtowns shown (Salt Lake City, Utah and Boise, Idaho) were chosen because they also have a cold winter climate and have recently adopted downtown plans.

## Downtown is Home to Many Businesses and Organizations

<p><b>Commerce and Trade Associations</b></p> <ul style="list-style-type: none"> <li>Greater Fairbanks Chamber of Commerce</li> <li>Downtown Association of Fairbanks (66 members)</li> <li>Explore Fairbanks</li> </ul>	<p><b>Tribal Organizations</b></p> <ul style="list-style-type: none"> <li>Denakkanaaga</li> <li>Doyon, Limited</li> <li>Fairbanks Native Association</li> <li>Tanana Chiefs Conference</li> </ul>
<p><b>Cultural Institutions</b></p> <ul style="list-style-type: none"> <li>Fairbanks Ice Museum</li> <li>Fairbanks Children’s Museum</li> <li>Fairbanks Community Museum</li> <li>Morris Thompson Cultural Center</li> <li>Noel Wien Library</li> <li>Old Federal Building</li> </ul>	<p><b>Civic Institutions</b></p> <ul style="list-style-type: none"> <li>Fairbanks City Hall</li> <li>Fairbanks Fire Department</li> <li>Fairbanks North Star Borough</li> <li>Fairbanks Police Department</li> <li>State of Alaska Employment Services</li> <li>Alaska Court System, Rabinowitz Courthouse</li> <li>U.S. District Court and Federal Offices</li> <li>UAF Community and Technical College</li> </ul>

## What did we hear from the community?

This plan was developed after a multi-phase process of thoughtful outreach and engagement with the community, including many groups and individuals who live, work, or spend time Downtown.

Figure 7. Group discussion at community workshop, September 2017





*Community Engagement Process Highlights*

- Participation in and presentations at over 20 community events and leadership meetings.
- A community-wide survey with 2,435 comments shared by 889 respondents.
- Additional surveys and outreach to specific populations: University of Alaska Fairbanks students, street surveys, and visitor surveys through Explore Fairbanks.
- 266 comments on an interactive map-based survey.
- Over 30 meetings and work sessions with the Downtown Working Group members.
- Work sessions with FNSB Assembly, FNSB Planning Commission, and the Fairbanks City Council to provide updates on plan progress and draft policies.
- Presentations to the Chena Riverfront Commission, Historic Preservation Commission, Economic Development Commission and at the Interior Tourism Conference.
- Workshops with students at West Valley, Lathrop, and Monroe High Schools, and with a UAF Collaborative Resources Planning class.
- Interviews with downtown residents, workers, and business owners.

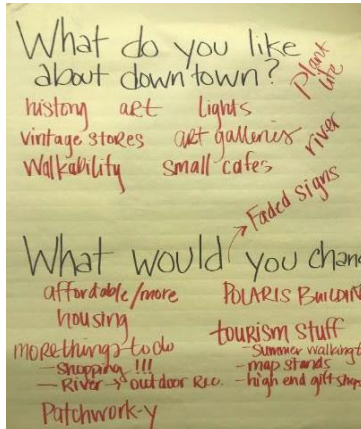
*Themes from Community Engagement*

Community feedback about Downtown was consistent: Downtown has many good features, well-loved local businesses and public spaces, and many opportunities to bring more life and activity to the area. However, Downtown continues to face persistent challenges that keep many people from spending time there regularly, as well as physical and built environment issues that make it difficult to bring change through redevelopment and renovation.

Figure 8. Outreach Board, Noel Wien Library, 2017



Figure 9. High school student workshop, May 2018



Stakeholders want to see Downtown succeed. The overall goals and sets of strategies in this plan are a roadmap to achieve the vision of a prosperous, welcoming, and safe place Downtown for everyone.

Strengths	Challenges and Threats
<p><b>City Center:</b> Downtown is the heart of Fairbanks.</p> <p><b>Housing:</b> Downtown includes several historic neighborhoods and a variety of housing types.</p> <p><b>Public Spaces:</b> Downtown has welcoming open spaces, parks, and beautiful public areas.</p> <p><b>Walkability:</b> Downtown is walkable and offers a mix of restaurants, bars, and retail.</p> <p><b>Culture:</b> Downtown has many cultural institutions, a strong presence of Alaska Native organizations, and an arts and entertainment scene.</p> <p><b>Historic:</b> Downtown Fairbanks has unique character that celebrates the community's past.</p> <p><b>Camaraderie:</b> Downtown business owners know and support one another.</p>	<p><b>Parking Challenges:</b> Parking is a frequent complaint for customers and visitors; public parking is difficult to find, and enforcement is strict.</p> <p><b>Lack of Activity:</b> People visit Downtown to dine, for entertainment, or to attend special events. However, many people perceive Downtown as having “nothing to do,” or do not visit regularly.</p> <p><b>Undesirable Behaviors:</b> Problems such as <b>substance drug and alcohol abuse</b>, littering, and vandalism negatively impact public spaces and business. These issues also make Downtown less attractive to visit.</p> <p><b>Aging Buildings:</b> Many buildings need significant repairs and upgrades. Construction costs and building codes make it difficult to make needed updates to the area.</p>
Opportunities for Supporting Revitalization	
<p><b>Road Improvements:</b> Recent street upgrades have improved walking, biking, and road safety, with more planned to create Complete Streets for all.</p> <p><b>Improve Navigation:</b> <b>Many people get lost Downtown.</b> Better wayfinding and signage can help people find their way.</p> <p><b>Polaris Building Redevelopment:</b> Recently secured federal funding for the costly demolition needed to remove this blighted property and create a site ripe for a future redevelopment.</p>	<p><b>Shared Maintenance Responsibility:</b> The Downtown Association of Fairbanks and City of Fairbanks have already developed standards for snow removal and need more property owners to participate.</p> <p><b>Riverfront Activity:</b> The Chena River and Riverwalk project are major assets to Downtown and can be a focal point for commercial and public activities.</p> <p><b>Strong Partnerships:</b> The Downtown Association of Fairbanks, businesses, and property owners are invested into creating a thriving Downtown, through this plan.</p>

**Commented [DS9]:** Recommendation made at 04/30/24 Council WS

**Commented [DS10]:** Recommendation made at 04/30/24 Council WS

**Commented [DS11]:** Recommendation made at 04/30/24 Council WS to update Polaris Building demolition status references throughout the plan.

### Key Issues Guiding the Plan



Heart of  
Fairbanks

- Downtown is an economic and historic center.** Downtown Fairbanks is ~~the-an~~ **important** economic hub of the city, which itself is the hub of Interior Alaska and the nation's gateway to the Arctic. Downtown is the oldest part of Fairbanks, the seat of local and regional government, and has the highest density of historical buildings. It's also the cultural center of the city. As a key destination for visitors, Downtown also hosts a variety of lodging options.
- The Fairbanks North Star Borough (FNSB) Comprehensive Economic Development Strategy (CEDS) guides economic development in the region.** The FNSB maintains a CEDS, with recommendations for sustaining and growing the regional economy. The CEDS is relevant to Downtown, with actions to develop and retain businesses, support workers, and increase quality of life. It also recognizes the economic, cultural, and historic value of Downtown Fairbanks, with recommendations such as revitalizing the bike share program, redeveloping deteriorated properties, and supporting small businesses and future entrepreneurs to own and grow businesses downtown.<sup>3</sup>

**Commented [DS12]:** Recommendation made at 04/30/24 Council WS

#### "What do you like about Downtown Fairbanks?"

Top responses from high school students in 2018:

Restaurants	Seasonal decorations
Coffee shops	Streetlights
Local stores	The history
Art and murals	The fountain
Events and activities	Places to walk
Close to the river	Trees and plants

SOURCE: High school student workshops, 2018

**Fairbanks is also a Winter City:** The northern climate, easy access to outdoor recreation, and desirable attractions such as aurora viewing create opportunities to celebrate and promote a year-round destination. Winter conditions also create important challenges to address: lighting, managing snow removal, sidewalk clearing, and accessible parking.

**Commented [DS13]:** Recommendation made at 04/30/24 Council WS

<sup>3</sup> Learn more about the FNSB CEDS at <https://fnsbceds.com/>



Figure 10: Summer event in Griffin Park

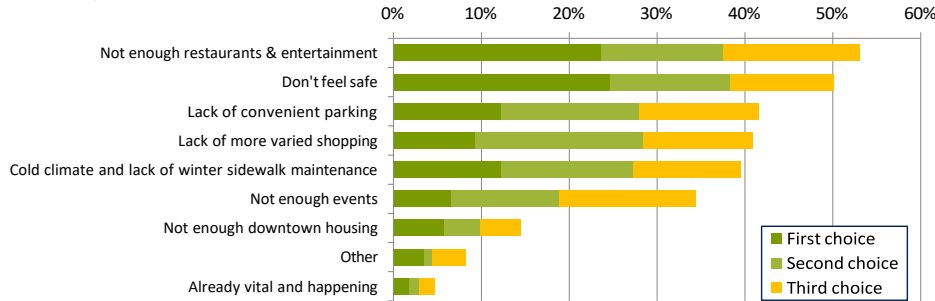


“We’re not Seattle, people are not accustomed to using parking garages. In the winter, folks would rather drive 30 minutes in a warm car to a place where they can park and walk right in. From October to April, if people can’t find parking right away, they go somewhere else.”

*Downtown Business Owner Interview, 2021*

- **Downtown Fairbanks is a destination.** In addition to hosting workers and visitors, Downtown is home to residents that shop, dine, and recreate in the area. Downtown is also a destination for special events (Figure 10). Other residents shared they do not regularly go Downtown; Figure 11 identifies barriers to a 24/7 Downtown, based on a 2017 survey.
- **Coordinated marketing would help promote Downtown.** Multiple organizations market Downtown; there is room for better alignment of promotion efforts and unified branding.
- **Downtown needs improved amenities.** For example, restrooms are not readily available Downtown. Businesses report frequent requests for people to use their facilities. More public restrooms would serve all populations Downtown.
- **Everyone benefits from access to essential services.** Increasing the availability of services like restrooms, parking, child care and caregiving makes easier for workers, aging residents, and families to live and work downtown.

Figure 11. Survey Results: Roadblocks to a vital 24/7 Downtown



SOURCE: Resident Survey, 2017



**Survey: What do residents want Downtown?**

The top three desired types of retail included **grocery, specialty retail, and clothing stores.**

The top three desired entertainment and recreation amenities include **live entertainment, parks and recreation facilities, and restaurants.**

*SOURCE: Resident Survey, 2017*

“Businesses are often overlooked during these types of projects and I’m glad to see that’s being recognized. Everyone in the community needs a voice.”

“Invite change... Support local... Listen and try and act on the requests of the owners who spend time vocalizing their issues.”

*Downtown Business Owner Interviews, 2021 and 2022*

- **Downtown business owners want to be better engaged in policy changes, updates, and events.** Downtown business owners would like to see the City and the FNSB better engage and collaborate with businesses in planning and decision making around navigation, wayfinding, zoning, permitting, policing changes, and construction plans. This could include expanded engagement with the Downtown Association of Fairbanks.
- **Downtown could benefit from additional businesses and tenants.** By attracting new tenants, redeveloping deteriorated properties, and filling vacant spaces, the area could grow as a destination and mutually generate increased business, foot traffic, and opportunities for those who reside in the area. This could include creative business models such as co-operative spaces.
- **Activities and events give people reasons to spend time Downtown.** How can the community encourage more people to visit, and give downtown workers a reason to stay longer? While a “24-hour” Downtown may not be realistic, the community could work toward being an “18-hour” Downtown with activities that keep visitors longer, including evenings and weekends. Across the FNSB overall, the entertainment and recreation labor sector has seen a 4% increase since 2016.
- **Downtown needs more indoor recreation options.** Increasing year-round recreation opportunities is a regional priority in the 2022-2027 CEDS, including completing the North Star Community Recreation Center.

### Survey: Recreational Activities Downtown

Residents favored many different ideas:

1. Live entertainment (concerts, performing arts)
2. Restaurants and dining
3. Parks, playgrounds, and recreation programs
4. Movie theater
5. Festivals and special events
6. Nightclubs, bars, and lounges
7. Art galleries and exhibits
8. Other: family-centered activities, fitness center

SOURCE: Community Survey, 2017



Figure 12: Crowd at Golden Heart Plaza during Golden Days



During Downtown planning efforts, residents expressed a desire for new indoor recreation options Downtown, including indoor playgrounds and gyms for residents, and entertainment venues that are available year-round.

- **Festivals and special events attract people from across the region and beyond.** Key events draw people to enjoy Downtown (Figure 12). There is also opportunity to attract new audiences: for example, events targeted to UAF students, or military personnel and their families. Students shared ideas for free or low-cost activities, such as summer movies or concerts in the park. The nonprofit Festival Fairbanks helps facilitate various events downtown, including celebrations of historic anniversaries and hosting activities in the Golden Heart Plaza.
- **There is interest in creating more cultural facilities Downtown.** Community outreach during this planning process, as well as for updating the FNSB CEDS, identified Downtown as a potential site for a convention center and prioritized further connecting sites along the entire Chena Riverfront and greenbelt.

Figure 13: Morris Thompson Cultural and Visitors Center



Credit: Explore Fairbanks

## Infill and Redevelopment Opportunities

The downtown property database managed by the Downtown Association of Fairbanks shows:

**312,000 square feet  
of commercial space for lease  
50,000 square feet  
of commercial space for sale**

*SOURCE: Downtown Association Property Database, 2022*

- **Downtown is a center of local culture.** Golden Heart Plaza and other public spaces host many community events. Historic buildings and neighborhoods, as well as attractions such as the Morris Thompson Cultural and Visitors Center (Figure 13) provide connections to the past. Many civic institutions such as Noel Wien Library and City Hall are located Downtown, along with offices for Tribal organizations like Tanana Chiefs Conference and Doyon, Limited.
- **Downtown should better recognize Indigenous culture and presence.** There are many opportunities to incorporate Alaska Native cultures into the Downtown experience: place names, design elements in signage, art installations, and programming.
- **Downtown Fairbanks has many vacant properties.** These buildings create safety hazards and make the area less attractive to visit. These properties are a great opportunity for redevelopment.
- **Removing the Polaris Building will create a redevelopment opportunity.** Multiple attempts to remodel the property have failed, and the site is now one of the most common locations Downtown for police response calls. Removing the building will be a net positive for Fairbanks: demolition alone is projected to put \$15.5 million back into the economy, with \$10 million in direct impacts and \$5.5 million of indirect impacts. In March 2022, a federal spending bill included \$10 million earmarked for demolition of the building. The annex has already been demolished, with the rest of the building contracted to be

Figure 14. Many vacant buildings need repairs or upgrades.



demolished by November 2024. A strategic redevelopment of the site would bring growth and activity Downtown.

• **Underused spaces create an opportunity for new businesses and business models.**

The availability of vacant space Downtown creates opportunities for revitalization (Figure 14). However, Downtown has many older and historic buildings situated on small lots; as a result, renovations can be expensive, time intensive and logistically complex. To encourage redevelopment, the FNSB **and the City of Fairbanks** should consider how to reduce barriers and collaborate with property owners to overcome challenges with redevelopment.

**Commented [DS14]:** Recommendation made at 04/30/24 Council WS

**Environmental Health**

Fairbanks continues to work toward improving air quality, protecting natural areas and wildlife, and strategies in areawide plans to create a healthy environment. Air quality continues to be a challenge Downtown year-round.

**Commented [DS15]:** Recommendation made at 04/30/24 Council WS to better word this section and clarify that the air quality issue Downtown is related to PM2.5.



## Strategies and Actions *What policies and tools will assist residents, the FNSB, and other partners with achieving their vision and goals for the project area?*

### 1. Establish Downtown as a center of economic activity in the FNSB and Interior region.

- a. Attract businesses to Downtown: value-added products, manufacturing, offices, hospitality, entrepreneurship, and retail.

*Example projects:*

- Conduct targeted recruitment efforts to encourage businesses to relocate or expand to Downtown.
- Promote locally owned and operated tourism and hospitality businesses in Downtown.
- Support cottage industries and small-scale vendors, such as food trucks, street vendors, and informal businesses, to use Downtown as a “test market” and potentially scale up.  
*See other ideas in the callout box at the end of this chapter.*

- b. Expand the number of culturally and historically relevant activities Downtown that celebrate the cultural and historic heritage and diversity of FNSB residents.

*Example projects:*

- Bring temporary or rotating exhibits to Downtown.
- Incorporate Native place names, design elements, and visual features into public projects.
- Create a cultural tourism plan to better integrate and connect visitors and residents with cultural learning and retail opportunities in the community, including Downtown.
- Collaborate with building owners to add more murals downtown.

### 2. Encourage development of vacant/underutilized parcels and buildings.

- a. Assess vacant commercial land.
- b. Update and maintain map of available parcels for sale in the Development Opportunities in Downtown Fairbanks property database<sup>4</sup> and identify potential opportunity sites for redevelopment.
- c. Create a financial feasibility model for potential developments to understand which types of projects are feasible, and which have financing gaps.
- d. ~~Update +~~The City of Fairbanks will continue to improve the abatement of dangerous buildings and remediation of chronic code to allow for the issuing of citations for problem- nuisance properties to promote the health and welfare of the community.

**Commented [DS16]:** Recommendation made at 04/30/24 Council WS

<sup>4</sup>Development Opportunities in Downtown Fairbanks. Maintained by the Downtown Association of Fairbanks. Available at <https://fastplanning.maps.arcgis.com/apps/instance/media/index.html?appid=e9048bd03d0d4c9b841e1b2cf01c8abb>

- e. Create development incentives for new construction and adaptive reuse of vacant residential, vacant commercial, and vacant office space.

*Example projects:*

- Leverage Downtown Fairbanks' designation as an Opportunity Zone and Military Facility Zone to spur private investment (see callout at end of this chapter for details).
- Incentivize residential property maintenance and improvements.
- Increase awareness of incentives for owner-occupied residences.

*See the Parking chapter for related recommendations to redevelop underutilized parking lots.*

*See related recommendations regarding vacant and underutilized parcels in the Land Use chapter.*

### 3. Support local entrepreneurs and small business creation.

- a. Support establishment and growth of entrepreneurs and businesses who face additional barriers to starting businesses, such as young adults and people of color.
- b. Improve City services to encourage businesses to locate Downtown, such as ~~improved~~ **continued, aggressive snow removal on streets and sidewalks** and implementation of parking improvements. *See the Parking chapter for related recommendations on improving parking access, signage, and education. See the Land Use chapter for related recommendations regarding snow removal.*
- c. Establish cooperative business spaces, such as small business startup spaces, pop-ups, and workspaces.

**Commented [DS17]:** Recommendation made at 04/30/24 Council WS

### 4. Increase the availability of downtown workforce opportunities and services that support Downtown residents and workers, such as child care and retail.

- a. Engage and support military households in seeking local employment, workforce training, and local business creation Downtown.
- b. Encourage retail businesses who provide staple goods and services to locate Downtown, such as a grocery store or retail pharmacy. Conduct a feasibility study on the viability of a grocery store and implement recommendations to recruit a store. *A grocery store could spur new development and infill; see related recommendations in the Housing chapter.*
- c. Co-locate or coordinate downtown-based workforce development activities, programs, and events such as job fairs with the State Employment Services office.
- d. Make Downtown more accessible to the workforce by reducing barriers and providing solutions such as improved transit service. *See related transit recommendations in the Transportation chapter.*
- e. Recruit and/or incentivize new child care centers or home-based care options to locate in Downtown.
- f. Install or remodel public restrooms, including single-occupancy design for safety.

