



FAIRBANKS CITY COUNCIL
AGENDA NO. 2012-19
REGULAR MEETING October 08, 2012
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

PRELIMINARY MEETING

- I 6:00 P.M. Work Session with the Permanent Fund Review Board
-

REGULAR MEETING

- II 7:00 P.M.
1. ROLL CALL
 2. INVOCATION
 3. FLAG SALUTATION
 4. CITIZENS COMMENTS, oral communications to Council on any item not up for Public Hearing. Testimony is limited to five (5) minutes. Any person wishing to speak needs to complete the register located in the hallway. Normal 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, kindly silence all cell phone, electronic and messaging devices.
 5. APPROVAL OF AGENDA AND CONSENT AGENDA

(Approval of Consent Agenda passes all routine items indicated by an asterisk (*). Consent Agenda items are not considered separately unless a Council Member so requests. In the event of such a request, the item is returned to the General Agenda).
 6. APPROVAL OF PREVIOUS MINUTES
 7. SPECIAL ORDERS
 8. MAYOR'S COMMENTS AND REPORT

9. UNFINISHED BUSINESS

- a) Ordinance No. 5895 – An Ordinance Approving the Conditional Transfer of Natural Gas Utility Power to the Fairbanks North Star Borough. Introduced by Mayor Cleworth. SECOND READING AND PUBLIC HEARING. ADVANCED from the Regular Meeting of September 20, 2012.
- b) Ordinance No. 5896 – An Ordinance to Amend FGC Section 58-34 Regarding Local Improvement Districts. Introduced by Council Member Stiver. SECOND READING AND PUBLIC HEARING.

10. NEW BUSINESS

- *a) Resolution No. 4546 – A Resolution Accepting Conveyance of Public Improvements Constructed by Northside Investors, LP, Necessary for Northside Business Park. Introduced by Mayor Cleworth.
- *b) Ordinance No. 5897 – An Ordinance Amending the 2012 Capital Appropriations Fund Budget for the First Time. Introduced by Mayor Cleworth.
- *c) Ordinance No. 5898 – An Ordinance Creating a Downtown Local Improvement District. Introduced by Council Member Stiver.
- *d) Ordinance No. 5899 – An Ordinance Amending FGC Section 58-34(a) regarding limits on funding for Local Improvement Districts for Services. Introduced by Council Member Stiver.

11. DISCUSSION ITEMS (INFORMATION AND REPORT)

Committee Reports

12. COMMUNICATIONS TO COUNCIL

- *a) Local Improvement District Meeting Minutes of September 14, 2012
- *b) Local Improvement District Meeting Minutes of September 21, 2012

13. COUNCIL MEMBERS' COMMENTS

14. CITY ATTORNEY'S REPORT

15. CITY CLERK'S REPORT

16. ADJOURNMENT

ORDINANCE NO. 5895

**AN ORDINANCE APPROVING THE CONDITIONAL TRANSFER OF
NATURAL GAS UTILITY POWER TO THE FAIRBANKS NORTH STAR
BOROUGH**

WHEREAS, the need for energy cost relief is paramount for all residents of Interior Alaska, and past efforts to solve the problem have been unsuccessful; and

WHEREAS, the construction of a natural gas pipeline from the North Slope to utilize the stranded gas is a fundamental infrastructure need for the State of Alaska that is long overdue; and

WHEREAS, constructing liquefied natural gas (“LNG”) processing facilities on the North Slope and trucking gas to Fairbanks is the most promising short term solution since a gas pipeline is still years away; and

WHEREAS, Flint Hills Resources and Golden Valley Electric Association are jointly working on the construction of an LNG facility that will produce 9 billion cubic feet (“BCF”) per year leaving only approximately 2 BCF/year potentially available for space heating; and

WHEREAS, Fairbanks Natural Gas is also planning a North Slope LNG facility that will produce up to 7 BCF/year for space heating needs through an expansion of its existing natural gas distribution system; and

WHEREAS, the Fairbanks North Star Borough is proposing the creation of an Interior Alaska Natural Gas Utility (“IANGU”) to explore available public-private partnership options; creation of this utility would require the City of North Pole and the City of Fairbanks to transfer powers to the Borough; and

WHEREAS, the Borough does not currently have the legal authority to create such a utility, but it may acquire that power on an areawide basis if the cities of Fairbanks and North Pole transfer their utility powers to the Borough by ordinance; and

WHEREAS, the City of Fairbanks has made several requests that have been incorporated into the Borough’s draft implementing ordinance, including retention of all earnings by the utility financially separating it from the Borough, a change in board member makeup which gives each municipality an appointment to the utility board, and expansion of the “purpose” definition; and

WHEREAS, the City of Fairbanks has concerns about the creation of a public utility that could potentially compete with a private sector provider and views IANGU first as a facilitator, second as an implementing corporation that contracts, partners or joint ventures with private

companies, and third as a provider/competitor if services are not currently being provided or if the private entity is unwilling to provide them or will not do so in a timely manner; and

WHEREAS, the City of Fairbanks has a long history of running utilities and is very much aware of the difficulties associated with them and the challenges a board faces in controlling costs over a period of time, costs which could be greatly mitigated if the utility, rather than being an operating company, accomplishes its goals by contracting, partnering, and/or joint venturing with private industry, and

WHEREAS, the IANGU could be of upmost help by providing a conduit for low interest financing and grants available to public entities,

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

Section 1. The City of Fairbanks transfers to the Fairbanks North Star Borough its power to own and operate a natural gas utility.