**5. Reimagine the Polaris Building site as an economic anchor site in Downtown.**

- a. Demolish the Polaris Building.
- b. Develop a realistic, community-driven plan for reuse of the Polaris Building site, whether as a community facility or a public-private partnership development. *See related recommendations regarding vacant and underutilized parcels in the Land Use chapter.*

**6. Create a clear, recognizable brand identity for Downtown.**

- a. Emphasize the boundaries of the core commercial area through signage, maps, design of lighting and street furniture, and other features in the commercial core. *See related wayfinding recommendations in the Transportation chapter and historic and recreation wayfinding recommendations in the Land Use chapter.*
- b. Celebrate and incorporate the cultures of Alaska Native peoples, **historical mining, and strong military presence** in the physical design, place names, art installations, infrastructure, and facilities of Downtown.

*Example project:*

- Collaborate with Interior Tribes and Native corporations to identify themes, language, and design components.
- c. Implement the new brand identity across marketing and visitor materials.

**7. Increase festivals, special events, and other activities to draw people to Downtown throughout the year.**

- a. Develop a convention center or similar public facility that can be a focal point for economic and cultural activities Downtown, including facilities to host UAF research gatherings and hosting International events focused on Arctic topics.
- b. Hold events Downtown that attract and represent the diversity and history of the FNSB community, such as military appreciation days, UAF-sponsored activities, events celebrating Alaska Native heritage, farmer’s markets, and other activities.
- c. Establish additional year-round activities and events that attract a variety of audiences, such as youth, families with children of all ages, military personnel, and seniors beyond the peak summer season.
- d. Arrange for transit options from Downtown to other destinations to increase access to community activities during large events and festivals, such as from Golden Heart Plaza and Pioneer Park to other residential areas, North Pole, etc. *See related recommendations regarding transit improvements in the Transportation chapter.*

**Commented [DS18]:** Recommendation made at 04/30/24 Council WS

### Potential Future Redevelopment Tools



**Tax exemptions and property tax relief.** The FNSB successfully offered a Multi-Family Housing tax incentive whereby new multi-unit housing developments could receive a time-limited property tax exemption. That particular program concluded in December 2023 and provided a successful model for potential future programs.



**Community Development Financial Institutions (CDFIs).** CDFIs can be used to provide loan products to support construction, rehabilitation, and other activities that promote economic growth and meet community needs such as quality, affordable housing. Fairbanks Neighborhood Housing Services historically maintained a CDFI loan fund and has indicated plans to reactivate the CDFI.



**Public purpose designation.** The FNSB could identify a list of foreclosed properties and their locations, refining the list to those in especially desirable redevelopment locations. The Assembly could designate one or more of these properties with a public purpose designation, taking steps to dismiss past taxes due and investing funds in cleanup. The FNSB could then put the property(ies) out for a competitive bid with proposed designation for a specified purpose such as housing or a mixed-use development.



**Incentives for cleaning up properties.** Downtown partners could implement creative clean up incentives such as establishing community cleanup days in designated areas with free dump access, dumpsters, and assistance with removal of derelict vehicles on a rotating schedule in priority locations. This could also include tax incentives for deteriorated properties that are actively being improved.



**Opportunity Zone (OZ).** A census tract within Downtown Fairbanks was established as one of 25 Opportunity Zones (OZ) in Alaska in 2018. The OZ program was created by the 2017 Tax Cuts and Jobs Act. In areas with the OZ federal designation, investors can take advantage of a tax credit for eligible investments made in the area.



**Military Facility Zone (MFZ).** The Alaska Housing Finance Corporation (AHFC) designated the City of Fairbanks a MFZ in October 2022. This allows investors to take advantage of AHFC's Military Facility Zone Program, which provides an additional loan financing option for building housing in the area. The goal of the program is to expand infrastructure to support military and civilian residents in areas close to military installations. The program runs through June 2024.



**Community Development Block Grants (CDBGs).** The U.S. Department of Housing's CDBG program supports community development projects such as infrastructure, economic development, public facilities, community centers, housing rehabilitation, code enforcement, homeowner assistance, and more.

#### Examples of Business Development Incentives to Encourage Businesses to Move Downtown



**Discounted utility rates.** Establish utility incentive programs providing discounted rates or assistance for businesses that are relocating or starting up Downtown.



**Discounted permit fees.** Reduce or waive permitting fees for redevelopment that enables a business to relocate or establish Downtown.



**Downtown Improvement District.** Establish a Downtown Improvement District in the commercial core of Downtown Fairbanks to help maintain a positive environment for businesses and visitors. For example, the non-profit Anchorage Downtown Partnership manages a downtown improvement district for Anchorage. The municipality collects property taxes for properties within the district. The Anchorage Downtown Partnership oversees programs such as maintenance ambassadors, safety ambassadors, hosts community events such as a weekly live music series in summer, provides tourism information, and assists with snow removal.

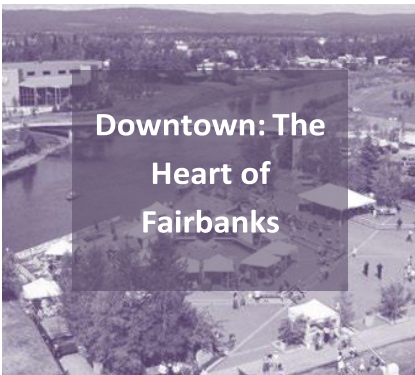


**Façade and Exterior Improvement Program.** Establish a program to offer financial incentives to commercial businesses located within Downtown Fairbanks that are implementing aesthetic and structural improvements such as painting, awnings, or new doors/windows. It could include some accommodations or preferences for maintaining historic character, when appropriate. This program could be operated through a Downtown Improvement District.



**Rent/Lease Assistance Incentive.** Establish a program to offset the cost of the initial monthly lease rate for the first few months of business operation. This could help new businesses get established Downtown. This program could be operated through a Downtown Improvement District.

## Key Issues Guiding the Plan



Credit: Explore Fairbanks

Figure 15: Frank's Menswear and Audrey's Womenswear, contained inside a historic property



Figure 16: Festival of Native Arts Performance



Credit: Sherman Hogue, Explore Fairbanks

- **Downtown Fairbanks has many strong urban features to build from.** Downtown is the urban, commercial, and civic center of the City of Fairbanks, and a focal point of the Fairbanks North Star Borough (FNSB). The history, design, and built environment of Downtown are positive assets that can be further improved to promote a thriving area:

  - Walkable streets and a grid layout.
  - Historic buildings, popular local businesses (Figure 15).
  - Parks and public spaces along Chena River.
  - Vacant lots and empty spaces primed for updates, reuse, or redevelopment.
  - District heating system that serves some facilities and sections of Downtown.
- **Some growth has happened, but more activity is needed to attract people to Downtown.** In recent years, new businesses such as tasting rooms and small entertainment venues have attracted new populations and activity to the area. However, Downtown continues to struggle with filling vacant commercial spaces.
- **There is an opportunity to better celebrate the diversity of Downtown Fairbanks.** Many groups and people call Fairbanks home, contributing to the city's local culture. Showcasing diverse cultures with design installations, programming, Indigenous place names, and other strategies could further enhance Downtown's character (Figure 16).



Credit: Explore Fairbanks

Figure 17. Downtown Fairbanks was largely built during a time before car-oriented city design. Many buildings follow a traditional design: adjacent to the sidewalk, with ground-floor commercial uses. Some buildings also have housing on upper floors, known as “mixed use.”



“I love the direction everything is going in: lighting, new hip businesses, etc.”

“Some elements are beginning to wake up our sleepy downtown. But we are far from ‘vital and happening.’”

*Community Survey, 2017*

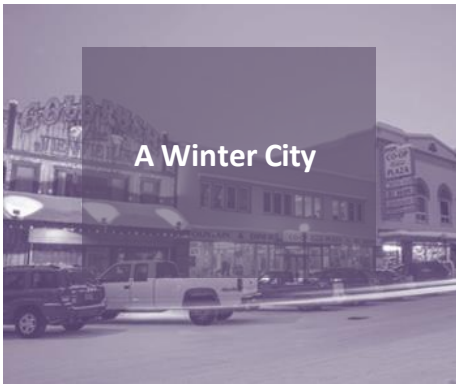
- **Downtowns thrive when they provide a pleasant, walkable, and lively experience.** Many features about Downtown that people identified as “likable,” such as buildings with retail, dining, or entertainment uses on the ground floor, are created through land use policy. The presence of wide sidewalks, opportunities for outdoor dining, and small parks all help create an environment where people want to spend time.
- **Downtown could be revitalized by prioritizing specific types of development.** Residents and the working group consistently identified the following types of desired development:
  - **Infill development**, including new uses in vacant buildings as well as converting parking lots to more productive uses (buildings).
  - **Mixed use**: properties with both residential and commercial uses, with a variety of densities in neighborhoods (Figure 17).
  - **New retail, dining, and entertainment opportunities** that reflect community and visitor desires, such as outdoor dining along the river; brew pubs and food trucks; farmers’ markets and weekend bazaars.
  - **Retail that meet basic needs** of residents, workers, and visitors, including a pharmacy, grocery store, and department store.
- **Preserving and enhancing Downtown’s historic character remains important.** As the oldest part of Fairbanks, Downtown is home to several historic neighborhoods. National Register-recognized historic sites are scattered throughout Downtown, including the Illinois Street National Historic District and twelve National Historic Places. While revitalization is needed, it should be balanced with preservation of historic properties.



Figure 18. Along the Chena Riverwalk



Credit: Alaska.org



Credit: Explore Fairbanks

- **The Chena River is a community asset.** The Chena River flows through Downtown, a natural boundary between the commercial core and neighborhoods to the north. In addition to linking the existing Chena Riverwalk shared use path with other destinations (Figure 18), residents and businesses would like to see more commerce and activity oriented toward the river.
- **Public spaces are well-loved but need consistent and sustainable maintenance.** Residents share equal appreciation and concern for Downtown’s public spaces, from walking paths to parks and plazas. They want to see more of these amenities throughout the commercial core, as well as stronger activation and better maintenance of what exists now. Trash, graffiti, and discarded needles make public spaces less desirable to spend time in.

“Would be amazing if there was a central courtyard square downtown, more parks and greenery.”  
*Resident Survey, 2018*

**Winter poses specific land use needs, from cold temperatures to snow management.** Being a year-round Downtown means addressing the needs of Fairbanks as a winter city: people are unlikely to walk long distances in extreme cold; solar access during limited daylight is important; and land use planning needs to account for snow removal and storage in the design and maintenance of public and private property.

“Please incorporate sustainable building practices into development of new buildings and renovations of old facilities. More windows, access to light for the winter.”  
*Downtown Planning Workshop, 2018*





“It comes down to enforcement. We don’t enforce laws on the books. It’s on the city and borough to enforce these things.”

*Downtown Working Group Meeting, 2022*

**Survey: What Does Downtown Need?**

*Asked for “roadblocks to a vital Downtown,” residents identified what needs to improve:*

1. Not enough restaurants and entertainment
2. Don’t feel safe
3. Lack of convenient parking
4. Lack of more varied shopping
5. Cold climate, lack of winter sidewalk maintenance
6. Not enough events
7. Not enough housing

*SOURCE: Community Survey, 2017*

Figure 19: A burned out garage along 9<sup>th</sup> Avenue



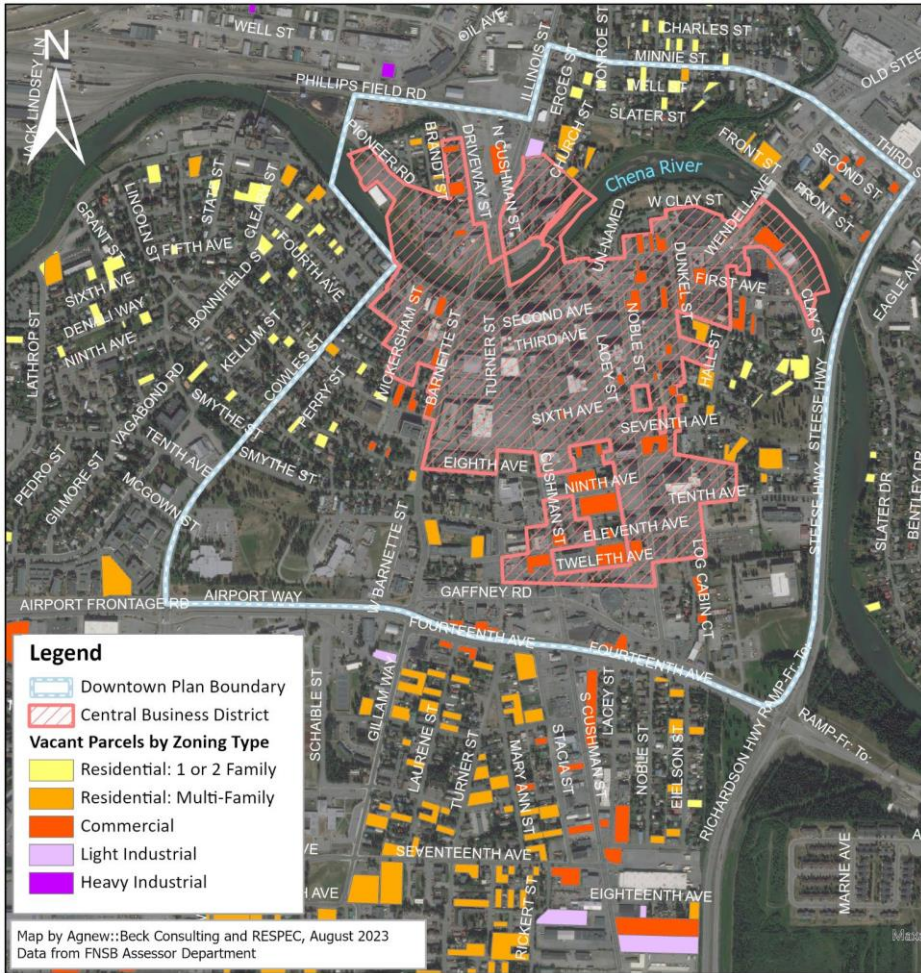
Credit: David van den Berg

- **Vacant properties can develop into bigger problems.** Vacant and deteriorating properties cause people to perceive Downtown as “run down,” and create serious safety issues: buildings may collapse or be unsafe to occupy, attract visible issues like graffiti and vandalism, and serve as sites for illegal or unwanted activity (Figure 19). See Figure 20 for a map of Downtown vacant parcels by zoning type.
- **The community wants to see increased activity.** When asked what people think of Downtown, residents, business owners, University of Alaska Fairbanks (UAF) students and others consistently say it feels empty, vacant, outdated, in need of more activity and more reasons to go there. Those who go Downtown regularly list dining, shopping, and special events as the primary draws. Several commented they miss “the heyday of Downtown” (which most identified as being between the 1960s and 1990s).
- **Major gatherings bring people and business to Fairbanks.** Events such as the Alaska Federation of Natives (AFN) Convention help showcase the community and attract residents and visitors alike to the Downtown area.
- **Existing city and FNSB codes need to be enforced.** The need for code enforcement and addressing problem properties was a consistent theme in conversations with business owners and the Downtown Association of Fairbanks. Consistent, proactive action through existing nuisance laws is necessary.

“Downtown has undergone some changes, I like the wider sidewalk on Cushman for example. But there is still an empty feeling through much of downtown. I go there when I have an errand or a store I wish to go to.”

*Community Survey, 2017*

Figure 20: Vacant Parcels by Zoning Type, Downtown Fairbanks



*Identifies parcels categorized as “vacant,” as defined by FNSB Assessor’s Department database. Parcels are color coded by the type of zoning. As seen on the map, there are vacant parcels throughout Downtown, including in areas zoned for residential and commercial use.*

Figure 21: Vacant Parcels by Zoning Type, Central Business District



### Building Trends Downtown

The total number of buildings has been decreasing Downtown since early 2000s. Many buildings have been redeveloped into surface level parking.

	2003	2012	2027	2020
<b>Total Buildings</b>	1,311	1,005	993	977

Source: FNSB Community Planning Department



## Strategies and Actions *What policies or other types of strategies or tools will assist residents, the FNSB, and other partners with achieving their vision and goals for the project area?*

*For actions with potential leads identified, potential leads are included in parentheses following the action.*

### 1. Create a walkable, accessible, navigable Downtown year-round.

- a. Update the zoning code to achieve a more walkable Downtown, especially regarding setbacks, street infrastructure, parking standards, and winter city adaptations (e.g., snow storage, protecting solar access for renewable energy). *See the Transportation chapter for other relevant winter design recommendations.*
- b. Encourage pedestrian-friendly building design, including active windows facing the sidewalks, street furniture **where appropriate**, and other interactive spaces.
- c. Prioritize funding for sidewalk and driveway improvements.
- d. Create right-of-way design standards for increased pedestrian access and flow. *See Transportation chapter for specific width recommendations.*

#### *Example project:*

- Incorporate best practices for sidewalk design, specifically regarding widening for accessibility and removal of obstructions such as telephone poles from the sidewalks.
- e. Improve timely wintertime maintenance of downtown sidewalks.

### 2. Guide location and intensity of land use through implementation of the Downtown Future Land Use Map (Figure 22).

- a. Reevaluate and update zoning standards to align with the downtown vision and Future Land Use Map.
- b. Ensure that zoning code revisions and new developments are compatible with requirements and anticipated impacts of military operations at Fort Wainwright, such as building height limits within flight paths.
- c. Encourage and promote mixed-use buildings and properties where residents and visitors live, work, and play. *See the Economic Development chapter for related recommendations to encourage and grow the availability of retail and services Downtown (e.g., a grocery store), and for specific examples of redevelopment tools.*

**Commented [DS19]:** Recommendation made at 04/30/24 Council WS and suggestion to add this language throughout when street furniture is referenced.

#### Housing Case Study: Cook Inlet Housing Authority's Mountain View Investment

[Cook Inlet Housing Authority](#) (CIHA), the Tribally Designated Housing Entity for the Cook Inlet region, in partnership with the Mountain View Community Council and the Anchorage Community Land Trust, has invested in multiple housing redevelopment efforts in Anchorage's Mountain View community that have contributed to neighborhood revitalization.

At the turn of the millennium, the Mountain View neighborhood had substandard rental housing and was seeing commercial divestment and high rates of crime. Between 2004 and 2014, CIHA worked with local partners to remove more than 130 deteriorated structures and created 280 high quality, affordable housing units for both renters and homeowners. CIHA achieved this by blending different funding sources including its Indian Housing Block Grant funds, paired with low-income housing tax credits from the Alaska Housing Finance Corporation. The Anchorage Community Land Trust led commercial revitalization alongside CIHA's housing investments. The success of these investments can be documented via changes in the visual appeal of the neighborhood, along with tangible outcomes such as reduced resident turnover, lower vacancy rates, and improved high school graduation rates. In 2014, CIHA received the U.S. Department of Housing and Urban Development Secretary's Opportunity and Empowerment Award for their work in the neighborhood.

Learn more at [https://www.huduser.gov/portal/casestudies/study\\_09082014\\_1.html](https://www.huduser.gov/portal/casestudies/study_09082014_1.html)

- d. Increase the availability, quality, and variety of housing units Downtown using land use planning tools. *See related recommendations in the Housing chapter.*

#### Example projects:

- Preserve homes and encourage infill in established low-density residential neighborhoods.
- Encourage and promote mid- to high-density residential development in and adjacent to commercial areas.

### 3. Promote enjoyment of parks, trails, public facilities, and other amenities in Downtown.

- a. Activate existing parks and greenspaces through year-round programming, facilities, and events.

#### Example projects:

- Promote Golden Heart Plaza as a central Downtown landmark and premier community event, family, and activity space.
  - Add additional playground spaces to green spaces throughout Downtown.
- b. Complete all phases of the Chena Riverwalk as an important connection to and amenity in Downtown.
  - c. Coordinate with the Fairbanks Area Surface Transportation (FAST) Planning Project Enhancement Committee on selection, design, and placement of public art and other elements incorporated into downtown transportation projects.

- d. Incorporate park and trail destinations into wayfinding signs and maps. *See the Economic Development chapter for branding recommendations and the Transportation chapter for wayfinding recommendations.*
- e. Develop additional indoor recreation facilities and programming Downtown.
- f. Strategically create more green spaces, such as “pocket parks,” public seating areas, edible landscaping, and pollinator gardens, in the Urban Core on parcels where redevelopment is less feasible.
- g. Prioritize graffiti and trash removal in public spaces. (Potential Lead: City Public Works Department and FNSB Parks Department)

**4. Support implementation of plans to improve human and environmental health Downtown.**

- a. Create a long-term policy to prevent and manage condemned, unsafe, vacant, and abandoned buildings. *See the Economic Development chapter for related recommendations to encourage development and redevelopment of vacant/underutilized downtown parcels.*
- b. ~~Improve~~ **Continue to improve** and increase enforcement of existing code enforcement strategies.

*Example projects:*

- o Enforce applicable zoning and building codes on nuisance properties that pose health and safety risks.
- o Streamline the current code enforcement process to reduce the timeline for action.

- c. Implement the FNSB Air Quality Comprehensive Plan.
- d. Implement the FNSB Chena Riverfront Plan.
- e. Apply urban forestry management principles, prioritizing the care and stewardship of trees and landscaping Downtown.
- f. Balance the need for safety and visibility improvements, such as better lighting in winter months, with efforts to reduce light pollution ~~and promote aurora viewing opportunities Downtown.~~<sup>5</sup>
- g. Create spaces to provide comfort and protection during winter months (warming shelters, wind breaks, etc.).

*See Public Safety chapter for relevant public safety recommendations, including environmental design best practices. See Economic Development chapter for other recommendations including installing public restrooms.*

**Commented [DS20]:** Recommendation made at 04/30/24 Council WS

**Commented [DS21]:** Recommendation made at 04/30/24 Council WS

<sup>5</sup> Learn more about preventing light pollution and implementing responsible outdoor lighting from the International Dark Sky Association: <https://www.darksky.org/>

## 5. Maintain the unique character of Downtown and established neighborhoods.

- a. Incorporate recognition and interpretation of historic districts, buildings, and resources into Downtown wayfinding, signage, and branding efforts. *See the Economic Development chapter for branding recommendations and the Transportation chapter for wayfinding recommendations.*

- b. Identify available funding and support for maintaining and restoring historic properties.

### *Example project:*

- The FNSB is a Certified Local Government (CLG), eligible for federal and state matching grants for historic preservation activities.

- c. Identify and implement tools to help preserve historic properties.

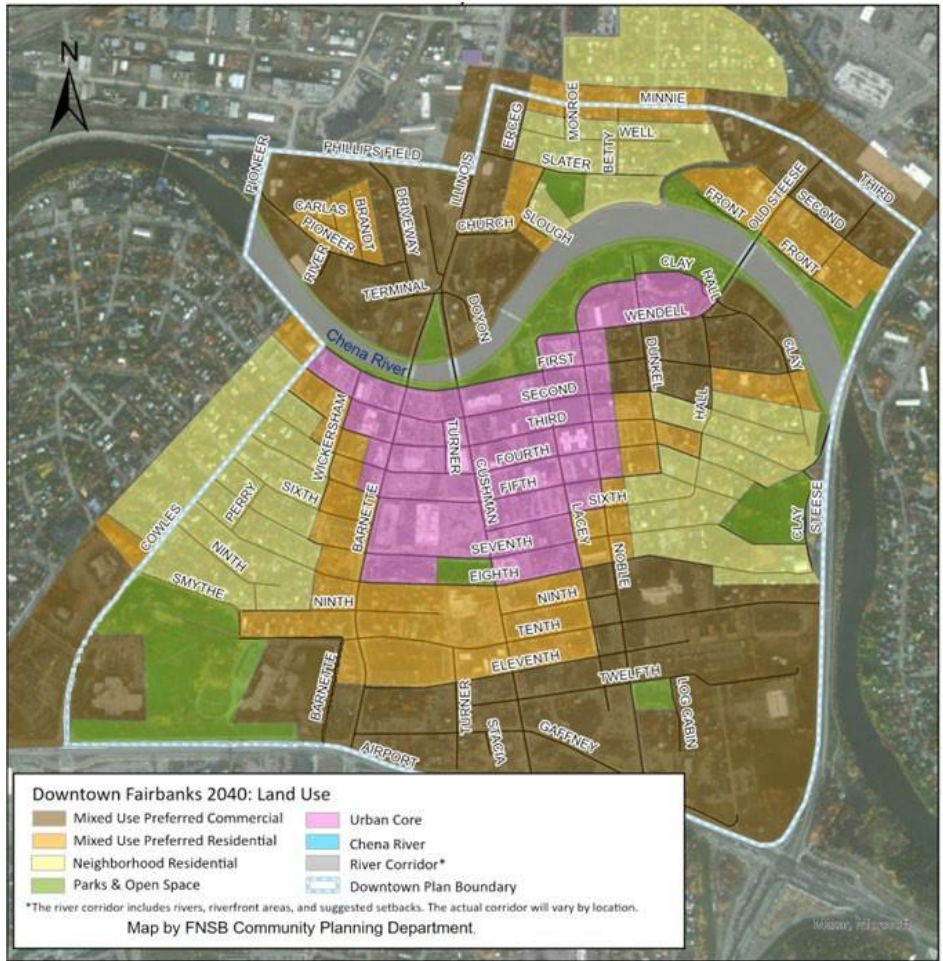
### *Example projects:*

- When replacement or significant alteration of an older property is necessary, encourage compliance with Section 106 and/or Secretary of Interior standards for preservation; encourage strategic reuse of key elements such as building façade, unique design elements, and other components to retain its character.
- Investigate the feasibility of adopting tax incentives, code provisions, and design guidelines, which encourage maintaining the architectural character of historic buildings.

## Future Land Use Map

*Note regarding the future land use map: The neighborhood east of Cowles and south of Smythe has potential to grow and change in different ways. The FNSB Regional Comprehensive Plan currently designates the area of Noel Wien Library and the adjacent greenspace as “Urban,” a broad category that applies to nearly all of downtown. We have the opportunity through the Downtown Plan to use more specific land use categories, to recognize the existing greenspace and plan for the appropriate future land use in this area. Two land use scenarios are presented for the community’s consideration, with one of the two to be included in the final downtown plan.*

Figure 22. Downtown Fairbanks Land Use Map





Boundary lines in the future land use map are approximate and may out of necessity be changed. It is not the intent to divide lots or specific uses by these boundary lines.

As depicted in the map above, some of the proposed land use classifications extend outside the project boundaries; these changes will be incorporated into the updated FNSB Comprehensive Plan future land use map. These areas are included because they have adjacent connections/relevant ties to the downtown area.


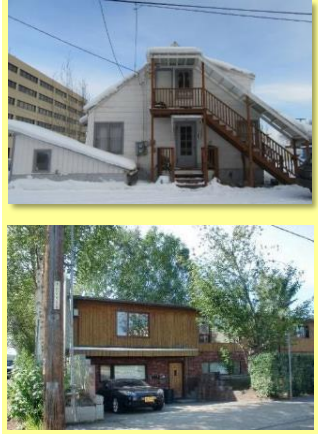


## Downtown Fairbanks Land Use Map Categories

The Downtown Fairbanks Land Use Map is the key tool for implementing the Comprehensive Plan. Land use actions such as rezoning and conditional use approvals as well as many types of development projects must align with these land use designations.

Land Use Category	Intended Land Uses	Application Area
<p><b>Urban Core</b></p> 	<ul style="list-style-type: none"> <li>• Intended to be the employment and activity center for the region, attractive to residents and visitors, creating a live, work and play environment.</li> <li>• Walkable, with buildings closer to property lines, continuous building facades with multiple building entries, active streetscape with pedestrian amenities (wide sidewalks).</li> <li>• Pedestrian-oriented commercial uses such as food carts or walk-up concessions.</li> <li>• Concentration of civic, cultural, entertainment, office, and retail uses.</li> <li>• High-density residential, recommended residential density – no less than 13 dwelling units per acre (DU/ac) and no maximum density limit.</li> <li>• Minimal off-street parking, reliance on on-street parking and parking garage in business areas.</li> <li>• Parks, plazas, and open spaces intended for public use.</li> <li>• Discourage new industrial uses and surface parking.</li> <li>• Encourage specialty and locally owned retail on ground floors.</li> <li>• Design streets in the Urban Core to <del>emphasize</del> <u>balance</u> “accessibility” <del>over and</del> “mobility.”</li> </ul>	<p>The Urban Core is the center of downtown activity and commerce, from the Chena Riverfront and 1<sup>st</sup> Avenue to commercial corridors along Cushman and Noble Streets, south to 8<sup>th</sup> Avenue.</p>
<p><b>Mixed Use Preferred Residential</b></p> 	<ul style="list-style-type: none"> <li>• Intended to act as transition areas between the intense commercial uses and downtown residential areas. Providing opportunities for high-density residential growth with compatible small-scale commercial uses.</li> <li>• Predominately high-density residential, recommended residential density – between 13 DU/ac to 29 DU/ac.</li> <li>• Small scale neighborhood-oriented commercial uses with a local market area that are compatible with downtown residential uses.</li> <li>• Encourage specialty and locally owned retail on ground floors.</li> <li>• Large commercial uses with a regional market area only along high-volume roads and buffered from residential areas.</li> <li>• A mixed reliance on on-street parking and off-street parking.</li> <li>• Parks, plazas, and open spaces intended for public use.</li> </ul>	<p>This category supports relatively high density residential along the blocks between the Urban Core and existing residential neighborhoods to the east and west, and commercial uses along Airport Way and north of the Chena River.</p>

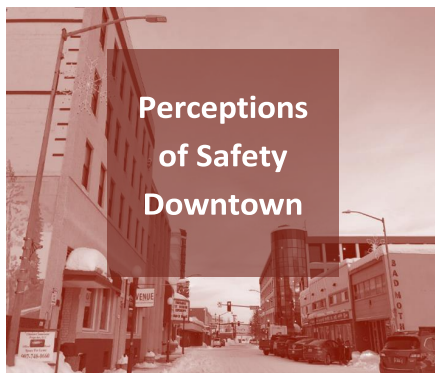
**Commented [DS22]:** Recommendation made at 04/30/24 Council WS

Land Use Category	Intended Land Uses	Application Area
<p><b>Mixed Use Preferred Commercial</b></p> 	<ul style="list-style-type: none"> <li>• Discourage new industrial uses and surface parking.</li> <li>• Intended to provide commercial uses with a regional focus.</li> <li>• Predominately mid-scale higher intensity commercial uses with a regional market area.</li> <li>• High-density residential, land use impacts such as noise, activity, light, and traffic are expected on residential uses, recommended residential density, at least 13 DU/ac with no maximum density (dwelling units per acre).</li> <li>• Reliance on off-street parking.</li> <li>• Parks, plazas, and open spaces intended for public use.</li> <li>• Discourage new industrial uses.</li> </ul>	<p>This category recognizes existing large-format commercial uses along Airport Way, the Steese Highway and along the north bank of the Chena River, as well as the Tanana Chiefs Conference site directly east of the Urban Core.</p>
<p><b>Downtown Neighborhood Residential</b></p> 	<ul style="list-style-type: none"> <li>• Intended to protect established downtown residential neighborhoods.</li> <li>• Single-family, duplexes and accessory dwelling units, recommended residential density between 5 DU/ac and 13 DU/ac (dwelling units per acre).</li> <li>• Other residentially compatible uses.</li> <li>• Parks, plazas, and open spaces intended for neighborhood focus.</li> </ul>	<p>This category applies to three existing residential areas: west of the Urban Core, between Wickersham and Cowles Streets; east of the Urban Core, between Clay and Dunkel Streets; and north of Chena River along Noyes Slough.</p>

**Commented [DS23]:** This bullet belongs in the previous section on page 48.

Land Use Category	Intended Land Uses	Application Area
<p data-bbox="99 485 292 514"><b>Parks and Open Space</b></p> 	<ul style="list-style-type: none"> <li data-bbox="412 485 894 546">• Intended to protect and provide for parks, plazas, green space, open space corridors.</li> </ul>	<p data-bbox="894 485 1068 756">This acknowledges existing greenspaces such as Griffin Park, Golden Heart Plaza and Wien Park, and new parks or open space amenities developed over time within Downtown.</p>
<p data-bbox="99 968 227 997"><b>River Corridor</b></p> 	<ul style="list-style-type: none"> <li data-bbox="412 968 894 1050">• Key rivers, wetlands, and riverfront areas. Includes suggested setbacks to protect riparian habitat (actual regulations will vary by location).</li> </ul>	<p data-bbox="894 968 1068 1050">Applies to land alongside the Chena River.</p>

Key Issues Guiding the Plan

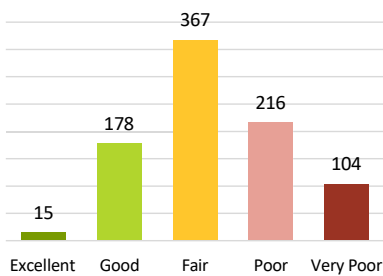


**Community Emergency Service Patrol in Downtown Fairbanks**

- Since 2018, **Community Emergency Service Patrol (CSPESP)** has responded to 5,000-6,000 calls per year for public intoxication. For years, demand has exceeded capacity to respond.
- **CSP-ESP** responds citywide, but calls are concentrated Downtown.
- In frigid temperatures, this service saves lives.

SOURCE: *CSP-ESP Interview, 2022*

Figure 23. Responses to Survey Question: "Rate Downtown on These Attributes: Safety"



SOURCE: *Community Survey, 2017*

- **Residents and visitors want to feel safe Downtown.** People feel safe in attractive, lively, and busy spaces; vacant buildings, empty lots, and lack of activity can make people feel unsafe, even if no real threats are present. This chapter offers strategies to better activate spaces and generate pedestrian traffic that, when combined with more robust community policing, could help make Downtown feel safer for all.
- **Lack of activity in parts of Downtown creates a perceived lack of safety.** Low foot traffic, litter, physical design limitations, and darkness can all contribute to make public spaces seem empty, reducing feelings of safety, and may discourage potential visitors. In a 2017 community survey, 33% of respondents reported feeling unsafe Downtown (Figure 23). In comparison, most participants who work Downtown said they feel safe, and few have experienced a crime.
- **Negative behaviors in public spaces impact perception of safety.** The visibility of public intoxication Downtown was a frequent theme in project interviews and surveys. **Individuals under the influence of alcohol or drugs rarely pose a safety risk to others but can be at risk of harm.**

These behaviors can discourage visitors from visiting Downtown, cause disturbances, and in some cases, contribute to issues like littering or trespassing. Related, many individuals experiencing substance use issues are the same individuals experiencing homelessness and co-occurring mental health challenges. These

**Commented [DS24]:** Recommendation made at 04/30/24 Council WS to change all "Community Service Patrol (CSP)" references throughout the plan to "Emergency Service Patrol (ESP)"

**Commented [DS25]:** Recommendation made at 04/30/24 Council WS



“Without people coming in and out of stores, all you see are the 50 people loitering. But if there were more people shopping and everything else, you wouldn’t notice them.”

“I’d like to see more patrols and better maintenance. Cleaner streets, cleaner sidewalks, lights that work. A lot of the lights are off. Make it nice and clean, address vandalism right away.”

Stakeholder Interviews, 2022

challenges are better mitigated by increased access to housing, programs, and services, in Downtown and other areas of the borough. Today, Downtown hosts a variety of essential services such as a youth shelter, crisis response center, food pantry, and needle exchange.

- **Bars and nightlife bring people and activity but have public safety trade-offs.** Downtown is a popular destination for dining, entertainment, and nightlife, with long-established bars as well as newer venues. However, police data illustrates other impacts. For example, there are more calls for alcohol-related incidents and disturbances, especially during evening hours. *See Figure 25 for more discussion of police data.*

- **Most downtown criminal activity is related to property crimes.** Police dispatch data shows moderate-elevated levels of property and violent crimes in Downtown; most calls are for disturbances, trespassing, and theft (Figure 25). While most do not pose an immediate threat of harm, these incidents have a detrimental impact on businesses who must invest time and resources in reporting, clean-up, and fatigue responding to incidents.

**Commented [DS26]:** Recommendation made at 04/30/24 Council WS



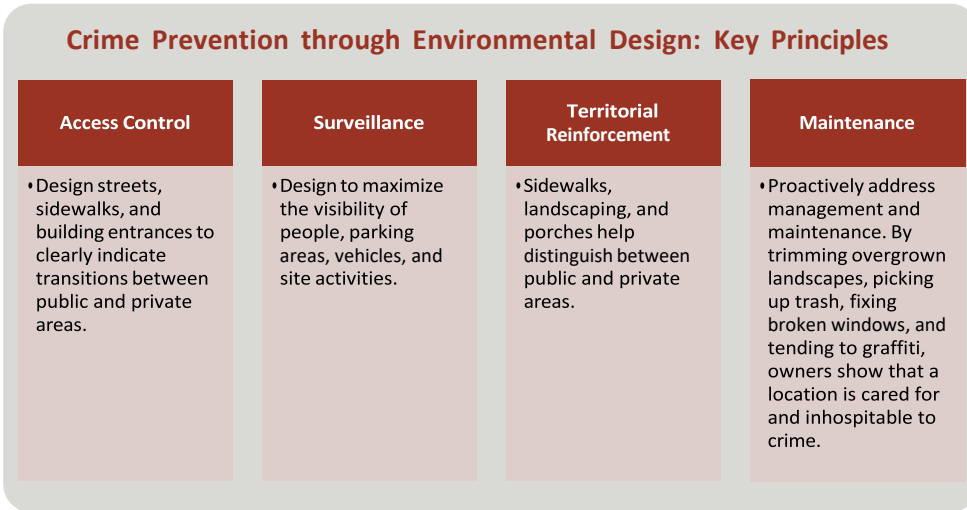
- **Downtown lacks indoor public spaces.** Many crimes such as trespassing happen more during the day, when people try to find a place indoors to warm up. The lack of public indoor spaces and restrooms likely contributes to the number of trespass calls into dispatch.

“We have been discussing (CPTED) for 15 years. The problem is getting energy behind it to do something.”

*From Downtown Fairbanks 2040 Working Group Member*

- **The physical environment influences whether people feel safe.** Both the design and maintenance of spaces matters. Overgrown bushes, poor lighting, buildings, and unmaintained paths all make people feel less safe, especially when they can't see what's around them.
- **There are specific design strategies to address safety concerns.** The Crime Prevention through Environmental Design (CPTED) framework reduces crime by incorporating safety in the built environment (Figure 24). Using lighting, visibility, managing access, and other strategies, communities can reduce problem behaviors and make Downtown feel safer and more attractive.