Section 2. Transfer of this power is conditioned upon the adoption by the Borough Assembly of an ordinance containing the provisions regarding the management organization as set out in the attached proposed Borough Ordinance No. 2012 - 52, including:

- a. The City of Fairbanks and the City of North Pole shall each have the right to appoint one board member of the seven member board of directors.
- b. Direct competition in an area covered by a Certificate of Public Convenience & Necessity by the Regulatory Commission of Alaska will not be initiated without approval of the Fairbanks North Star Borough, the City of Fairbanks and the City of North Pole by separate resolutions. In the event such authority is given, IANGU is only authorized to operate via a contract with a private entity unless this option is not available.
- c. Compensation of the IANGU Board of Directors shall not exceed compensation paid to the Assembly Members of the Fairbanks North Star Borough.
- d. IANGU shall report its activities to the public on at least a quarterly basis.
- e. To the extent the power is not exercised within three years from the date of this ordinance, the City of Fairbanks revokes the unexercised portion of this transfer of power. Any extension must be authorized by a new ordinance.

Section 3. That the effective date of transfer of power provided by this Ordinance shall be November 15, 2012.

Jerry Cleworth, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

Janey Hovenden, CMC, City Clerk

Paul Ewers, City Attorney

1 By: Nadine Winters
2 Luke Hopkins
3 Diane Hutchison
4 John Davies
5 Karl Kassel
6 Mike Musick
7 Introduced: 09/13/12
8
9

10 FAIRBANKS NORTH STAR BOROUGH

11 ORDINANCE NO. 2012 - 52

12 AN ORDINANCE ACQUIRING AN AREAWIDE NATURAL GAS UTILITY POWER BY
13 TRANSFER FROM THE CITIES OF FAIRBANKS AND NORTH POLE,
14 ESTABLISHING THE INTERIOR ALASKA NATURAL GAS UTILITY AND PROVIDING
15 FOR ITS MANAGEMENT
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17
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19 WHEREAS, Article X § 13 of Alaska's Constitution authorizes a city
20 located in a borough to transfer to the borough any of its powers or functions unless
21 prohibited by law or charter; and
22

23 WHEREAS, both the City of North Pole and the City of Fairbanks are
24 home rule cities authorized to acquire, own and operate public utilities and to exercise
25 all powers and functions necessarily or fairly implied in or incident to that purpose; and
26

27 WHEREAS, Alaska statutes (AS 29.35.210(d), AS 29.35.300, and AS
28 29.35.310) expressly authorize a second class borough, like the Fairbanks North Star
29 Borough, to exercise on an areawide basis a power acquired by transfer from a city; and
30

31 WHEREAS, it is in the best interest of the citizens of the Fairbanks North
32 Star Borough to create an areawide natural gas utility empowered to ensure its citizens
33 affordable access to natural gas and/or propane; and
34

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED AND CAPITALIZED]

35 WHEREAS, an areawide natural gas utility will allow for tax exempt
36 financing, access to governmental funding, and provide transparency of operations; and

37

38 WHEREAS, the areawide natural gas utility, once established, can explore
39 available public-private partnership options in order to operate in a businesslike, cost-
40 effective manner.

41

42 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks
43 North Star Borough:

44

45 Section 1. This ordinance is of a general and permanent nature and shall,
46 except for sections 2 and 3, be codified.

47

48 Section 2. Approval of Transfer by Cities. The Fairbanks North Star
49 Borough hereby accepts the transfer to the Borough by the City of Fairbanks and the
50 City of North Pole of the power to acquire, own, and operate a natural gas utility. The
51 Fairbanks North Star Borough agrees to the following two conditions on the transfer: (1)
52 Except as otherwise provided by city charter, the cities may revoke the unexercised
53 portion of the transferred power to the extent it is not exercised within three years from
54 the date of this ordinance and (2) Each city council shall have the right to confirm the
55 appointment by their mayor of at least one member of the Board of Directors of the
56 Utility. For purposes of this ordinance, the power to acquire, own, and operate a natural
57 gas utility includes, without limitation, the power to acquire, own and operate
58 distribution, transmission, and transportation-related facilities and pipelines and
59 conditioning facilities as well as all powers necessarily or fairly implied in or incident to
60 that purpose. Such powers are intended to be broadly construed.

61

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

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Text to be deleted is [BRACKETED AND CAPITALIZED]

62 Section 3. Orderly Transition. The Fairbanks North Star Borough, in
63 consultation with the Cities of Fairbanks and North Pole, shall arrange for an orderly
64 and equitable transfer of rights and other matters related to acquisition of the areawide
65 powers.

66
67 Section 4. FNSB 1.02.050, acquired areawide powers, shall be amended
68 to add the following (the Clerk shall provide the appropriate date):

69 9. Natural Gas Utility by transfer _____, 2012.

70
71 Section 5. FNSB Code of Ordinances is hereby amended to add a new
72 Title as follows:

73 Title 11. Natural Gas Utility

74
75 Chapter 11.01 Establishment of Utility and Management

76 11.01.010 Establishment. There is established the Interior Alaska Natural
77 Gas Utility, the purpose of which is to facilitate if possible or provide, if necessary,
78 affordable natural and/or manufactured gas to the largest number of people in the
79 Fairbanks North Star Borough in the shortest amount of time. The Interior Alaska
80 Natural Gas Utility shall be a public corporation and an instrumentality of the Fairbanks
81 North Star Borough. It shall be wholly owned by the Fairbanks North Star Borough but
82 shall have a legal existence independent of and separate from the Borough.