Figure 24. Principles of Crime Prevention Through Environmental Design (CPTED)



**Does Downtown Fairbanks have a crime problem? Here’s what the data show.**

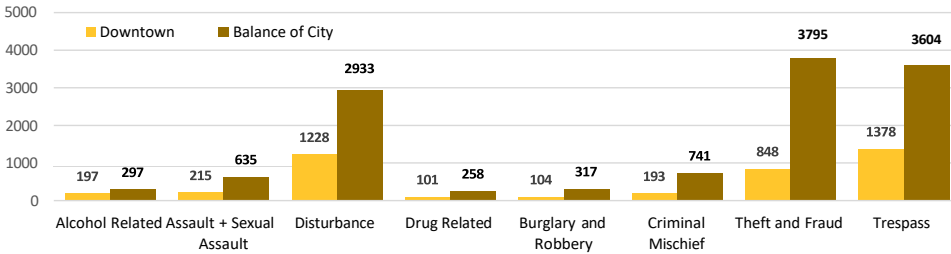
To analyze Downtown’s public safety climate, Fairbanks Police Department (FPD) provided five years of call data (2017-2021). After filtering out non-relevant call types (e.g., welfare checks, general inquiries), sorting calls by category,<sup>6</sup> and mapping incidents citywide, a complex picture emerges.

The two most common incidents Downtown are Disturbances and Trespass, followed by Theft (Figure 25). Trespass is more likely to happen during the day, Disturbance is more common at night.

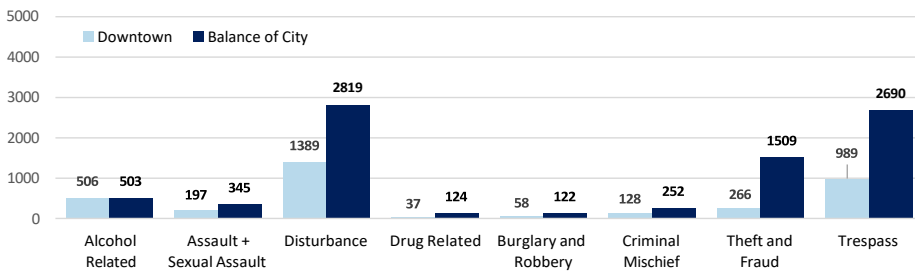
Downtown, as a commercial center and home to over 1,000 residents, has a disproportionate number of police calls: the geographic area of Downtown makes up less than 10% of the FPD’s jurisdiction, but 27% of the calls they receive originate there.<sup>7</sup> However, the data includes calls without a specified location, which are coded to FPD headquarters Downtown. Calls do not necessarily equal crimes, and do not always result in a charge or arrest. Comparing citywide data (Figure 26 and Figure 27), Downtown has higher rates of person-related calls, specifically for assault and alcohol. There are comparable rates of property-related calls, which are common citywide.

Figure 25. Downtown Fairbanks Police Calls by Category, Total Calls over Five Years (2017-2021)

**Incidents by Type (Police Calls), Day; 2017-2021**



**Incidents by Type (Police Calls), Night, 2017-2021**



SOURCE: City of Fairbanks Police Department. The reported data is calls; incidents did not necessarily result in a charge or arrest.

<sup>6</sup> The two categories are “person” crimes, meaning harm to an individual (e.g., assault, behavioral issues), and “property” crimes, meaning harm to property (e.g., trespassing or theft).

<sup>7</sup> This analysis excludes land within the Fort Wainwright and the University of Alaska boundaries; it does not consider population density.

Figure 26. Analysis: Fairbanks Police Department Calls over 5 Years; Downtown Fairbanks and Surrounding Area - Personal Crime Calls (2017-2021)

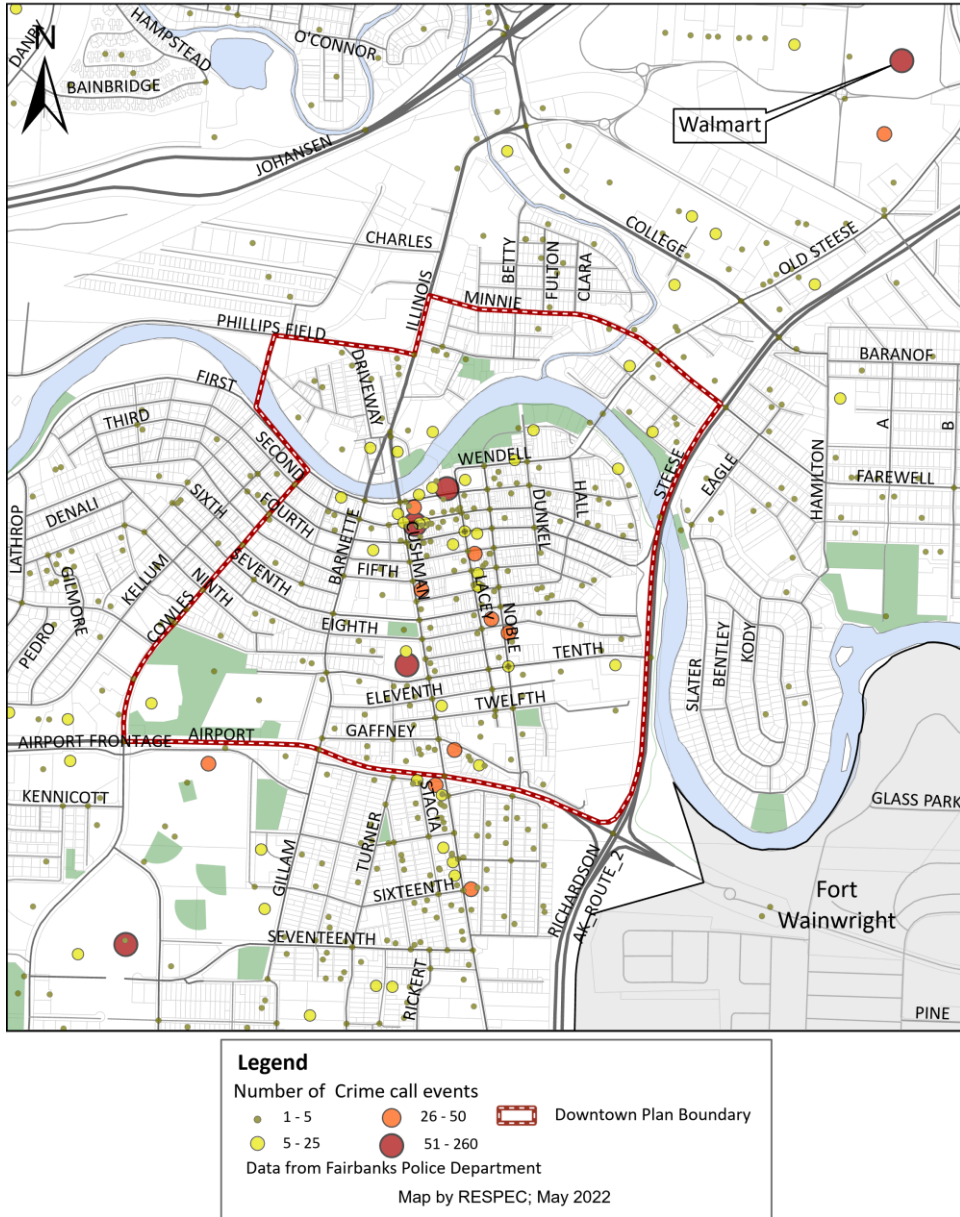
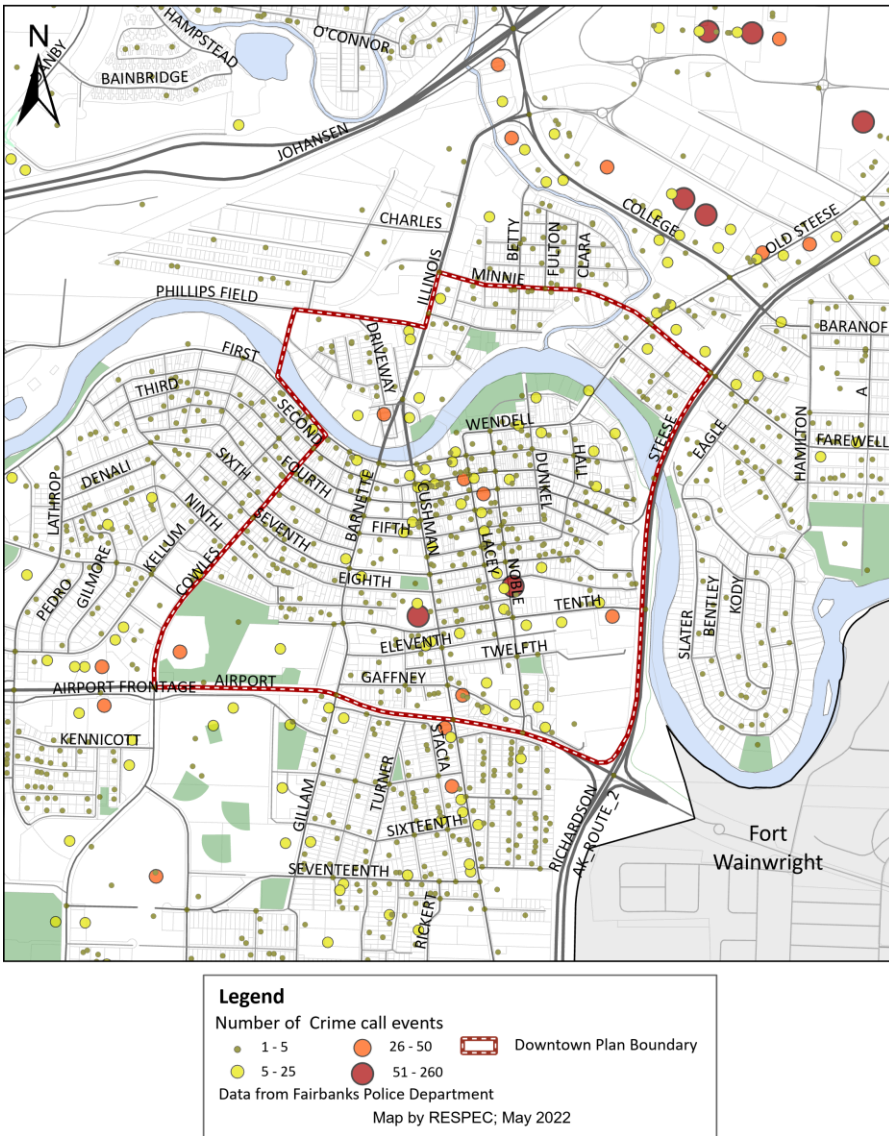




Figure 27: Analysis: Fairbanks Police Department Calls over 5 Years; Downtown Fairbanks and Surrounding Area - Property Crime Calls (2017-2021)



**Strategies and Actions** *What policies or other types of strategies or tools will assist residents, the Fairbanks North Star Borough (FNSB), and other partners with achieving their vision and goals for the project area?*

**1. Create a safe, welcoming environment through community-focused activities and consistent maintenance.**

- a. Collaborate with property owners, businesses, police, private security, service providers, and other stakeholders to create a Downtown Safety Plan.

*Example plan strategies:*

- o Keep buildings in good repair.
- o Maintain foliage and landscaping for visibility.
- o Improve exterior lighting.

- b. Promptly address safety and nuisance issues due to blighted buildings, facilities in disrepair, and vandalism.
- c. **Support-Analyze** ongoing operations of human services organizations in Downtown such as food distribution centers, the needle exchange program, crisis stabilization programs, and other services to meet basic needs.
- d. Work with social service providers, police, and local businesses operating Downtown to effectively serve clients.

*Example project:*

- o Create a public safety task force.

- e. Maintain or increase consistent presence of police and security Downtown through **CSPESP**, foot, and bicycle patrols, focused on any “hot spots” with safety concerns.

**Commented [DS27]:** Recommendation made at 04/30/24 Council WS

**Commented [DS28]:** Recommendation made at 04/30/24 Council WS

*See the Economic Development chapter for recommendations on how to better activate and improve the vibrancy of Downtown.*

*See the Housing and Land Use chapters for recommendations to increase residential units and reduce vacant and underutilized downtown properties, and for more information about crisis response in Fairbanks.*

## 2. Incorporate safety and Crime Prevention Through Environmental Design (CPTED) principles throughout Downtown.

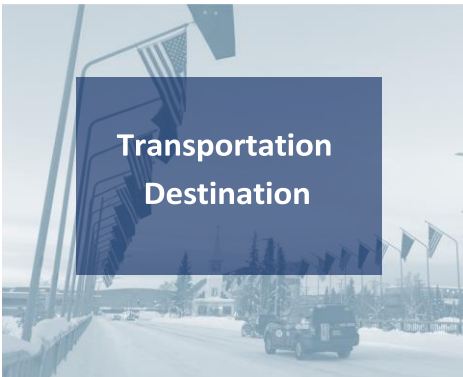
- a. Incorporate CPTED principles into zoning, landscaping, and building code for new developments and adaptive reuse of existing sites.

### *Example projects:*

- Implement controlled access to private properties.
  - Improve lighting in public and private spaces.
  - Align building fronts with sidewalks.
  - Avoid poor visibility around corners and “dead end” spaces.
- b. Educate property owners, businesses, police, and private security on CPTED principles and best practices and encourage proactive maintenance.
  - c. Conduct CPTED review and incorporate strategies into design of all transportation projects.

*See Transportation chapter for other transportation design recommendations.*

## Key Issues Guiding the Plan



### Transportation Destination

The downtown community survey asked how to strengthen connections between Downtown and the Chena River. Along with more amenities and activities overlooking the river, residents prioritized **walking and biking connections**:

#### Top 3 responses

- Riverfront dining, shops, and activities
- Increased bike and pedestrian safety on roads leading to the Chena River
- Better bike and pedestrian access to and crossing the Chena River

SOURCE: Community Survey, 2017

### What does the transportation network look like today?

See Figure 28 to view the network of roads, sidewalk, bike routes, bus routes and stops. Cushman and Barnette Streets are the main gateways into Downtown, with heaviest traffic along the Steese Highway to the east and Airport Way to the south.

- **Downtown has many features to create a more walkable, easier-to-navigate destination.** Downtown is one of the best transportation-served areas in the city, with sidewalks on most streets, short blocks, and many local destinations. The Transit Center is also located Downtown, a hub for the Metropolitan Area Commuter System (MACS).
- **Establishing Downtown as a destination requires the promotion of access to and navigation within the area.** Roads should be designed to promote slower speeds and prioritizing non-motorized uses. Reducing vehicle traffic on roads improves safety for all users and makes for a better experience on downtown streets and sidewalks.

### Downtown Projects in 2045 Fairbanks Metropolitan Transportation Plan (MTP)

#### Recently Completed Projects

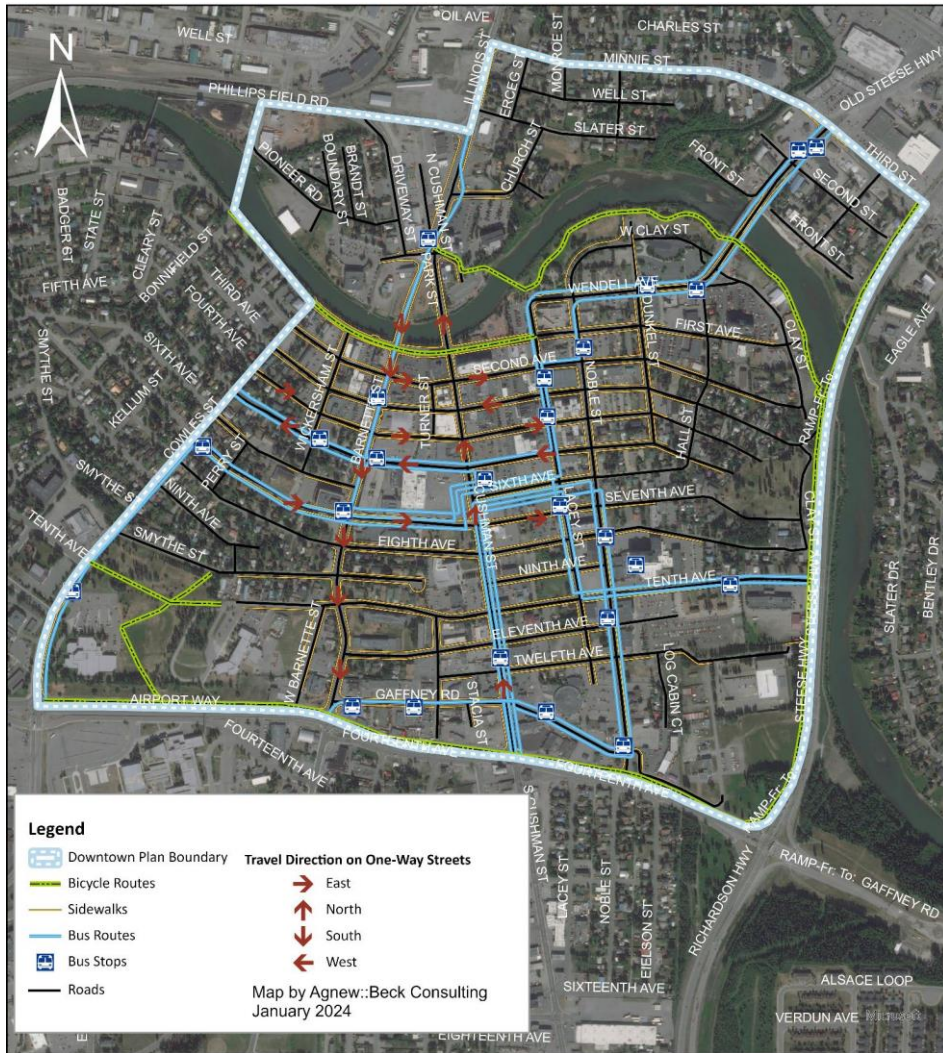
- Cushman Street Bridge Rehabilitation
- Noble Street Upgrade
- Wendell Avenue Bridge replacement

#### Planned Projects, by Priority Timeframe

- Cowles Street Reconstruction (SR)
- Barnette Street Improvements (MR)
- Minnie Street Reconstruction (MR)
- Wendell Avenue connection analysis (MR)
- 5th Avenue Reconstruction (MR)
- Lacey Street Reconstruction (MR)
- Bike Lane Signing and Striping (MR)

SR = Short Range | MR = Medium Range | LR = Long Range

Figure 28. Existing Transportation Network, All Modes in Downtown Fairbanks



SOURCE: Fairbanks North Star Borough, Downtown Transportation Network Analysis, 2019



Figure 29. Improvements along Cushman Street



“The new Cushman Street improvements are great! Thank you for the wider sidewalks and the lights make it really welcoming in winter!”

“I regularly walk down Lacey Street, why doesn't it get a pedestrian route like Noble?”

*Comments on Downtown Fairbanks Story Map, 2019*

**Downtown’s transportation network still has gaps, especially for cycling and transit (Figure 28).** Bikes are not allowed on downtown sidewalks but there are limited road shoulders for safe travel. The 2019 Circulation Network Analysis recommends projects to address identified gaps.

- Investing in Complete Streets promotes walking and biking, where appropriate.** Since adopting a Complete Streets policy in 2015, Fairbanks Area Surface Transportation (FAST) Planning has completed upgrades of several downtown streets, such as Cushman Street (Figure 29). Complete Streets host features for non-motorized users, vehicles, tour buses, and transit services, prioritizing accessibility and safety for all modes of transportation.
- Complete Street designs also improve the experience of walking on the street.** For example, widened sidewalks create more space for people to linger and allow for businesses such as restaurants and cafés to offer outdoor dining and seating.
- Road upgrades have made a difference.** Local business owners report seeing more people walking and biking Downtown. However, road closures are disruptive in the short term. Narrow streets and short construction seasons create access issues for businesses during the summer. While Downtown benefits long-term from these upgrades, it is critical to coordinate with businesses to mitigate disruptions.



Downtown has directional signs like the one above, but the placement and content of existing signage is not meeting people’s needs.

Figure 30. Utility poles placed in the middle of sidewalks make it difficult to walk safely.



Figure 31. Street furniture such as planters adds visual interest and greenery to streets, but also makes snow clearing more difficult.



- **Incorporating landscaping into street design has many benefits.** Applying “Green Street” concepts can improve drainage while providing short-term storage for water runoff.
- **Improve navigability in Downtown Fairbanks can be difficult to navigate.** Residents, businesses, and survey respondents consistently say it is hard to find your way in and around Downtown due to:
  - Narrow sidewalks
  - Poor lighting in winter
  - Many sidewalks not accessible by Americans with Disabilities Act (ADA) standards
  - Bicyclists using sidewalks illegally
  - Not enough guiding signage for routes between destinations
  - Hard to find parking (*see Parking chapter*)
  - One-way streets
- **The current Continue to improve sidewalk design is challenging for ease of pedestrians traffic.** Some streets have had sidewalk and ADA accessibility improvements. However, many people say walkability, especially for people with mobility issues, remains a barrier (Figure 30).
- **Winter maintenance impacts navigation.** Snow clearance is a transportation issue: snow on sidewalks and roads make it challenging to get around in the winter. Improving implementation and adherence to the City’s Downtown Snow Removal Standards could help snow clearing happen quickly and consistently. Timely snow clearance by businesses and property owners should also be a priority.
- **Street amenities have pros and cons.** Some people expressed frustration with features installed on new, wider sidewalks (Figure 31).

**Commented [DS29]:** Recommendation made at 04/30/24 Council WS

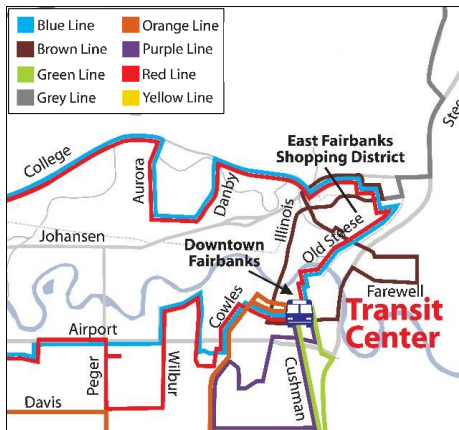
**Commented [DS30]:** Recommendation made at 04/30/24 Council WS



Figure 32. Lyons Transit Center is a hub for many MACS



Figure 33. MACS System Map, Downtown service (detail)



While amenities such as planter boxes add value to the walking experience, they also take up limited space and make clearing snow difficult. Balancing the positives and negatives of these features is important.

- **Having transportation choices is important for downtown residents.** More than 40% of downtown residents do not own a vehicle—a rate almost 10 times higher than the Fairbanks North Star Borough (FNSB) overall, where only 4.3% of households don't have access to a vehicle.
- **Downtown connectivity improvements are desired.** MACS serves most of the FNSB, with a transit center in Downtown (Figure 32). All but two of the fixed-route lines go to the Transit Center, with hourly service. Few lines (only Red, Blue, and Orange) run within Downtown (Figure 33). Shifting existing routes to include more stops in the commercial core could help improve transit connectivity within Downtown.
- **MACS has limited weekend and evening service.** Hours of service also make it more difficult to use transit to access Downtown: for example, there are currently no regular Sunday or late evening services, which limits people without car access from accessing Downtown on weekends.
- **Bus traffic contributes to congestion during summer months.** Private operators bring buses of visitors Downtown, unloading passengers at destinations along First Avenue. Better coordination of pickup and drop-off locations would reduce congestion.

Source: FNSB Transportation Department



## Strategies and Actions *What policies or other types of strategies or tools will assist residents, the FNSB, and other partners with achieving their vision and goals for the project area?*

The circulation maps in Figure 35 (Roadway), Figure 36 (Bicycle), Figure 37 (Pedestrian), and Figure 38 (Transit) illustrate proposed connections and policies for each mode.

### 1. ROADS: Continue building a road system that provides the needed level of mobility and enhances the built environment of Downtown Fairbanks. See Figure 35.

- a. Implement safety and mobility features in the downtown road network.

#### *Example projects:*

- Signal progression, where appropriate.
  - Encourage fast-moving traffic to use major arterials (Airport Way, Steese Expressway).
  - Define Cushman and Barnette Streets as primary gateway streets into and out of Downtown and serving local freight needs. Functionally classify both streets as major collectors.
  - Consider connecting Clay St. to 3rd Avenue.
  - Consider connecting 4th and 5th Avenues on the east by cemetery.
- b. Apply Complete Streets principles where appropriate.<sup>8</sup>
- c. Conduct a speed study and update speed limits as appropriate.
- d. Engage representative stakeholders in the planning of downtown road projects (see 5<sup>th</sup> Avenue example at the end of this chapter).

### 2. BICYCLES: Develop a seasonal bicycle network throughout Downtown to incorporate cycling with other transportation options. See Figure 36.

- a. Provide bicycle parking and storage in appropriate and safe locations. Use of on-street signs, marked lanes, or other markings will be determined and developed by and with the maintenance authority of the roadway.
- Use on-street marked lanes on roadways with more than 1,000 average daily traffic.
  - ~~Use sharrows (shared lane markings that indicate cyclists and vehicles share a lane) on roadways with less than 1,000 average daily traffic.~~
  - Install separated pathways that connect through parks and green spaces.
  - Construct a new bike-accessible connection between 12<sup>th</sup> Avenue and shared-use pathway along the Steese Expressway.

<sup>8</sup> Learn more about Complete Street policies at the U.S. Department of Transportation website: <https://www.transportation.gov/mission/health/complete-streets-policies>

**Commented [DS31]:** Recommendation made at 04/30/24 Council WS

- o Identify all paths 10 feet or wider as a shared-use pathway along designated bicycle routes.
- o **Consider adding shoulder space where practical to each road improvement project that eventually will make most roads comfortable and welcoming to cyclists while allowing adequate snow storage in the winter.**
- b. Continue to resolve conflict of bicyclists on sidewalks and prohibition in Alaska administrative code.<sup>9</sup>
- c. Revitalize the bike share program.

**Commented [DS32]:** Recommendation made at 04/30/24 Council WS

**3. PEDESTRIANS: Increase walkability and pedestrian comfort in Downtown Fairbanks. See Figure 37.**

- a. Improve connectivity of the sidewalk system throughout Downtown and ensure that all streets a) identified as collectors, and b) within the Urban Core, have sidewalks.
- b. Incorporate street furniture into Downtown. *See Economic Development chapter for related recommendations regarding streetscape design.*

*Example projects:*

- o Install furniture to buffer pedestrians on sidewalks from car traffic where applicable and where it will not impede pedestrian mobility or snow removal.
- o Install pedestrian bars for leaning and resting.

- c. Develop a specific recommended width within the Urban Core. Establish the minimum recommended sidewalk width as 7 feet, defined as the width allowing two people walking abreast to pass another person without needing to step out of the way.
- d. Assess sidewalk width and widen sidewalks, where appropriate.

*Example project:*

- o Install sidewalks and shared-use pathways that are between 7 and 12 feet wide on all identified corridors in network, where there is sufficient right-of-way width.

- e. Connect Downtown to surrounding areas with pedestrian bridges over waterways.

*Example projects:*

- o Construct a pedestrian bridge at Cowles Street over Chena River.
- o Construct a pedestrian bridge over Noyes Slough.

- f. Review and update pedestrian delay times for crosswalks, especially in winter, to give travelers more time to safely cross while navigating snow, ice, and other winter obstacles.

<sup>9</sup> Per Alaska regulation, bicycles are prohibited on sidewalks in business districts such as Downtown. "Alaska generally allows bicycles on sidewalks, but no person may ride a bicycle upon a sidewalk in a business district or where prohibited by an official traffic-control device." 13 AAC 02.400(g)

**4. TRANSIT: Integrate Transit into downtown land use planning and improve mobility. See Figure 38.**

- a. Ensure that Transit stops are appropriately located in Downtown.

*Examples of potential new transit connections:*

- o First Avenue
- o Second Avenue in the Slaterville neighborhood
- o Third Avenue
- o Cowles Street north of Fifth Avenue
- o North Noble Street north of Sixth Avenue
- o Barnette Street between Seventh Avenue and Airport Way
- o Minnie Street

- b. Establish Sunday service and nighttime routes between Downtown and popular destinations.
- c. Identify and implement incentives for improving transit service and utilization within Downtown, such as a dedicated circulating bus route or trolley within the Urban Core, bus passes for tour groups, and reduced or free fare options for target populations such as low-income households and students.

*See Economic Development chapter for related recommendations regarding providing transit options to Downtown for special events.*

**5. SAFETY and ACCESSIBILITY: Improve transportation safety and access in Downtown.**

- a. Upgrade and maintain sidewalks to be ADA compliant to be able to be machine snow-cleared easily and increase mobility for all users.

*Example projects:*

- o Consider traffic calming features to slow traffic and improve safety where needed.
- o Relocate utility poles away from sidewalks.

- b. Improve sight distances by conducting a sight distance audit and implementing the resulting recommendations.<sup>10</sup>
- c. Improve pedestrian lighting and light placement in the Urban Core area of Downtown.

*See related public safety recommendations, including Crime Prevention through Environment Design principles, in the Public Safety chapter.*

<sup>10</sup> A sight distance audit evaluates sight distances at intersections where buildings and other landscaping abut the right-of-way.

See related sidewalk snow removal recommendation in the Land Use chapter.

**6. DESTINATION: Define Downtown as a central transportation destination for the region, connected by multiple modes, in all transportation plans.**

- a. Include Downtown as a priority for transportation improvements in MTP and other FAST Planning projects, programs, and plans.
- b. Increase bike and pedestrian infrastructure throughout Downtown, consistent with Envision 2045 FAST Planning Metropolitan Transportation Plan (MTP) and Connect Fairbanks Non-Motorized Transportation Plan.
- c. Continue implementing Green Streets Plan improvements identified in Downtown to improve drainage and aesthetic appeal of priority corridors.

**Commented [DS33]:** Recommendation made at 04/30/24 Council WS

**7. AESTHETICS: Integrate aesthetic features and make it easier for everyone to find their way within Downtown.**

- a. Incorporate continuity in streetscape look and feel, including consistent design elements such as lighting, planters, street trees, etc. See the Economic Development chapter for additional branding and design recommendations.
- b. Use decorative highway fencing, as opposed to chain-link, where highway fencing is required, such as Airport Way and the Steese Expressway.
- c. Improve and add wayfinding signage, maps, and other visual strategies to guide people toward commercial areas, green spaces, historic districts, and other points of interest (see Figure 34 for example of current signage). See related identity and branding recommendations in the Economic Development chapter. See parking-related wayfinding recommendations in the Parking chapter.

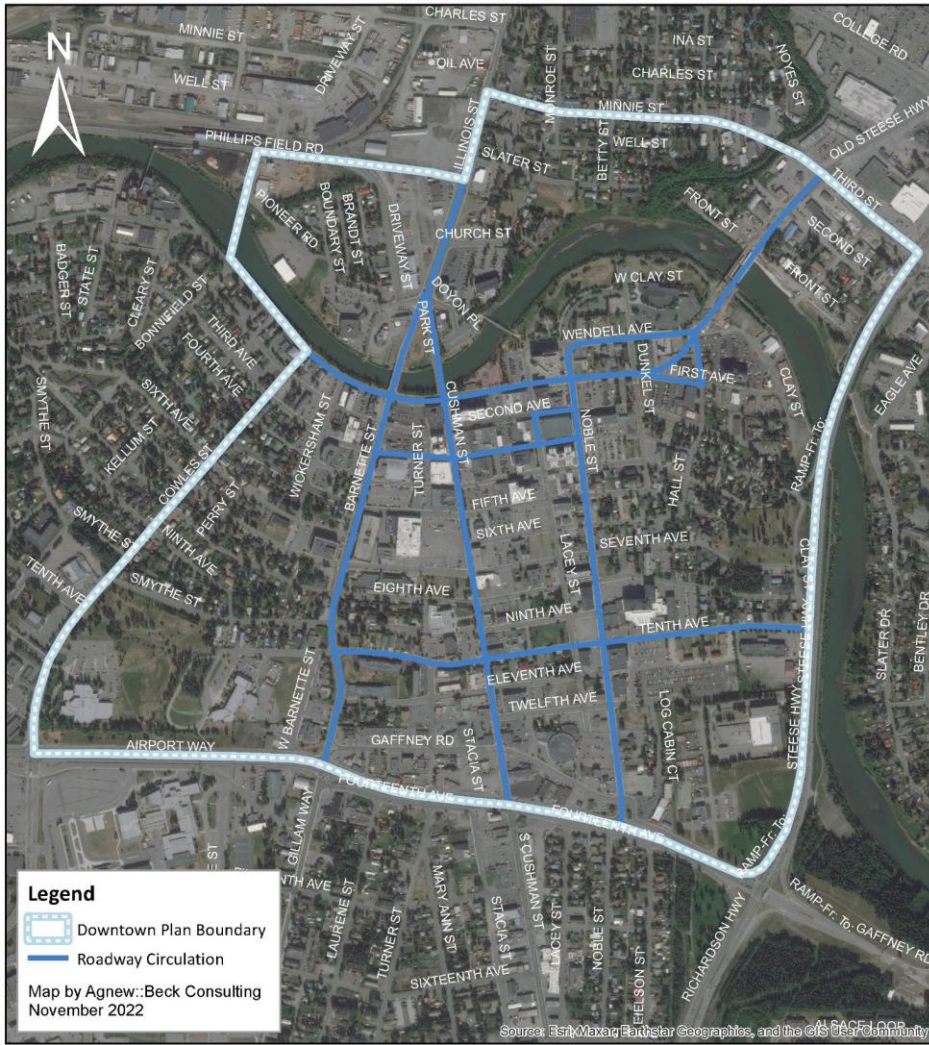
Figure 34: Existing Downtown Signage



*Example projects:*

- o Work with FAST Planning to integrate Downtown brand identity and design elements as part of consistent design standards for Downtown transportation projects.
- o Coordinate with public and private parking operators to advertise and provide wayfinding from the closest available parking to common attractions and destinations. See related visibility and lighting recommendations in the Land Use chapter.

Figure 35. Proposed Roadway Circulation Network in Downtown Fairbanks



SOURCE: Fairbanks North Star Borough, Downtown Transportation Network Analysis, 2019 + Updated 2022

Figure 36. Existing Bicycle Circulation Network in Downtown Fairbanks

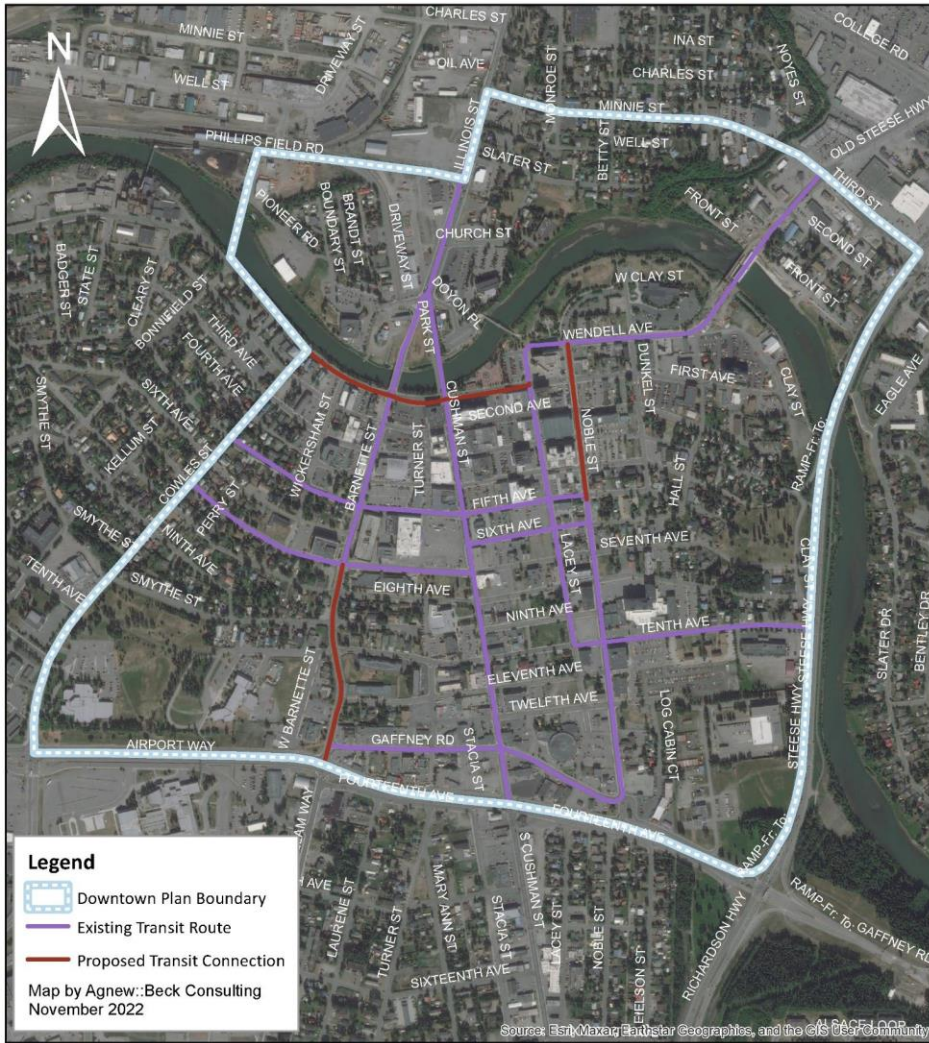


Figure 37. Proposed Pedestrian Circulation Network in Downtown Fairbanks



SOURCE: Fairbanks North Star Borough, Downtown Transportation Network Analysis, 2019 + Updated 2022

Figure 38. Proposed Transit Circulation Network in Downtown Fairbanks



SOURCE: Fairbanks North Star Borough, Downtown Transportation Network Analysis, 2019 + Updated 2022



### 5th Avenue: An Example of a Successful Collaborative Transportation Planning Effort Downtown

The City of Fairbanks proposed an update to 5<sup>th</sup> Avenue, which needed rehabilitation. The road had subsided in several areas, the drainage was inadequate for the roadway, and the sidewalks were broken and had utility poles in the middle of the sidewalk, making it very difficult for people in wheelchairs or other mobility issues to negotiate the area as a pedestrian.

The project was proposed for inclusion in the FAST Planning Transportation Improvement Program. With its state of disrepair, it easily made it into the program as the year's top-rated project. There were many opinions around what the redesign of 5<sup>th</sup> Avenue should be: one-way road or two-way road, parking on street or no parking on street, how wide the sidewalks should be, possibility of burying overhead power and communication lines, and whether to install a mid-block crosswalk at the School District building.

Seeing this community-wide disagreement about the redesign of 5<sup>th</sup> Avenue, FAST Planning approached the city about forming and hosting a stakeholder group to give the city meaningful input on how to approach the redesign and some features that were important to the community. The city accepted and FAST began to pull together a group of stakeholders that included area business, community leaders, planners, and engineers that would give feedback to the redesign of the roadway.