83
84 11.01.020 Application of Laws. The Utility shall, as a public corporation,
85 comply with the Open Meetings Act and other applicable state laws. Borough
86 ordinances not of general public application shall apply only as specified herein or as
87 specifically made applicable in any adopted ordinance. Ordinances not of general
88 public application include the procurement code, the personnel ordinance and the
89 ordinance requiring a vote for revenue bonds.

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

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Text to be deleted is [BRACKETED AND CAPITALIZED]

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91 11.01.030 Management.

92 A. There is hereby created a seven member independent and non-partisan
93 Interior Alaska Natural Gas Utility Board of Directors who shall oversee the work
94 necessary to achieve the purpose of the Utility which specifically may include
95 management and operation of a natural gas utility. The Board shall annually elect a
96 chair and may elect other officers from among its members. The Board shall have the
97 authority to adopt and amend bylaws subject to assembly approval. The Board shall
98 report to the Assembly at least quarterly and shall provide an annual report which must
99 include financial statements audited by independent outside auditors.

100 B. The initial appointments to the Board shall be made as follows: three by
101 the Borough Mayor, one by the assembly presiding officer, one by the City of North Pole
102 and two by the City of Fairbanks, each confirmed by the respective governing body.
103 Appointments shall be made for staggered terms (as determined by lottery) with two
104 members serving for two years, two serving for three years and three serving for four
105 years with their terms ending when their successors are elected or appointed. Upon the
106 expiration of the first four initial appointed terms of office, their successors shall be
107 elected at large by the voters of the Fairbanks North Star Borough. Upon expiration of
108 the last three initial appointed terms, their successors shall be appointed, one by the
109 Borough Mayor, one by the City of North Pole Mayor and one by the City of Fairbanks
110 Mayor, each subject to confirmation by the respective governing body. After the
111 expiration of their initial terms all shall thereafter serve a term of three years.

112 C. The Utility shall be independently managed and operated by the Board of
113 Directors in accordance with prevailing industry practices and general standards
114 common to utilities providing the same utility service. The Board, not the Fairbanks
115 North Star Borough, shall oversee the management of the Utility and shall have the
116 powers necessary or convenient to the management and operation of the Utility. The
117 Borough intends that the Board shall have full authority respecting the Utility unless that

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Text to be added is underlined

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118 authority is specifically withheld by law or ordinance. During its first year of operation
119 the Board may request and use, at the discretion of the Mayor, available Borough
120 resources such as staff and equipment. Thereafter, the Board may not utilize the
121 resources of the Borough except as authorized by the Assembly. The Board may
122 contract or act only on behalf of the Utility and not on behalf of the Fairbanks North Star
123 Borough. The Fairbanks North Star Borough shall not be liable for the debts or liabilities
124 of the Utility without specific authorization by the Fairbanks North Star Borough
125 Assembly. No general obligation bonds may be issued without voter approval. The
126 Board shall maintain a separate account for the Utility which shall be kept and classified
127 in accordance with uniform accounting standards generally prescribed for public utilities
128 providing the same utility service. The Board may acquire and dispose of capital
129 assets.

130 D. Manager. The Board of Directors may enter into contracts or other
131 agreements to provide for the management and operation or any aspect thereof of the
132 natural gas utility and shall have the authority to appoint a Manager which may be an
133 individual or a private entity.

134 E. The Board shall have a separate capital and operating budget. Provided
135 that total Utility annual budgeted revenues at least equal total annual budgeted
136 expenses, no further Borough Assembly approval is required. If required, the Borough
137 Assembly shall have approval only over the total budget amount and may not raise or
138 lower any other line item. Earnings shall be retained by the Utility to enable the Utility to
139 meet its purpose of providing affordable natural and/or manufactured gas to the largest
140 number of people in the borough in the shortest amount of time.

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142 Section 6. Effective Date. This ordinance shall be effective at 5:00 p.m.
143 of the first Borough business day following its adoption.

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Text to be deleted is [BRACKETED AND CAPITALIZED]

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PASSED AND APPROVED THIS _____ DAY OF _____, 2012.

ATTEST:

Mona Lisa Drexler, MMC
Borough Municipal Clerk

Diane Hutchison
Presiding Officer

APPROVED:



A. Rene Broker
Borough Attorney

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED AND CAPITALIZED]

ORDINANCE NO. 5896

**AN ORDINANCE TO AMEND FGC SECTION 58-34 REGARDING
LOCAL IMPROVEMENT DISTRICTS**

WHEREAS, in 2002, the City amended Article II of Chapter 58 to provide for local improvement districts for services; and

WHEREAS, under the current provisions of FGC Sec. 58-34(a) if a Local Improvement District for services (LID) is created, the City may either provide the services or contract for the services provided; and

WHEREAS, more efficient management of the LID and increased oversight by the property owners within the district might be achieved by transferring the responsibility for management of the LID to a qualified non-government organization,

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Fairbanks,

Section 1. FGC Section 58-34(a) is amended by adding a new subsection (e) as follows:

Sec. 58-34(a) Local Improvement Districts for Services.

* * * * *

(e) The City may enter into an agreement with a qualified organization wherein the City would transfer responsibility for operation of a local improvement district for services to that organization, along with the funds collected by the assessment imposed for the district.

Section 2. The effective date of this ordinance shall be the ___ day of _____ 2012.