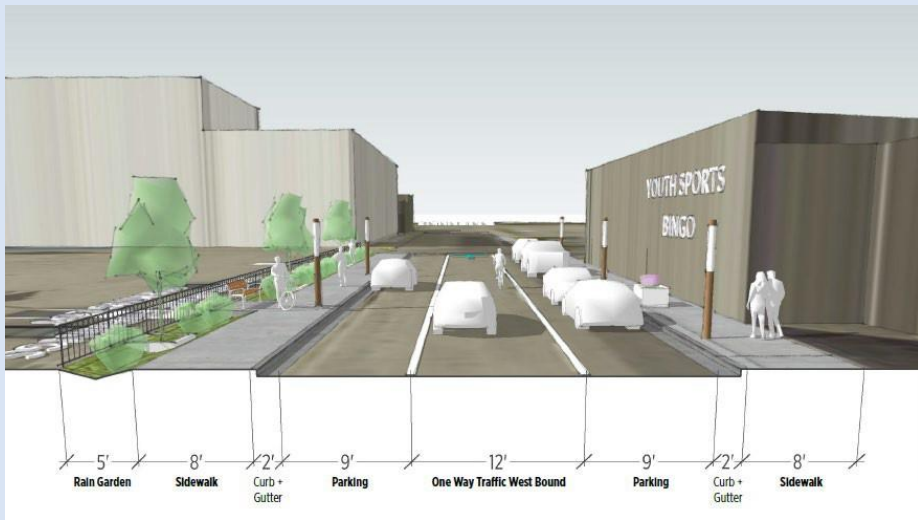
Over the course of eight weeks there were a total of four Steering Committee meetings held in the FAST Planning office. During those meetings, participants looked at the roadway right-of-way width and options for lane configurations. Options were different for all blocks of the improvement due to varying right-of-way widths. In areas where the right-of-way was narrow, options were more limited than in locations where there was enough right of way to be creative. However, the road did need to function in a uniform manner for drivers and pedestrians. It needed to feel seamless.



Roadway configurations were discussed in a charrette to narrow down options and ultimately come to a set of recommendations the city could combine to produce the final project design.

Ultimately this is a city road, and the city needed to choose an alternative that met most of the desires of the group and worked for the city from an operations standpoint. The city chose a one-lane, one-way travel lane with parking on-street. By eliminating one of the travel lanes, extra width was available to provide widened sidewalks with other thematic elements including water retention swales with seasonal plantings, thematic lighting that matches those already in use throughout the downtown, benches, downtown wayfinding signs, and street trees.

Ultimately the process worked, and the city got feedback that helped with the design of the project. The committee never came to consensus on whether the road should be a one-way road or a two-way road, so at the end of the day the city chose to keep it as a one-way facility.



## Key Issues Guiding the Plan



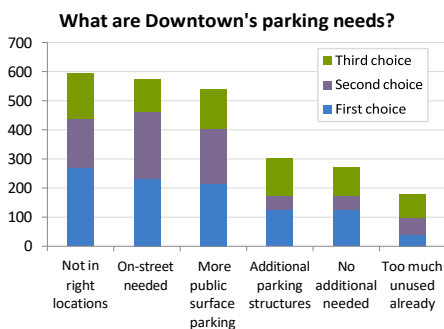
“We need to educate business owners on how valuable parking places are in front of their businesses. Business owners and staff need to get off the street, free up spaces for customers.”

“Parking is a commodity. Businesses on the street have a responsibility to keep inventory moving.”

*Survey of Downtown Business Owners, January 2021*

- **Adequate, safe, accessible parking is important for a thriving Downtown.** The issue of parking continues to be a focus for all stakeholders in Downtown. The “right” amount of parking means meeting parking demands, while optimizing land use for parking and reducing empty spaces that make the area feel less compact and walkable.
- **Parking is a resource not being coordinated or managed efficiently in Downtown.** Parking has been a topic of discussion for decades, but there are differing ideas about what is needed.
- **“Not enough parking” means inaccessible, inconvenient, or off-limits to the public.** In the 2017 resident survey, “Convenient Parking” was priority #3 among desired amenities Downtown, after “Restaurants, bars and entertainment” and “Retail and personal services.” However, when asked about specific parking needs, many identified the problem as not enough parking in the right places, more on-street, and/or public surface parking is needed (Figure 39).

Figure 39. Resident Survey (2017), Parking Needs Downtown



- **Parking Downtown could be improved with better management of existing capacity.** Demand is highest during peak summer months and special events. A parking study and surveys suggest encouraging better utilization of existing parking as one important solution. For example, parking garages will likely continue to see lower occupancy when free or low-cost street spaces are available.



## Optimizing Parking Supply to Meet Demand

### Downtown Parking Study Findings (2019)

1. Supply of parking exceeds typical demand.
2. Parking spaces are rarely utilized for multiple purposes throughout a day or week (example: shared use between offices and restaurants).
3. Demand for parking is uneven and localized: e.g., one lot is full, with adjacent lots empty.
4. There is ample on-street parking, but existing spaces could be better utilized.

In a survey of University of Alaska Fairbanks (UAF) students (2018), a majority found downtown parking “accessible,” while others said it is “plentiful, but in the wrong places.”

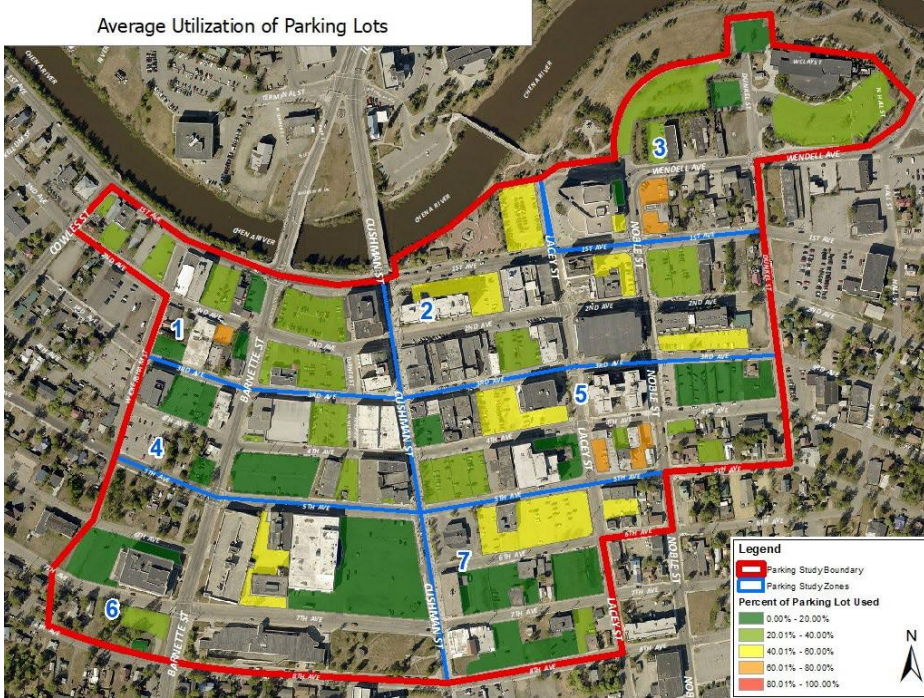
Figure 40. Existing Parking Signs, Discouraging Public Use



- **Almost 60% of land area in Downtown’s commercial core is pavement and/or parking.**  
The Fairbanks North Star Borough (FNSB)’s 2019 parking study focused on parking use in the commercial core ( Figure 41). The parking study area was analyzed by surface use (Figure 43). The 60% estimate includes rights of way (roads, sidewalks) and surface parking lots.
- **There is a disconnect between perception and supply of available parking Downtown.** The parking study found the Downtown core has almost 3,900 total spaces available in 3 structures (garages), on-street parking along most blocks, and over 2,500 spaces in surface parking lots (Figure 42). Many lots are privately owned or have signage that discourages public use. Based on observations recorded over multiple days, the parking study found the following:
  - Average parking occupancy was 27%.
  - The highest demand for parking was during weekdays, with typical occupancy around 30% of spaces and peak occupancy of 35% at midday.
  - There was no significant difference in demand by type (on-street, lot, garage).

See Figure 41 for the average utilization of downtown parking lots. The full Downtown Fairbanks Parking Study is available as an appendix to this plan.

Figure 41: Downtown Fairbanks Average Utilization of Parking Lots



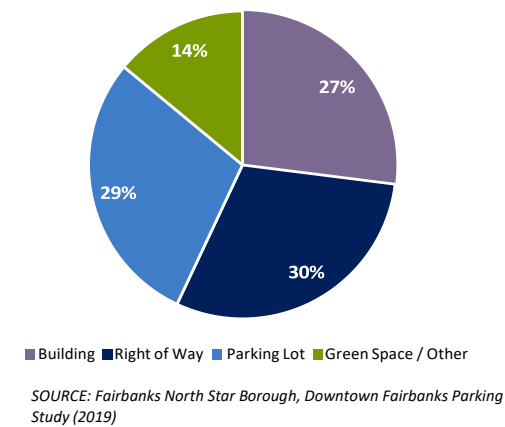
SOURCE: Fairbanks North Star Borough, Downtown Fairbanks Parking Study (2019)

Figure 42: Parking Lot Spaces by Parking Type

Parking Type	Spaces
Structure (Garage)	722
On-Street (Curbside)	640
Off-Street (Surface Lot)	2,509
<b>Total Spaces</b>	<b>3,871</b>

SOURCE: Fairbanks North Star Borough, Downtown Fairbanks Parking Study (2019)

Figure 43: Downtown Area by Surface Use





## Maintenance and Enforcement

“The Parking Authority issues citations for minor infractions that do not directly affect parking Downtown. For example: Registration stickers in the wrong place on the license plate. This does not affect parking in any way. The fines are steep. The fines triple over the course of a month. The employees ticket every offense. It angers people, and these stories spread like wildfire.”

*Borough-wide Residents Survey, 2017*

“Customers can’t find a place to park and when they do, they don’t know the rules, get a ticket and proclaim they are never coming Downtown again.”

*Survey of Downtown Business Owners, January 2021*

- **Downtown users consistently report that confusion about available public parking and parking enforcement are barriers to enjoying time Downtown.** Many expressed frustrations with parking enforcement as a reason to avoid Downtown. Business owners report this reputation has continued to grow in the community, presenting a challenge to attracting more people to Downtown.
- **Snow removal and management contributes to the parking issue.** People also express frustration with inconsistent snow removal, when snow reduces available public parking. Identifying high demand lots and street parking areas to prioritize snow removal would keep more of the most convenient parking available year-round.
- **Creating improved signage and wayfinding could improve the parking experience.** The Downtown Association and Fairbanks Area Surface Transportation (FAST) Planning could take the lead in a wayfinding and communications strategy, perhaps by creating a parking map brochure and user-friendly signage for businesses to share to help address misconceptions about parking.

### Improving Downtown’s Parking Experience

Changing negative perception of parking Downtown could go a long way to bring residents back.

- **Reducing strict enforcement:** Residents receive tickets for having expired tags and other issues not directly related to where they’ve legally parked.
- **Offer customer-focused amenities that add value:** Offering services to make parking Downtown a better experience may bring would-be customers to Downtown. For example, EasyPark in Downtown Anchorage provides free tire inflation, jump starts, and safety escorts.
- **Explore automation technologies to increase use:** Many cities have adopted technologies to better manage parking resources, such as automated entry and exit gates to surface lots and structures.

**Strategies and Actions** *What policies or other types of strategies or tools will assist residents, the FNSB, and other partners with achieving their vision and goals for the project area?*

**Redevelop existing underutilized surface level parking lots into active spaces.**

- a. Establish incentives to encourage redevelopment of underutilized surface level parking lots.

**2. Encourage new development by lessening or eliminating the requirement for new surface level parking Downtown.**

- a. Revise existing off-street parking regulations to require less parking.

*Example projects:*

- Require much less off-street parking for each use.
- Encourage up to 100% shared parking for new development where high use peak hours do not overlap, or for under occupied public lots.
- Evaluate new surface lots to be open to the public for parking during off hours.
- Reduce requirements for uses that:
  - Are close to transit or the parking garage
  - Have on-street facilities
  - Provide bicycle parking, or
  - Have sidewalks that serve the business

- b. Remove the requirement for off-street loading facilities for businesses in Downtown.

- c. Discourage large, standalone parking lots.

*Example projects:*

- Establish maximum number of parking spaces per lot.
- Establish maximum number of overall parking spaces per business or building.
- If a standalone parking lot is approved, consider including a sunset clause.

- d. Expand the no-required parking zone.

**3. Manage on-street parking to benefit nearby businesses.**

- a. Design angled parking where the right-of-way is of ample width.
- b. Manage parking limits to encourage turnover in high-traffic areas.

*Example project:*

- Reevaluate time limits and locations to encourage high turnover in high-density commercial areas.

- c. Encourage employees/residents to use surface lots and parking garages and leave street parking for customers.

#### 4. Design surface level parking Downtown to increase efficiency and encourage pedestrian activity.

- a. Reevaluate screening/landscaping requirements to buffer parking lots from adjacent uses.
- b. Allow for compact car spaces.
- c. Reduce excessive curb cuts that create a hazardous pedestrian environment and reduce available on street parking.
- d. Establish standard for year-round visibility and accessibility, including clear uniform signage and maintenance. Including hours of public availability.
- e. Develop standards for surface parking drainage and maintenance, including dust mitigation.

#### 5. Promote existing parking.

- a. Develop a program to encourage public and private parking lots to share spaces and signs.
- b. Encourage businesses with private lots to allow public access during non-business hours and promote with uniform signage.
- c. Develop a public access program to educate the public about parking areas Downtown.

##### *Example projects:*

- Produce an easy-to-understand parking map for the public.
- Create a downtown parking brochure to hand out with tickets, in shops, etc.
- Develop technology to communicate parking usage and availability, such as a phone app.

#### 6. Increase downtown parking garage usage.

- a. Improve signage throughout Downtown directing people to the parking garage.
- b. Better promote the downtown parking garage.

##### *Example projects:*

- Promote 24-hour occupancy of the parking garage.
- Advertise garage availability during evening and weekend activities.

- c. Introduce incentives to encourage business owners and their employees to use the garage.

##### *Example projects:*

- Free parking for employees in the downtown core.
- Reduced parking rates for downtown employees.

#### 7. Reduce demand for vehicle parking where feasible.

- a. Encourage people to use other modes of transportation to and within Downtown. *See Transportation chapter for recommendations to improve walkability, cycling, and transit connections from Downtown to other destinations, reducing the demand for vehicle parking. See Economic Development chapter for recommendation on providing specialized transit options during large events and festivals.*



## Key Issues Guiding the Plan



Figure 44. Multi-unit housing in downtown neighborhoods



- **Downtown Fairbanks has a significant housing stock.** There are 813 housing units located in Downtown. For comparison, Downtown Anchorage has 600 housing units.
- **The housing stock is outdated.** Roughly 72% of housing units in Downtown Fairbanks were built in the 1970s or earlier, and less than 1 in 10 of existing units were constructed in the last 20 years. Assessor data indicate many of these older units are lower quality.
- **Downtown Fairbanks has limited multi-family housing.** Forty-four percent of Downtown Fairbanks housing is single-family or duplexes, including many historic homes. There are many existing multi-unit apartments (Figure 44). More multi-family housing would increase the residential density, using the limited downtown land more efficiently.
- **Downtown has many low-cost units.** According to Fairbanks North Star Borough (FNSB) data, Downtown has a higher percentage of lower cost rentals than the FNSB overall. About 79% of occupied downtown residential units have monthly rent under \$1,000.

“There are many old houses that are poorly built and burn wood. This makes the air quality very bad in winter.”

“I think the #1 need is QUALITY rental housing. There appears to be an adequate supply, but of poor quality.”

“Downtown needs higher quality, even expensive housing that will draw young professionals looking to spend money at the local shops. Right now, everything is so run down that people with money live elsewhere. If expensive, trendy housing were available that capitalized on Downtown’s more urban vibe, it would jumpstart the downtown economy.”

*Community Survey Responses, 2017*



## Characteristics of Downtown Households

### How does Downtown Fairbanks compare to other downtowns?

In February 2021 the project team prepared a housing analysis to summarize residential and demographic characteristics of Downtown Fairbanks. Downtown Fairbanks was compared to Anchorage, Alaska; Salt Lake City, Utah; and Boise, Idaho. All have a northern climate, similar density, and have recently implemented redevelopment plans focused on creating a more urban downtown. The comparison found:

- Downtown Fairbanks has a **higher percentage of elder residents** than other downtowns.
- Downtown Fairbanks is **equally or more diverse** than other downtowns.
- Downtown Fairbanks has a **higher concentration of low-income residents** than the FNSB. The most similar comparison city is Salt Lake City.
- Downtown Fairbanks has a **lower percentage of vehicle ownership**.
- Downtown Fairbanks has a **high vacancy rate** of 16.8%. Of the comparison cities, the next highest was Boise at 9%.

*SOURCE: FNSB Downtown Demographic Analysis and Benchmarking Summary, 2021*

- **Most downtown residents rent.** Most housing units (72%) in Downtown Fairbanks are renter occupied, compared to 41% renter-occupied residences in the FNSB.
- **Downtown Fairbanks is more diverse than the FNSB overall.** Downtown's population includes a larger share of Alaska Native people and residents identifying as two or more races compared to the FNSB.
- **More than half of downtown residents do not have cars.** Census data shows only 41% of downtown residents own a vehicle, a lower rate of vehicle ownership than even many large downtowns such as San Francisco and Seattle. This means many downtown residents do not impact the availability of parking. It also reinforces the importance of maintaining a walkable Downtown and access to transit.
- **Downtown is an important area for affordable housing.** Downtown Fairbanks has a larger share of low-income households than the FNSB and other downtown areas, but also has a higher share of middle-class households (household income between \$50,000 and \$75,000). This indicates Downtown is an important area for affordable housing due to the availability of lower cost units (many of which are lower cost due to age). Newer, higher-cost units would serve a different market than is being served today.
- **Many downtown renters are cost burdened.** Over half of renters in Downtown Fairbanks are cost burdened, meaning a household spends 35% or more of their monthly income on housing. Any housing improvements should consider how to maintain affordability and seek to find ways not to

“Seniors will go to what’s most comfortable and convenient! They’re also more likely to spend their money locally to support Fairbanks instead of Amazon!”

“Every great downtown has people who live and work there, more upscale housing. As it is, most downtown housing is for seniors or low income, neither of which has the disposable income to sustain a vital downtown core.”

*Community Survey Responses, 2017*



displace existing residents, who may have few other housing options.

- **Downtown has an aging resident population.** Forty-two percent of households include at least one person 60 years or older, the majority of whom (nearly 74%) are living alone. The high concentration of older residents is likely connected to the high number of cost-burdened households. Going forward it will be important to help seniors age in place and remain Downtown.
- **People experiencing homelessness tend to congregate Downtown.** There is no day shelter in Fairbanks for people experiencing homelessness, so these individuals often spend the day Downtown. Downtown organizations and churches provide services for these individuals.
- **People congregating Downtown, including both housed and unhoused people, can stand out due to the quiet nature of Downtown.** Limited activities, high numbers of vacant spaces, and low foot traffic mean people congregating Downtown draw more attention.

#### How would you characterize the look and feel of Downtown Fairbanks?

“I love Downtown, but it does have a slightly lonely/abandoned feel.”

“The feel is sort of lifeless. There are vacant buildings. Building maintenance is poor.”

“Sketchy at night, empty in the winter, quaint otherwise.”

“Charmingly outdated.”

*University of Alaska Fairbanks Survey Responses, 2018*



"I have been seeking housing Downtown for some years, haven't found anything suitable."

"Needs condos/housing units with retail below. Currently no good luxury apartment options in Downtown."

"I think we have adequate housing. We just need to clean up/update the complexes already in use."