Jerry Cleworth, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM

Janey Hovenden, CMC, City Clerk

Paul J. Ewers, City Attorney

Introduced By: Mayor Cleworth
Date: October 8, 2012

RESOLUTION NO. 4546

**A RESOLUTION ACCEPTING THE CONVEYANCE OF PUBLIC IMPROVEMENTS
CONSTRUCTED BY NORTHSIDE INVESTORS, LP, NECESSARY FOR NORTHSIDE
BUSINESS PARK.**

WHEREAS, on September 10, 2007, the City of Fairbanks did enter into a Development Agreement with Northside Investors, Limited Partnership, providing for design and construction by the Developer of certain improvements to be conveyed to the public, including the streets and drainage system and street light system; and

WHEREAS, this Agreement provides for the City of Fairbanks to assume ownership, operation, and maintenance of these public improvements; and

WHEREAS, construction of these improvements is complete, and the facility has been inspected and found to meet City standards; and

WHEREAS, it is incumbent upon the City Council to accept this conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, that the City accepts the conveyance of the public improvements as described by the attached Warranty Bill of Sale and will own, operate, and maintain the system; the Mayor is authorized to execute the attached Warranty Bill of Sale required for accepting these public improvements from the Developer.

PASSED and APPROVED this ____ Day of October 2012

JERRY B. CLEWORTH, MAYOR

AYES:
NAYS:
ABSENT:

ATTEST:

APPROVED AS TO FORM

Janey Hovenden, CMC, City Clerk

Paul J. Ewers, City Attorney



**City Of Fairbanks
Engineering Department**

MEMORANDUM

To: Mayor Cleworth and Council Members
From: Michael J. Schmetzer, PWD Director / City Engineer
Subject: Northside Business Park Project
Date: October 4, 2012

Approval of the attached resolution is recommended authorizing the Mayor to execute the Warranty Bill of Sale required for accepting public improvements from the Developer in the Northside Business Park (Phase I). As part of the development, located north of the Johansen Expressway just across the intersection of the Johansen Expressway and the Old Steese Highway, certain public improvement have been designed and constructed by the Developer. These improvements include the street and drainage system and a street light system. (Utilities necessary to serve the new subdivision were designed in coordination with public improvements, yet constructed and accepted by the utility companies under separate agreements.)

In order to make these privately funded improvements available to the public, the City of Fairbanks has entered into a Developer Agreement with Northside Investors, LP., to construct these improvements to City standards, and upon completion, to convey the improvements to the City.

Construction of the improvements is now satisfactorily complete, acceptance testing is approved, and the Developer has submitted a Warranty Bill of Sale requesting conveyance. City Council acceptance is requested.

cc: Robert H. Pristash, Engineer IV
Gerald S. Colp, Engineer III

file: Nside recommendation.doc

NORTHSIDE BUSINESS PARK

WARRANTY BILL OF SALE

BE IT KNOWN, that pursuant to Section 1.17 of the Developer Agreement for NORTHSIDE BUSINESS PARK entered into by the parties hereto dated September 10, 2007, and for good and sufficient consideration, the receipt of which is hereby acknowledged, NORTHSIDE INVESTORS, LIMITED PARTNERSHIP, 1080 Woodview Dr., Fairbanks, Alaska, 99712, hereinafter referred to as Seller, does hereby sell, transfer and deliver to the City of Fairbanks, hereinafter referred to as City, a municipal corporation of the State of Alaska, with address for purposes hereof of 800 Cushman Street, Fairbanks, Alaska 99701-4615, and to its successor and assigns, the following described chattels and personal property.

Section 1. The following described public improvements are hereby conveyed to the City.

A. STREET AND DRAINAGE SYSTEM: Phase I portion of the public street system will include approximately 1,520 linear feet of paved streets according to the Replat of Tract C, Bentley Trust North Subdivision, Plat No. 2006-188, recorded as Fairbanks Plat No. 2012-38, dated June 13, 2012. The southern portion of Northside Boulevard between the Johansen Expressway and Harold Bentley Avenue is approximately 320 feet in length and shall consist of a 3-lane to 4-lane divided street with concrete median. The northern portion of Northside Boulevard is expected to be constructed as part of future phases. This phase of Harold Bentley Avenue is approximately 1,200 feet in length and is also a paved three-lane facility having 12 foot lanes with 2 foot shoulders (totaling 40 foot paved width). Its typical section contains a continuous 2% cross slope draining north to a drainage easement along the north side of Harold Bentley Avenue typically containing a flat bottom ditch.

Pedestrian facilities currently include a 6 foot wide sidewalk with curb and gutter on the west side of Northside Boulevard and a portion of Harold Bentley Avenue in front of the sewer lift station. Additional curb, gutter and sidewalk is being constructed by others in the development of their frontage within this platted area.

Associated public traffic signing (includes regulatory signs and street name signs at the intersection of Northside Boulevard and Harold Bentley Avenue) and traffic markings are also provided.

The storm drain system includes 2 each 18-inch diameter cross culverts to convey drainage from Northside Boulevard beneath Harold Bentley Avenue to a continuous flat bottom ditch along the north side of Harold Bentley Avenue. Surface water runoff collected on Harold Bentley Avenue also drains into the roadside ditch along the north side of Harold Bentley Avenue.

NORTHSIDE BUSINESS PARK

B. STREET LIGHT SYSTEMS: The public street lighting system includes four 250 watt high pressure sodium roadway type luminaires mounted on metal standards at the intersection of Northside Boulevard and Harold Bentley Avenue and along Northside Boulevard with associated hardware, load center, buried junction boxes, and underground circuitry.

Section 2. With the limitations hereinafter provided, the Seller warrants to the City that they are vested with good and sufficient title to said property, that they have full authority to sell and transfer said property and that said property is free and clear of all liens, encumbrances, liabilities and adverse claims of whatsoever nature except for drainage easements shown on plat number 2012-38 filed in the Fairbanks Recording District.