*Community Survey Responses, 2017*

- **Much of the current housing stock requires updates.** Assessor's data categorizes most downtown residential units as being "low-quality." Many of the housing units need to be updated due to aging and deteriorating conditions, which likely contribute to the high vacancy rate (17%) seen Downtown today.
- **The region needs more housing.** Due to population growth driven by military expansion and other trends, the FNSB needs more housing. The region has limited undeveloped land that is serviced by public water, wastewater, roads, and other infrastructure.
- **Diversifying the housing market could attract new residents Downtown.** This could be housing for students, military families, and workers, who would live, shop, and potentially work Downtown. Mixed-use developments can attract more people to the area, bringing economic and social activity that can help revitalize Downtown. More homeownership opportunities would also help diversify Downtown's population; the 2017 resident survey indicated there is potential demand for these types of units).
- **Downtown can absorb additional housing.** Downtown's vacant buildings could be redeveloped into housing or mixed-use spaces. There are also vacant parcels that could be developed, as zoning allows. A 2019 analysis of existing housing indicates there is room for more units, such as townhomes and condos.
- **Downtown has convenience stores but lacks a grocery store.** This makes it harder to live Downtown, especially for residents without vehicles, and may contribute to Downtown being a less desired location to live.

**Strategies** *What policies or other types of strategies or tools will assist residents, the FNSB, and other partners with achieving their vision and goals for the project area?*

**1. Preserve the residential character of existing neighborhoods and promote investment in existing housing stock.**

- a. Utilize the incentives of the Opportunity Zone<sup>11</sup> designation to promote housing development.
- b. Utilize available funding, such as Community Development Block Grants (CDBG) and other sources, to fund repairs, maintenance, and energy efficiency improvements of existing housing stock.
- c. Explore revolving loan funds, low-interest loans, and other options renovate housing Downtown.
- d. Establish a redevelopment organization to serve as a resource for property owners and developers in accessing financing and other resources.
- e. Engage with landlords and property owners to encourage upgrade, rehabilitation, or redevelopment of their properties.

*See the Land Use chapter for related recommendations to preserve residential and historic character in existing residential neighborhoods.*

*See Economic Development chapter for a callout box highlighting potential redevelopment tools.*

**Increase the number of people living Downtown and reduce vacancies.**

- a. Complete a Housing Needs Assessment for the FNSB, with a focus on current downtown inventory and projected future market demand for all housing types.

*Examples of topics to explore in the Assessment:*

- Identify downtown-specific trends in residential vacancies and priority areas to rehabilitate or replace.
- Assess the impact of short-term rentals on the housing market and consider policies to limit short-term rentals, if appropriate.

- b. Increase the percentage of owner-occupied residences by providing opportunities for small-scale home ownership, including condominiums, town homes, and cottage homes.

*See the land use chapter for housing-related recommendations regarding infill, adaptive reuse of buildings, and recommended updates to the zoning code.*

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<sup>11</sup> A census tract within Downtown Fairbanks was established as one of 25 Opportunity Zones (OZ) in Alaska in 2018. The OZ program was created by the 2017 Tax Cuts and Jobs Act. In areas with the OZ federal designation, investors can take advantage of a tax credit for eligible investments made in the area.

**Promote diverse new housing options that serve a variety of lifestyles.**

- a. Increase density by allowing accessory dwelling units (ADUs) where appropriate.

*Example Projects:*

- o Expand where ADUs are allowed.
  - o Create incentives for property owners to develop ADUs.
- b. Develop rental housing that serves the needs of University of Alaska Fairbanks, personnel stationed at Fort Wainwright, workers employed at downtown-based businesses, and other populations.

**Help existing residents age in place and remain living Downtown.**

- a. Establish Downtown as an attractive residential area for seniors.
- b. Develop more senior and Americans with Disabilities Act (ADA) accessible housing.
- c. Encourage home modification loans or grants to retrofit homes for accessibility and safety (e.g., ramp access).

**5. Coordinate with organizations to connect people experiencing homelessness with available housing in Downtown.**

- a. Implement the Ten-Year Plan to End Homelessness<sup>12</sup> and strategic plans by the Fairbanks Housing and Homeless Coalition and other community partners to prevent and reduce homelessness in Fairbanks.
- b. Continue operations of organizations based in Downtown (Bread Line Inc., The Door youth shelter, etc.) who serve people experiencing homelessness.
- c. Identify properties or units suitable for supportive housing or workforce housing with subsidies.
- d. Encourage projects that provide opportunities for stable housing and living independently.

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<sup>12</sup> Fairbanks Housing and Homeless Coalition: "Ten Year Plan to End Homelessness." Updated July 2013. Available at <https://www.fairbankshomeless.org/ten-year-plan-to-end-homelessness.html>

### Crisis Care in Fairbanks – What’s Available Today

Fairbanks has limited options for individuals experiencing homelessness or crisis. However, crisis care is actively expanding in the region. Fairbanks is one of three Alaska regions implementing Crisis Now, with the goal of creating a more collaborative and complete behavioral health crisis response system.

Essential concepts of Crisis Now include a crisis call center, Mobile Crisis Team, and 23-hour short-term stabilization resources. The City of Fairbanks is helping bring the Crisis Now model in Fairbanks, with support from various funders including the Alaska Mental Health Trust Authority. The Fairbanks Mobile Crisis Team launched in fall 2021, which includes a clinician and a peer support specialist. Refine Crisis Stabilization Center (<https://refinecrisis.org/>) also opened a crisis stabilization center in downtown Fairbanks in early 2022. Refine defines their center as “a walk-in facility for people feeling overwhelmed by mental health, substance use, or other life issues, such as emotional distress, anxiety, depression, family issues, addiction, or intoxication.” The center provides a support team to help the person in crisis to get back on their feet, with the option of a short-term stay.



*A tour inside Refine's Crisis Stabilization Center*

The goal is that continued implementation of the Crisis Now project will improve care coordination and establish tools to match those in need of help with the right level of treatment.

To learn more, visit <https://www.fairbanksalaska.us/crisis>.

**RESOLUTION NO. 5120**

**A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR FUNDS FROM THE UNITED STATES DEPARTMENT OF JUSTICE OFFICE OF COMMUNITY ORIENTED POLICING SERVICES (COPS) FOR THE FY2024 PROMOTING ACCESS TO CRISIS TEAMS (PACT) – COMMUNITY POLICING DEVELOPMENT (CPD) PROGRAM**

**WHEREAS**, the United States Department of Justice Office of Community Oriented Policing Services offers funding for the creation or expansion of crisis intervention teams and to embed mental and behavioral health services within law enforcement agencies; and

**WHEREAS**, the City of Fairbanks Police Department wishes to increase its ability to respond to individuals in crisis by increasing the number of officers who are Crisis Intervention Team (CIT) certified; and

**WHEREAS**, the PACT program provides an award limit of \$400,000 with no matching requirement; and

**WHEREAS**, the City of Fairbanks Police Department (FPD) wishes to fund the following activities using PACT funds: contract a CIT Coordinator to train FPD officers to reach 100% CIT certification; cover overtime costs of officers attending CIT training; reimburse Alaska Native content experts for culturally relevant training included in the CIT training curriculum; and hire a part-time peer support specialist to enhance the capacity of the department to provide assistance and mental health resources to vulnerable members of the community.

**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 funds on behalf of the City from the US Department of Justice Office of Community Oriented Policing Services for the FY2024 Promoting Access to Crisis Teams Community Policing Development program.

**PASSED and APPROVED this 13th Day of May 2024.**

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**David Pruhs, City Mayor**



AYES:  
NAYS:  
ABSENT:  
APPROVED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 5120

Abbreviated Title: FY2024 PACT - CPD Program

Department(s): Police 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 X No \_\_\_\_\_

If yes, how many positions? 1

If yes, type of positions? P (F - Full Time, P - Part Time, T - Temporary)

**II. FINANCIAL DETAIL:**

PROJECTS:	Consultant	Personnel	Other Costs	Total
CIT Coordinator	\$104,200			\$104,200
OT Costs for Training		\$95,100		\$95,100
Part-Time Peer Support Specialist		\$118,500		\$118,500
Alaska Native Content Experts (to be included in CIT training)			\$2,000	\$2,000
<b>TOTAL</b>	<b>\$104,200</b>	<b>\$213,600</b>	<b>\$2,000</b>	<b>\$319,800</b>

FUNDING SOURCE:	Consultant	Training	Other Costs	Total
Grant Fund (Federal Funds - PACT)	\$104,200	\$213,600	\$2,000	\$319,800
<b>TOTAL</b>	<b>\$104,200</b>	<b>\$213,600</b>	<b>\$2,000</b>	<b>\$319,800</b>

The budget will cover the 24-month performance period of the grant. The CIT Coordinator must be CIT certified, or obtain CIT certification within a specified period after the contract is awarded. FPD will send 30 officers to the 40 hour training in four sessions. The part-time Peer Support Specialist will be included in FGC, working 20 hours per week at \$28.00 for the duration of the grant. The Alaska Native content will be included in each CIT training as an aspect of policing unique to the Interior.

Reviewed by Finance Department: Initial SF Date 5/2/2024

**ORDINANCE NO. 6279**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE  
SECTION 22-28(b) TO CREATE PARITY BETWEEN CITY AND  
BOROUGH ELECTION WORKER PAY**

**WHEREAS**, regular City of Fairbanks elections are currently held in conjunction with Fairbanks North Star Borough elections, and the City has sought to keep its election codes and procedures as similar as possible to that of the Borough to ensure consistency for voters; and

**WHEREAS**, the Fairbanks General Code states that the City will pay its election workers an hourly rate similar to that of State election workers; and

**WHEREAS**, the City and Borough share election workers since all City polling places are also Borough polling places, so it would be more sensible to have parity between City and Borough election worker pay versus City and State election worker pay.

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

**Section 1.** That Fairbanks General Code Sec. 22-28(b), Expenses, is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

- (b) The city shall pay each election board member and canvass board member ~~the hourly rate provided for similar election officials for state elections~~ for the time spent at their election duties, including the receiving of instructions. **Election worker pay shall be equivalent to the hourly rate paid to similar election officials for regular borough elections.**

**Section 2.** That the effective date of this Ordinance shall be the \_\_\_ day of \_\_\_ 2024.

\_\_\_\_\_  
**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. 6280**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE  
CHAPTER 14, ARTICLE XIII, BUSINESS LICENSING, TO ALLOW FOR  
OPTIONAL YOUTH BUSINESS LICENSES AND AMENDING THE CITY  
SCHEDULE OF FEES AND CHARGES FOR SERVICES**

**WHEREAS**, Fairbanks is home to innovative, creative, hardworking and industrious people of all ages; and

**WHEREAS**, Fairbanks is home to many youth under the age of 18 who earn money by shoveling snow, mowing lawns, selling lemonade, and performing other business activities in the community; and

**WHEREAS**, the Council does not believe youth under the age of 18 should be subject to the City business license code requirements or penalties set forth in FGC 14-601 through 14-603; and

**WHEREAS**, the City supports the idea of young Fairbanksans gaining real-world business knowledge through personal experience; and

**WHEREAS**, the Council believes youth under the age of 18 should have the option to purchase a City business license for a nominal fee.

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

**Section 1.** Fairbanks General Code Chapter 14, Article XIII, Business Licensing is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

**Sec. 14-604. - Exemptions.**

The following business owners are exempt from application of F.G.C. 14-601—14-603:

- (a) Those business owners whose only business activity is to ship tangible property or provide intangible services to buyers within the city in response to an order (whether by phone, mail, or internet) without the physical presence of any owner, employee, or agent in the city.
- (b) Those business owners who are only physically present in the city for short visits (whether at trade shows, special events, sales visits, etc.), so long as their presence is covered by a multi-vendor permit issued under F.G.C. chapter 14, article III, multi-vendor event.
- (c) Even if required by state law to have a state business license, anyone making casual sales within the city, such as garage or yard sales.

**(d) Any youth under the age of 18 who does business on a seasonal or temporary basis in the city.**

**Sec. 14-605. - Youth business license.**

**Youth business licenses are not required. However, a youth who meets the exemption requirements set forth in Sec. 14-604(d) may obtain a youth business license.**

- (a) Application. All applications for issuance of a youth business license must be made on a form provided by the city clerk.**
- (b) Fee. A nominal fee for a youth business license is set forth in the City Schedule of Fees and Charges for Services.**
- (c) Term. A youth business license will be issued for a temporary term as specified by the applicant at the time of application. A term may include a seasonal period that reoccurs each year for a prescribed number of years.**
- (d) Transferability and age limit. Youth business licenses are non-transferable and become invalid after the business owner is 18 years of age.**

**Section 2.** The *City Schedule of Fees and Charges for Services* is hereby amended by adding a \$1.00 fee for a youth business license.

**Section 3.** The effective date of this ordinance shall be five 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

## City of Fairbanks Schedule of Fees and Charges for Services

As of Ordinance No. 6280 - Effective May \_\_\_\_, 2024

Category	Code Sec.	Topic	Current Fee	Description
<b>Events</b>	14-73	Multi-Vendor Events	\$ 500.00	20+ vendors, not to exceed \$1,200/calendar year for multiple events by same applicant
			\$ 500.00	Recurring events (non-consecutive days)
			\$ 250.00	Events with less than 20 vendors
	78-572	Special Events (using streets or sidewalks)	\$ 200.00	Permit fee; applications are due 21 calendar days prior to event
			\$ 135.00	Per hour, for permitting officer's time
<b>Occupational</b>	14-123	Private Detective	\$ 75.00	Application fee; non-refundable
	14-123		\$ 400.00	Two-year license
	14-131		\$ 10,000.00	Bond for Alaska residents
			\$ 20,000.00	Bond for out-of-state applicants not licensed in at least two other states
	14-294	Master Plumber	\$ 200.00	Non-refundable application & exam fee
			\$ 200.00	3-year license - each applicant
	14-431	Master Operator's License	\$ 250.00	2-year license - entity
	14-361	Commercial Refuse	\$ 2,000.00	2-year license - entity
	86-51	Vehicle for Hire	\$ 100.00	One-time application fee for entity; non-refundable
			\$ 400.00	2-year permit fee - entity
			\$ 200.00	Per vehicle permit for 2 years
	86-55		\$ 100.00	Transfer fee - vehicle or entity
	86-82	Chauffeurs License	\$ 75.00	Each time app fee; non-refundable
\$ 100.00			2-year license - each driver	
<b>Business License Fees (Based on Gross Receipts)</b>	14-602	\$ 0 - 49,999	\$ 50.00	
		50,000 - 249,999	\$ 120.00	
		250,000 - 999,999	\$ 350.00	
		1,000,000 - 2,999,999	\$ 580.00	
		3,000,000 - 9,999,999	\$ 1,125.00	
		10,000,000 - 19,999,999	\$ 2,200.00	
		20,000,000 - 39,999,999	\$ 3,350.00	
		40,000,000 - 59,999,999	\$ 4,500.00	
		60,000,000 - 79,999,999	\$ 5,900.00	
		80,000,000 - 99,999,999	\$ 11,500.00	
		100,000,000 - 119,999,999	\$ 16,000.00	
120,000,000 - and above	\$ 25,000.00			
<b>Youth Business License</b>	<b>14-605</b>	<b>Youth Business License</b>	<b>\$ 1.00</b>	<b>Per license for youth under the age of 18; license is optional</b>

**ORDINANCE NO. 6281**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE  
SECTION 50-289, PAID FUNERAL LEAVE**

**WHEREAS**, Ordinance No. 6181, adopted October 11, 2021, established Paid Funeral Leave in Fairbanks General Code Chapter 50, Personnel; and

**WHEREAS**, the City recognizes workplace benefits are an important part of balancing work, family, and medical needs, and that benefits such as paid bereavement leave can help employees meet their personal and family health care needs, while also fulfilling work responsibilities; and

**WHEREAS**, the City recognizes individuals, families, and cultures may grieve the loss of family members differently, and the process does not always include a funeral.

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

**SECTION 1.** That Fairbanks General Code Sec. 50-289. Paid funeral leave is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

**Sec. 50-289. - Paid bereavementfuneral leave.**

(a) A permanent full or part-time employee, regardless of length of employment, may be granted up to three consecutive working days of paid bereavementfuneral leave to mourn the loss~~attend the funeral~~ of a deceased ~~immediate~~family member of the employee, or one working day of paid funeral leave to attend the funeral of a deceased ~~extended~~family member of the employee. **For purposes of this section, in addition to any individual the mayor may deem appropriate, a family member is defined as the employee's:**

- (1) Mother, mother-in-law, stepmother;**
- (2) Father, father-in-law, stepfather;**
- (3) Sister, sister-in-law, stepsister;**
- (4) Brother, brother-in-law, stepbrother;**
- (5) Son, son-in-law, stepson;**
- (6) Daughter, daughter-in-law, stepdaughter;**
- (7) Grandchild;**
- (8) Grandparent;**
- (9) Spouse; or**
- (10) Person sharing the same living quarters.**

(b) If approved, the employee will be granted paid **bereavement** funeral leave for days off to **mourn the loss** attend the funeral of a deceased immediate or extended family member.

(c) Leave days must be approved by the department head or mayor. Upon approval, the employee must provide the human resource department with notice of the request for paid **bereavement** funeral leave prior to the leave (or if the leave was not foreseeable, as soon as possible) and complete the necessary human resource forms.

(d) Upon the employee's return, proper documentation is required to be presented to the human resource department. If proper documentation is not provided within 30 days, the paid **bereavement** funeral leave will be reimbursed from the employee's personal annual leave bank at 100 percent of the employee's regular, straight-time pay minus any regular deductions or other appropriate means.

(e) The city has the exclusive right to interpret all **bereavement** funeral leave policies related to this section.

(f) Notwithstanding any other provision in this chapter to the contrary, the provisions of this section will apply to all city employees.

**SECTION 2.** The effective date of this ordinance is five 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  
Permanent Fund Review Board  
Quarterly Meeting Minutes  
January 22, 2024

The Permanent Fund Review Board (PFRB) convened at 4:05 p.m. in the City Council Chambers to conduct a quarterly meeting.

Board Members Present: Vice Chair Bernard Gatewood (online)  
Board Member Dave Owen (online)  
Council Member John Ringstad  
Board Member Pamela Wentz

Board Member Absent: Chair Patty Mongold (excused)

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

John Ringstad moved, and Dave Owen seconded to approve the minutes from the October 25, 2023 meeting. The PFRB unanimously agreed.

Margarita Bell reviewed the account's performance through December 31, 2023:

- \$ 141,706,933 - Balance including accrued income
- \$ 3,912,108 - Dividends and interest earnings
- \$ 1,890,167 - Realized gain
- \$ 11,033,273 - Unrealized gain
- \$ (101,795) - Management and custodial fees
- \$ 16,733,753 - Earnings, net of expenses

Margarita Bell reported that the annual draw will be made in December 2024 in the amount of \$6,374,346 to the general fund (\$5,666,085) and capital fund (\$708,261). The city made the 2023 draw on December 19, 2023.

Brandy Niclai presented an annual report for the council work session reporting \$110.5 million in deposits, \$123.0 million in withdrawals with an average of \$4.9 million per year, and \$141.7 million in current market value since Alaska Permanent Capital Management (APCM) managed the account. Margarita Bell provided an annual report since inception of the permanent fund.

Brandy Niclai stated that the annual return had an average of 5.57% since inception and 5.90% since March 2017 with the adoption of higher equity exposure. She reported that APCM anticipates that economic growth will be slower but positive and that policy rate hikes of 400 basis points or more have often culminated in a recession. She also reported that the portfolio positioning will be designed to address an array of macroeconomic and market scenarios to maintain a neutral stance on risk assets, underweight to alternatives assets, and an overweight of risk control assets.