Section 3. The Seller further warrants to the City that it will fully defend, protect, indemnify and hold harmless the City and its successor and assigns from any adverse claims thereto.

Section 4. The warranty covenants provided in Sections 2 and 3, above, or that may otherwise be implied, are limited to conveyance of the improvements described in Section 1.

In Witness Whereof, the parties hereto have executed this instrument on the ____ day of _____ 2012.

Accepted by:

CITY OF FAIRBANKS

By: _____
Jerry B. Cleworth, City Mayor

Seller:

NORTHSIDE INVESTORS, LP

By: _____
Daniel Himebauch, Manager

ATTEST:

Janey Hovenden, CMC, City Clerk

APPROVED AS TO FORM:

Paul J. Ewers, City Attorney

APPROVED AS TO CONTENT:

Michael J. Schmetzer, PWD Director / City Engineer

ORDINANCE NO. 5897

**AN ORDINANCE AMENDING THE 2012 CAPITAL APPROPRIATIONS
 FUND BUDGET FOR THE FIRST TIME AND SETTING AN EFFECTIVE
 DATE**

WHEREAS, Ordinance 5865, AS AMENDED adopted the City Capital Fund budget for the 2012 fiscal year; and

WHEREAS, the proposed Capital Fund budget has been reviewed by the City Finance Committee and full City Council,

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

SECTION 1. There is hereby appropriated to the 2012 Capital Fund budget from the following sources of revenue for the City of Fairbanks in the amount indicated:

	APPROVED	AS AMENDED
Transfer from Permanent Fund	\$ 486,615	\$ 490,356
Transfer from General Fund	700,000	1,235,012
Transfer Ambulance Mileage from General Fund	50,000	50,000
Budgeted Garbage Equipment Replacement	202,800	202,800
Equipment Replacement - Engineering	35,000	35,000
Equipment Replacement - Public Works	210,000	210,000
Equipment Replacement - Building Department	10,000	10,000
Equipment Replacement - Police	160,000	160,000
Equipment Replacement - Dispatch	80,000	80,000
Equipment Replacement - Fire	250,000	250,000
Equipment Replacement - I/T	105,000	105,000
Property Repair & Replacement	145,000	145,000
 Total Appropriation	 \$ 2,434,415	 \$ 2,973,168

to the departments named for the purpose of conducting the business of said departments of the City of Fairbanks, Alaska, for the fiscal year commencing January 1, 2012 and ending December 31, 2012.

SECTION 2. There is hereby appropriated to the 2012 budget expenditures for the City of Fairbanks in the amount indicated:

<u>DEPARTMENT</u>	<u>DESCRIPTION</u>	<u>APPROVED</u>	<u>AS AMENDED</u>
14	Information Technology	289,331	221,735
20	Police Department	320,000	320,000
21	Dispatch Department	5,000	5,000
30	Fire Department	636,000	636,000
50	Department of Public Works	2,270,625	1,858,000
51	Engineering Division	35,000	35,000
	Total Capital Fund Appropriation	<u>\$ 3,555,956</u>	<u>\$ 3,075,735</u>
2012 Decrease to assigned fund balance		(1,121,541)	(102,567)
2011 Encumbrance carryforward			(712,729)
Total Decrease to assigned fund balance		(1,121,541)	(815,296)
12/31/11 Assigned capital fund balance	a	<u>\$ 3,500,710</u>	b <u>\$ 4,435,077</u>
12/31/12 Assigned capital fund balance		<u>\$ 2,379,169</u>	<u>\$ 3,619,781</u>

a Estimate
b Audited

SECTION 3. All appropriations made by this ordinance lapse at the end of the fiscal year to the extent they have not been expended or contractually committed to the departments named for the purpose of conducting the business of said departments of the City of Fairbanks, Alaska, for the fiscal year commencing January 1, 2012 and ending December 31, 2012.

SECTION 4. The effective date of this ordinance shall be the _____ day of October 2012.

Jerry Cleworth, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM

Janey Hovenden, CMC, City Clerk

Paul J Ewers, City Attorney

Fiscal Note Ordinance # 5897

Ordinance 5897, Amend 2012 Capital Budget First Time
Page 2 of 3

Amend 2012 Capital Fund Budget for the First Time

INTERNAL TRANSFERS

1. \$4,499 Transfer to software conversion from general fund account to correct beginning balance. (No income effect)

EXTERNAL TRANSFERS

1. \$ 538,753 Increase to Other Financing Sources / (Uses)

- a. \$ 3,741 increase to transfer from Permanent Fund to adjust to actual.
- b. \$198,727 increase to transfer from General Fund received for sale of assets in accordance with Ordinance 5981 amending the General Fund Budget for the second time.
- c. \$336,285 increase to transfer from General Fund received for supplemental revenue sharing in accordance with Ordinance 5981 amending the General Fund Budget for the second time.

REVENUES

No Change

EXPENDITURES - \$480,221 Decrease

1. Information Technology - \$ 67,596 decrease to adjust for 2011 actual ending expenditures and encumbrances.
2. Public Works - \$412,625 decrease to adjust for 2011 actual ending expenditures and encumbrances.

ORDINANCE NO. 5898

AN ORDINANCE CREATING A DOWNTOWN LOCAL IMPROVEMENT DISTRICT

WHEREAS, in 2002, the City amended Article II of Chapter 58 to provide for local improvement districts for services for the purpose of providing and financing supplemental public services which are not generally provide by the City or provided at a different level than generally provided by the City; and

WHEREAS, residents and business owners in the downtown area expressed a desire to form a local improvement district for services, specifically to fund the Clean Team and the Community Service Patrol; and

WHEREAS, a committee was formed to explore the possibility of forming a local improvement district in the downtown area; this proposed ordinance represents the recommendations of that committee; and

WHEREAS, the City Council has determined that there is a necessity for a local improvement district for services as set out in the plan attached hereto,

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Fairbanks,

Section 1. The City Council hereby creates a local improvement district for services according to the Local Improvement District for Services Plan (Attachment “A”) which is incorporated by reference as part of this ordinance.

Section 2. The Mayor shall enter into a Letter of Agreement with a qualified organization for the purpose of transferring responsibility for the operation of the local improvement district, as created by this ordinance, and transferring all funds accessed under the Plan to that organization. The services as described in the Plan are not to be performed by City employees.

Section 3. The City Clerk is directed to publish notice and to provide written notice to all property owners within the local improvement district as specified in the Fairbanks General Code and according to the timeline outlined in the Plan.

Section 4. This ordinance is subject to City Charter Section 9.2 and FGC Sec. 58-39 and will not become effective until the period for filing objections has ended.

Jerry Cleworth, City Mayor

AYES:

NAYS:

ADOPTED:

ATTEST:

APPROVED AS TO FORM

Janey Hovenden, CMC, City Clerk

Paul J. Ewers, City Attorney

ATTACHMENT “A” to Ordinance No. 5898

LOCAL IMPROVEMENT DISTRICT FOR SERVICES PLAN

Duration of the LID

This LID shall be created for a term of two years, subject to FGC Section 58-34(a)(b) [a local improvement district created for a definite term may be dissolved or extended beyond the end of the specified term by the property owners who would bear more than 50 percent of the estimated cost of the service].

Period for Filing Objections

FGC Sec. 58-39 provides that after publication of notice of the council’s action to establish a LID, owners of property within the district may file objections to the plan. The period for filing objections may not be less than 30 days. The period for filing objections to this LID shall be extended until March 30, 2013.

Advisory Committee

An advisory committee, composed of property owners within the district and appointed by the Mayor, will be formed to monitor the provision of services and monitor the management of the LID. The committee will also advise the Mayor on the selection of the managing organization and on the terms of the agreement between the City and the managing organization.

Management and Oversight

The management of this Local Improvement District for Services (hereinafter “LID”) will be performed by a qualified, non-governmental organization. The Mayor shall enter into a letter of agreement with such an organization to provide for the transfer of responsibility for the operation of the LID. The letter of agreement shall also provide for the transfer to the organization of the funds collected pursuant to the LID assessment.

The managing organization will be responsible for insuring that the LID services are provided. The managing organization shall comply with the insurance requirements set out in FGC Sec. 58-34(a)(a)(2). All LID services will be provided by private sector workers and not by employees of the City of Fairbanks. The managing organization will provide the mayor and the advisory committee with biannual reports on its budget and the provision of services.

The City will be reimbursed from the LID assessment for staff time incurred in billing and collecting LID assessments.

LID Services

The services provided for in this LID are the “Clean Team” and the “Community Service Patrol” (CSP). These services are more fully described as follows:

Clean Team. The Clean Team services shall include the following:

Summer season –

- Litter pick-up in designated boundaries
- Sidewalk sweeping
- Sidewalk cleaning/scrubbing
- Litter vacuuming
- Weed control on sidewalks
- Essential sanitary cleanup
- Graffiti removal
- Downtown Transportation Center deck sweeping/scrubbing
- Downtown Transportation Center bird sanitary cleanup
- Assistance with special event set-up/clean-up (contracted by event organizers)

Winter season –

- Litter pick-up in designated boundaries
- Sidewalk snow clearing
- Ice and hard-pack clearing
- Winter lighting maintenance (ground level)
- Essential sanitary cleanup
- Graffiti removal
- Downtown Transportation Center deck sweeping/scrubbing
- Downtown Transportation Center sanitary cleanup
- Assistance with special events set-up/clean-up (contracted by event organizers)

Community Service Patrol. The CSP services shall include the following:

- Foot patrol within the district’s foot patrol boundary
- Call-out by van within district boundary
- Make transports to Detox, FMH, FCC or home, including Housing First
- Respond to requests from FPD and FFD

Cost of Administration and Services

The LID assessment will be a fixed amount **not to exceed \$200,000.00**, with the final amount of the assessment to be determined by the Mayor based upon the guidance of the advisory committee and the final terms of the letter of agreement with the managing organization.

Method of Payment for the LID

The LID will be funded by an assessment against the real property parcels located within the LID boundary based upon the assessed value of the **land** according to the following formula:

$$\text{Assessed Land Value* (ALV) x ._____ (rate) = \$ Total Assessment}$$

The 2012 ALV for parcels within the LID boundary = \$15,057,059.00

Assuming the **maximum** LID assessment amount of \$200,000,
the LID assessment rate would be 0.01328