Brandy Niclai reported that over ten years, the portfolio is expected to experience returns from -12.7% to 32.0% to arrive at a long-term average of 7.4% with 4.5% for the current distribution and earnings of 2.9%. This will exceed the expected inflation rate of 2.5%.

Brandy Niclai reported that the balance of the fund was \$140,590,889 on January 21, 2024.

Brandy Niclai presented a strategic review of the current portfolio demonstrating the impacts of adding 5% or 10% in private equity. The current portfolio is expected to provide an annual return of 8.0%, long-term return of 7.4%, and net earnings of 4.9%. A portfolio adding 5% in private equity is expected to provide an annual return of 8.1%, long-term return of 7.6%, and net earnings of 5.1%. A portfolio adding 10% in private equity is expected to provide an annual return of 8.5%, long-term return of 8.0%, and net earnings of 5.5%.

PFRB members inquired about the impacts of adding private equity to the portfolio. The changes in distribution in ten years were not significant since this type of investment does not see returns until 8 to 10 years. Brandy Niclai stated that the presentation about private equity was to address an inquiry at the prior quarterly meeting and that APCM is not recommending this change since the current allocation will provide more than the required return of 7.0%. Overall, the addition of private equity could be added to reduce overall portfolio risk with a similar expected return at 5% or increase expected returns with similar overall risk at 10%. Bernard Gatewood recommended adding private equity as an asset class in the investment policy but not investing funds.

Brandy Niclai presented a portfolio review for the fourth quarter. The portfolio performance was 8.56% with a benchmark of 8.87% due to an overweight in cash. The combined equity allocation returned 11.14% and the combined fixed income allocation returned 5.84% for the quarter.

Portfolio Summary							
4th Quarter		Year to Date		Prior Year		Inception to Date	
Account	Benchmark	Account	Benchmark	Account	Benchmark	Account	Benchmark
8.60%	8.90%	12.90%	13.90%	-13.26%	-13.54%	5.60%	5.40%
	0.13% <sup>1</sup>		0.50% <sup>2</sup>		0.50% <sup>3</sup>		
8.60%	9.03%	12.90%	14.40%	-13.26%	-13.04%	5.60%	5.40%

1 - 12.5 bps - per quarter rounded  
2 - 50 bps hurdle -annual (YTD = 12.5 basis pts X # quarters)  
3 - 50 bps hurdle codified in March 2009. Inception performance begins January 31, 1998.

APCM report stated no compliance issues.

The next quarterly meeting will be held on April 24, 2024 in the City Council Chambers.

The meeting was adjourned at 5:05 p.m.

FAIRBANKS NORTH STAR BOROUGH  
Chena Riverfront Commission  
January 24, 2024  
12:01 p.m.

**A. CALL TO ORDER**

A regular meeting of the Chena Riverfront Commission was held Wednesday, January 24, 2023, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

**B. ROLL CALL**

There were present:

Robert Henszey

Julie Jones

Buki Wright

Kevin Fraley

Wade Binkley, Vice-Chair

Annette Freiburger, Chair

Comprising a quorum of the Commission, and

Sue Sprinkle, City of Fairbanks Representative, Ex Officio Member (arrived at 12:22 p.m.)

Kellen Spillman, Community Planning Director, Ex Officio Member

Kimberly Diamond, Parks Project Coordinator, Ex Officio Member

Jon Roder, Alaska Railroad Corporation Representative, Ex Officio Member

John Netardus, AK DOT&PF Representative, Ex Officio Member

Adam Pruett, Flood Plain Administrator

Cullen Mahaffey, Assistant Clerk I

Absent

Gregory Barker

**C. MESSAGES**

C.1. Chair's Comments

Chair Freiburger had no comments.

**MESSAGES – continued**

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

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

NONE

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

NONE

C.3. Disclosure and Statement of Conflict of Interest

NONE

**D. APPROVAL OF AGENDA AND CONSENT AGENDA**

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

BINKLEY, moved to approve the agenda and  
Seconded by HENSZEY consent agenda as read.

VOTE ON MOTION TO APPROVE THE AGENDA AND CONSENT AGENDA AS READ.

Yeses: Fraley, Jones, Henszey, Wright, Binkley,  
Freiburger

Noes: None

MOTION CARRIED 6 Yeses, 0 Noes

**E. MINUTES**

E.1. \*Chena Riverfront Commission meeting minutes from August 23, 2023.

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

## **MINUTES – continued**

E.2. \*Chena Riverfront Commission meeting minutes from October 25, 2023.

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

E.3. \*Special Chena Riverfront Commission meeting minutes from November 29, 2023.

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

## **F. REPORTS**

F.1. Communications to the Chena Riverfront Commission.

Chair Freiburger commented on letters included in the agenda packet and the usage of personal social media to advertise Commission vacancies.

Adam Pruett, Flood Plain Administrator, and Kellen Spillman, Community Planning Director, commented on Commission vacancies.

F.2. Update from Adam Pruett, Flood Plain Administrator, on the Chena Riverfront Commission project list.

Adam Pruett, Flood Plain Administrator, had no update to provide.

F.3. Updates from Sue Sprinkle, City of Fairbanks Representative, on City of Fairbanks riverfront projects.

No update was provided.

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

John Netardus, AK DOT&PF Representative, provided updates on the completion of projects.

## **REPORTS – continued**

F.5. Update from Kimberly Diamond, Parks Project Coordinator, on the Capital Improvement Program (CIP) Small Park Replacement Program for the Graehl Park Replacement project.

Kimberly Diamond, Parks Project Coordinator, provided an update on the following:

- Project background.
- Renovations and improvements in the area from the AK DOT&PF.
- Cooperative effort and partnerships.
- Progression of construction.
- News coverage.
- Ribbon cutting.

## **G. UNFINISHED BUSINESS**

G.1. Discussion and potential recommendation to the Borough Mayor on a request by Pike's Waterfront Lodge to acquire Tax Lots 1305 and 1306 from the AK DOT&PF Airport Way (West) Improvements project.

Kellen Spillman, Community Planning Director, and Adam Pruett, Flood Plain Administrator, presented on the following:

- Draft letters of recommendation.
- Site location.
- Existing conditions.
- Project history.
- Current status and improvements.
- Project history and timeline.
- Next steps and potential recommendations.

Discussion ensued on the following:

- Private disposal process.
- Parcels currently being considered the AK DOT&PF's right-of-way.
- Potential options.
- Resources to develop and maintain the parcel being limited and support by Parks and Recreation of making the parcel available to the public.
- Environmental concerns and potential remediation.
- Disposal of free property intended for parks purposes for a profit being disingenuous.
- Complications of an agreement requiring that the property remains a park.
- Restrictions on and justification of the usage of federal highway funds.
- Commission's opportunity to discuss and comment on zoning actions.

## **UNFINISHED BUSINESS – continued**

BINKLEY,  
Seconded by WRIGHT

moved to approve the letter to the Borough Mayor recommending declining the land title transfer from the AK DOT&PF to the Borough.

Discussion ensued on the following:

- Risks involved.
- Likelihood of the property becoming a usable resource to the public.
- Lack of a clear path forward with the other option.
- Environmental concern.
- Funds needed to maintain a park.
- Property not being a priority of Parks and Recreation.
- Compatibility with the river.
- Loss of control of the property.
- Zoning of the lots being reviewed.
- Presentation of Pike's Waterfront Lodge.

VOTE ON MOTION TO APPROVE THE LETTER TO THE BOROUGH MAYOR RECOMMENDING DECLINING THE LAND TITLE TRANSFER FROM THE AK DOT&PF TO THE BOROUGH.

Yeses: Henszey, Wright, Fraley, Jones, Binkley, Freiburger

Noes: None

MOTION CARRIED 6 Yeses, 0 Noes

## **H. NEW BUSINESS**

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

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

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

## **I. EXCUSE FUTURE ABSENCES**

NONE

## **J. COMMISSIONERS' COMMENTS/COMMUNICATIONS**

Commissioner Fraley thanked Vice-Chair Binkley and Chair Freiburger for serving as Chair and Vice-Chair for another year and commented on the Yukon Quest.

Commissioner Jones thanked Chair Freiburger and Vice-Chair Binkley for continuing to serve as Chair and Vice-Chair and inquired about updates from Sue Sprinkle, City of Fairbanks Representative, on City of Fairbanks riverfront projects.

Commissioner Henszey expressed appreciation for Chair Freiburger and Vice-Chair Binkley serving as Chair and Vice-Chair and concern about the Commission's ability to conduct business due to the quarterly meeting schedule.

Chair Freiburger echoed Commissioner Henszey, commented on the time, thought, and consideration put in by Pike's Waterfront Lodge and thanked Pike's Waterfront Lodge for its communications.

Sue Sprinkle, City of Fairbanks Representative, stated that she had no news to report and inquired about any need to request a special meeting.

Kellen Spillman, Community Planning Director, commented on upcoming meetings and agenda items and stated that nothing was time sensitive.

## **K. ADJOURNMENT**

There being no further business to come before the Chena Riverfront Commission, the meeting was adjourned at 1:11 p.m.

APPROVED: April 24, 2024





CLAY STREET CEMETERY COMMISSION  
REGULAR MEETING MINUTES – APRIL 3, 2024  
HELD VIA [ZOOM WEBINAR](#) AND  
IN FAIRBANKS CITY COUNCIL CHAMBERS  
800 CUSHMAN STREET, FAIRBANKS, ALASKA



The Clay Street Cemetery Commission convened at 5:01 p.m. on the above date to conduct a Regular Meeting at the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, and via teleconference, with Vice Chair Janet Richardson presiding and the following Commission members in attendance:

Members Present:               George Dalton, Seat A  
  Dawn Milligan, Seat B (remotely)  
  Janet Richardson, Seat D  
  Julie Jones, Seat E (remotely)  
  Amy Stratman, Seat G

Absent:                             Aldean Kilbourn, Seat C  
  Karen Erickson, Seat F

Also Present:                     Jeff Jacobson, Public Works Director  
  Colt Chase, Deputy City Clerk

### **APPROVAL OF MEETING MINUTES**

a)       Regular Meeting Minutes of March 6, 2024

**J. Jones**, seconded by **A. Stratman**, moved to APPROVE the March 6, 2024 minutes.

**Vice Chair Richardson** took a voice vote on the motion to APPROVE the March 6, 2024 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** – None

### **COMMUNICATIONS TO COMMISSION**

**J. Jacobson** shared a solicitation that was received from an individual offering services to promote their event in May. All members agreed that the communication could be disregarded as spam.

### **EVENTS & PUBLIC RELATIONS**

a)       Annual Clean-Up Day Scheduled for Saturday May 18, 2024, 9am-12pm

**Vice Chair Richardson** reminded everyone of the clean-up day event and mentioned that the Pioneers are committed to participate. **J. Jacobson** stated that Public Works will be able to start early cleanup work soon and that, barring any late storms, the facility will be ready for the event.

### FINANCIAL UPDATES

**J. Jones** shared that she received a purchase agreement for the new Quiring Monuments order for \$8,275.00, a copy of which was included in the agenda packet and reflected in the provided financial report. She noted a remaining account balance of \$16,813.45.

### UNFINISHED BUSINESS

#### a) Quiring Monuments Orders

**J. Jones** reported that she had still not received a shipping date on their previous order but that their recent order is already in production. She confirmed that Chair Kilbourn had approved an arrangement with a family who wanted to purchase an updated replacement marker for an individual, to be shipped with the main order, and that the family, in return, would make a donation to cover the cost. **J. Jones** stated that the hope is still that the shipment arrives before the May 18th event, though the window is shrinking. She indicated that she had also recently sent a request for an updated file of proofs for the order of 41 pillows in production.

**J. Jacobson** asked how many monuments are expected in the upcoming delivery. **J. Jones** recalled that the fall 2023 order was for approximately 38 units. **J. Jacobson** stated he wanted to make sure Public Works knew how many to expect so they could immediately confirm order accuracy upon delivery. **J. Jones** stated that she would send J. Jacobson a copy of the order.

**Vice Chair Richardson** shared that she currently has 12 names prepared for the next order and noted that the recent quote shows that Quiring Monument's prices did not increase since the fall 2023 order. She asked how many markers they would be able to get with the additional \$10,000 received from the City Council. Discussion followed which resulted in a determination that 50 total units, plus estimated shipping, would be an appropriate target for the next order. **Vice Chair Richardson** asked if that additional \$10,000 needed to be spent in the current year. **J. Jacobson** confirmed that the allocation was for the fiscal year, so the funds would need to either be spent or encumbered no later than October or November of 2024.

**Vice Chair Richardson** asked if there would be much variance in shipping costs based on the total number of markers. **J. Jones** explained the consistency of freight charges and stated they just need to let the company know the number of units and they will quickly provide a quote.

**J. Jones** expressed concern that the company had previously informed all customers that prices would increase in 2024, and although their recent quote did not show an increase, there is a chance an increase could affect the next order. She committed to inquiring about the matter.

### NEW BUSINESS

#### a) Unknown in CSC – Moose & Arctic Brotherhood

**Vice Chair Richardson** shared that Chair Kilbourn had wanted to discuss a plan of action for some of the names which have all vital details prepared but no confirmed burial location. She clarified that they do know there are four individuals within the Loyal Order of Moose section and one in the Arctic Brotherhood area. She identified one option of creating a "cenotaph" (a monument to someone buried elsewhere) for each name, without including a plot number. **Vice Chair Richardson** suggested that they could instead, as they have in recent years, hire Garrett Speeder for an hour of Ground Penetrating Radar (GPR) work. She stated they believe there are additional burial sites around Plot 675 in the Moose section.

**J. Jones** stated that she strongly prefers the GPR approach, based on their past success and positive experience with G. Speeder. **A. Stratman** concurred that this would be better than a cenotaph, especially considering the other no-name plots that remain in other areas.

**G. Dalton** pointed out that Plot 675 shows as being in the center of some bushes and asked if that would affect the GPR process. **Vice Chair Richardson** confirmed that the individual buried there does have a marker placed there, with rosehip bushes all around it, and she recalls that bushes elsewhere had not been an issue for GPR accuracy.

**A Stratman** asked if the plot numbers would be adjusted should it be determined that additional individuals were buried next to Plot 675. **Vice Chair Richardson** explained that they would add suffixes of 675.1, 675.2, and so forth, as necessary, pointing to similar situations elsewhere.

**J. Jones** asked if a formal motion would be needed to proceed with the plan. Deputy Clerk Chase suggested that since no funds were being committed at this time, it did not seem necessary. **J. Jones** stated that she would reach out to G. Speeder to discuss the plan and request a quote, and the group could entertain a motion to approve the expense at a later time. All members voiced agreement with that plan, and **Vice Chair Richardson** affirmed the consensus to proceed as discussed.


**OPEN AGENDA** – None


**NEXT MEETING DATE**

**Vice Chair Richardson** confirmed that the next meeting is scheduled for May 1, 2024, at 5:00 p.m.

**ADJOURNMENT**

**Vice Chair Richardson** declared the meeting ADJOURNED at 5:19 p.m.

  
For Aldean Kilbourn, Chair  
Janet Richardson, Vice Chair  
Transcribed by: CC

  
Colt Chase, Deputy City Clerk



*City of Fairbanks*

**MEMORANDUM**

To: City Council Members  
From: David Pruhs, City Mayor  
Subject: Request for Concurrence – Discretionary Fund Committee  
Date: April 26, 2024

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The term of Seat D on the Discretionary Fund Committee will expire on June 30, 2024. Ms. Traci Gatewood currently fills this position and has applied and is eligible for continued service.

I hereby request your concurrence to the following **reappointment** to the Discretionary Fund Committee:

Seat D      Ms. Traci Gatewood      Term to Expire: June 30, 2027

Ms. Gatewood's application is attached.

Thank you.

dds/



## Board Details

The Discretionary Fund Committee acts in an advisory capacity to the City Council by reviewing applications from organizations applying for grant dollars and making recommendations for fund distribution. The primary purpose of discretionary grants is the promotion of the tourism industry and other economic development in the City of Fairbanks.

## Overview

**Size** 6 Seats

**Term Length** 3 Years

**Term Limit** 2 Terms

## Additional

### Board/Commission Characteristics

The Discretionary Fund Committee consists of five community members and a Council person who functions as the Chair, all appointed by the Mayor. Each member serves a three-year term with a limit of two consecutive full terms.

### Meetings

Discretionary Fund Committee Meetings are held annually in November, December, and January at City Hall in the Council Chambers. Please contact the Office of the City Clerk for meeting dates and times.

### Enacting Legislation

FGC Chapter 74, Article V, Room Rental Tax

### Enacting Legislation Website

<https://bit.ly/31mwjmD>

### Joint Commission Details

N/A

### Email the Commission Members

[discretionaryfundcommittee@fairbanks.us](mailto:discretionaryfundcommittee@fairbanks.us)

**Profile**

Traci Gatewood  
First Name Last Name

[Redacted]  
Email Address

[Redacted]  
Street Address

Fairbanks AK [Redacted]  
City State Postal Code

**Mailing Address**

[Redacted]

**Are you a City of Fairbanks resident? \***

Yes

[Redacted]  
Primary Phone

[Redacted]  
Alternate Phone

G2 Diversified Services Owner  
Employer Job Title

**Which Boards would you like to apply for?**

Discretionary Fund Committee: Submitted

**Interests and Experiences**

**Why are you interested in serving on a City board or commission? What experiences can you contribute to the benefit of the board or commission?**

I am a small business owner who has a desire to use my skills to serve the Fairbanks community. I have over 25 years of experience in project development and grant writing. I served as the Fairbanks North Star Borough School District's Director of Grants and Special Projects for approximately eight years. During that time, I wrote and managed grants, developed and provided grant compliance training, and co-wrote the district's Guide to Grants Management. Additionally, I evaluated project designs, management plans, and budgets for federal, state, and local grant proposals to determine if they would be recommended for grant funding. Finally, I assisted the National Grants Management Association with developing and vetting criteria for the Certified Grants Management Specialist credential. I have continued to provide project planning and limited grant writing assistance through my business. I served on the committee from August 2020 to April 2024. I believe my knowledge and skills would continue to be a good fit for the Discretionary Fund Committee.

**Please provide a brief personal biography in the space below, or attach a resume.**

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Traci Gatewood, SHRM-SCP, owns G2 Diversified Services. She holds a Master of Science in Business Organizational Management with a Concentration in Human Resource Management and a Bachelor of Science degree in Psychology. Traci is a University of Alaska Fairbanks alumnus and a military veteran. Two tenets have guided Traci since her first leadership position over 30 years ago. The first is if organizations don't take care of their employees, they shouldn't expect them to take care of the organization. Second, to do their best work for organizations, leaders need guidance and support. These beliefs led to the start of G2 Diversified Services in 2016. Traci has extensive experience in human resources management, strategic & project planning, and training development & delivery. She provides services to improve organizational effectiveness and quality for national, state, and local organizations. Her services include assisting organizations with developing or shoring up their inclusion efforts, with a targeted focus on anti-racism. She has guided numerous organizations as they navigate meaningful change centered on diversity, equity, and inclusion. Traci is an active volunteer with several community organizations, including Alaska Behavioral Health. Outside of her business endeavors, Traci enjoys spending time with her family, including her two beautiful granddaughters.

**List any professional licenses or training you believe are relevant to the seat you are applying for.**

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I am a Society for Human Resource Management Senior Certified Professional (SHRM-SCP). Before moving into Human Resources, I was a Certified Grants Management Specialist. I have attended and provided a myriad of training on proposal development, grants and budget management, and grants compliance.