$$(\$15,057,059 \times 0.01328 = \$ 199,957.74)$$

*ALV based upon the FNSB's assessment for the previous year

District Boundary

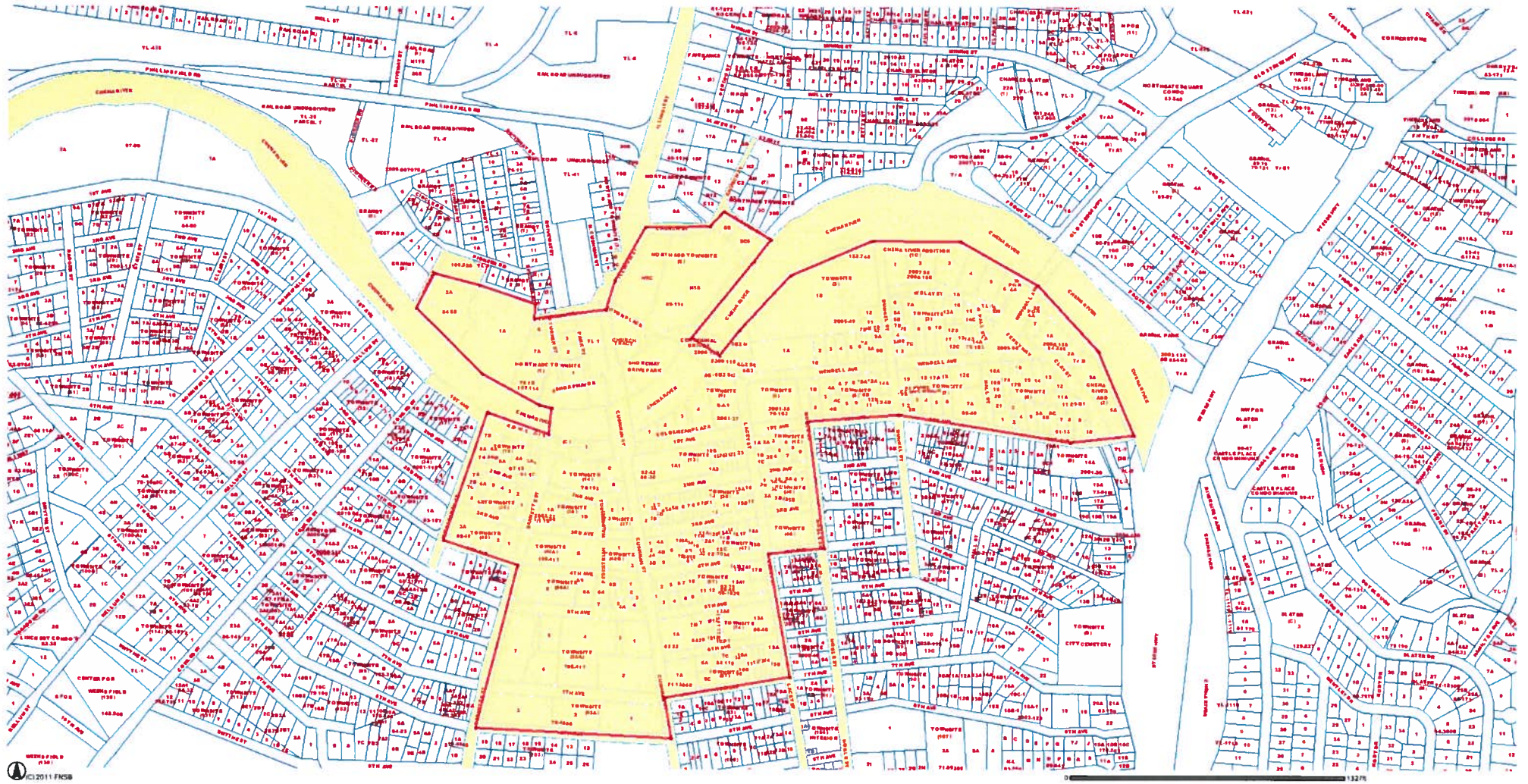
The LID boundary, shown on the attached maps, is described as follows:

With a starting point of 1st Avenue and Wickersham Street, south on Wickersham to 4th Avenue, then east on 4th Avenue to Barnette Street, then south on Barnette to 8th Avenue, then east on 8th Avenue to Cushman Street, then north on Cushman to 7th Avenue, then east on 7th Avenue to Lacey Street, then north on Lacey to 4th Avenue, then east on 4th Avenue to Noble Street, then north on Noble to 1st Avenue, then east on 1st to the south bank of the Chena River, then west following the course of the Chena River to the Centennial Bridge, then across the Chena via the bridge to the north bank of the Chena, then east following the course of the Chena to Slough Street, then north on Slough Street to Church Street, then west on Church to Illinois Street, then south on Illinois to Terminal Street, then west on Terminal to River Street on a line that includes all of the parking area for the Borough Administrative building, then south on River Street to the north bank of the Chena, then east following the course of the Chena to the Barnette Street bridge, then across the Chena via the bridge to 1st Avenue, then west to the point of beginning at 1st and Wickersham.

Parcels Within The LID Boundary, Owners, Estimated Assessments

The attached spreadsheet contains a list of real property parcels located with the LID boundary, along with the names of the owners of record for the parcels, the assessed value (2012) of the land within each parcel, and an estimate of the **maximum possible amount** to be assessed against each parcel:





PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33243	FAIRBANKS TOWNSITE	46		34079.75	\$354,429.00		\$4,706.82	NORTHWARD BUILDING	4TH AND LACEY LLC		PO BOX 202845	ANCHORAGE, AK 99520-2845	330 FOURTH AVE
37311	FAIRBANKS TOWNSITE	87	05C	15063	\$108,454.00		\$1,440.27		530 7TH AVENUE BUILDING CO		PO BOX 84662	FAIRBANKS, AK 99708-4662	530 SEVENTH AVE
606087	FAIRBANKS TOWNSITE	35	4	2418	\$87,193.00	0032051	\$1,157.92		A & W WHOLESALE COMPANY		2525 PHILLIPS FIELD RD	FAIRBANKS, AK 99709-3942	
606097	FAIRBANKS TOWNSITE	35	5	10793	\$0.00	0032051	\$0.00		A & W WHOLESALE COMPANY		2525 PHILLIPS FIELD RD	FAIRBANKS, AK 99709-3942	
32123	FAIRBANKS TOWNSITE	35	8	5947	\$39,250.00		\$521.24		A & W WHOLESALE INC		2525 PHILLIPS FIELD RD	FAIRBANKS, AK 99709-3942	213 WICKERSHAM ST
32085	FAIRBANKS TOWNSITE	35	06B	989	\$7,418.00		\$98.51		A & W WHOLESALE INC		2525 PHILLIPS FIELD RD	FAIRBANKS, AK 99709-3942	
37214	FAIRBANKS TOWNSITE	86A	5	17608	\$154,950.00		\$2,057.74	ACS- Globe Building	ACS OF FAIRBANKS INC		600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	645 FIFTH AVE
37290	FAIRBANKS TOWNSITE	87	06A	7405	\$109,735.00	0037303	\$1,457.28		BAAN O YEEL KON CORPORATION		PO BOX 74558	FAIRBANKS, AK 99707-4558	
528757	FAIRBANKS TOWNSITE	87	07C	7836	\$0.00	0037303	\$0.00		BAAN O YEEL KON CORPORATION		PO BOX 74558	FAIRBANKS, AK 99707-4558	529 SIXTH AVE
606105	FAIRBANKS TOWNSITE	38	2	3891	\$53,330.00	0032174	\$708.22		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
606115	FAIRBANKS TOWNSITE	38	03B	1047	\$0.00	0032174	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
528447	FAIRBANKS TOWNSITE	47	6	8058	\$165,974.00	0033324	\$2,204.13		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	544 FOURTH AVE
32271	FAIRBANKS TOWNSITE	38	11	3130	\$218,970.00	0609451	\$2,907.92		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	517 SECOND AVE
609421	FAIRBANKS TOWNSITE	38	12	1042	\$0.00	0609451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609441	FAIRBANKS TOWNSITE	38	14	15399	\$0.00	0609451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609431	FAIRBANKS TOWNSITE	38	13	704	\$0.00	0609451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
605206	FAIRBANKS TOWNSITE	13	21	3600	\$77,501.00	0030457	\$1,029.21		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-	
605216	FAIRBANKS TOWNSITE	13	22	3576	\$0.00	0030457	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-	
33367	FAIRBANKS TOWNSITE	47	08B	1365	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	538 FOURTH AVE
361372	FAIRBANKS TOWNSITE	47	08D	75	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33332	FAIRBANKS TOWNSITE	47	07A	2081	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33341	FAIRBANKS TOWNSITE	47	07B	2163	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	

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33359	FAIRBANKS TOWNSITE	47	08A	2217	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	539 THIRD AVE
35050	FAIRBANKS TOWNSITE	67	4	4432	\$311,622.00	0609481	\$4,138.34		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35092	FAIRBANKS TOWNSITE	67	8	3871	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35025	FAIRBANKS TOWNSITE	67	1	3545	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	403 CUSHMAN ST
609461	FAIRBANKS TOWNSITE	67	9	1925	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35041	FAIRBANKS TOWNSITE	67	3	3177	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35076	FAIRBANKS TOWNSITE	67	6	2022	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35084	FAIRBANKS TOWNSITE	67	7	1957	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35033	FAIRBANKS TOWNSITE	67	2	3142	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609471	FAIRBANKS TOWNSITE	67	10	5725	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35068	FAIRBANKS TOWNSITE	67	5	4076	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33308	FAIRBANKS TOWNSITE	47	04B	2580.54	\$161,109.00	0033251	\$2,139.53		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	551 THIRD AVE
528439	FAIRBANKS TOWNSITE	47	1	2491	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
33286	FAIRBANKS TOWNSITE	47	03B	2907	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	321 CUSHMAN ST
33316	FAIRBANKS TOWNSITE	47	5	2421	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	550 FOURTH AVE
33278	FAIRBANKS TOWNSITE	47	03A	820	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	317 CUSHMAN ST
33260	FAIRBANKS TOWNSITE	47	2	1233	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
33294	FAIRBANKS TOWNSITE	47	04A	2464.92	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
447021	FAIRBANKS TOWNSITE	13	01A1	150	\$599,562.00		\$7,962.18	MARRIOTT HOTEL	BLOCK 13 HOTEL LLC		PO BOX 202845	ANCHORAGE, AK 99520-2845	553 FIRST AVE
28975	FAIRBANKS TOWNSITE	6	01B	4401	\$192,161.00	0028991	\$2,551.90		BOBS SERVICE & TOWING INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST
28983	FAIRBANKS TOWNSITE	6	2	4640	\$0.00	0028991	\$0.00		BOBS SERVICE & TOWING INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST
528056	FAIRBANKS TOWNSITE	6	3	9436	\$0.00	0028991	\$0.00		BOBS SERVICE & TOWING INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST

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30465	FAIRBANKS TOWNSITE	13	23	7274	\$78,559.00		\$1,043.26	LACEY ST THEATER	BRICKLEY RICHARD	BRICKLEY HOA T	PO BOX 74525	FAIRBANKS, AK 99707-4525	504 SECOND AVE
32247	FAIRBANKS TOWNSITE	38	8	3341	\$36,083.00		\$479.18	GOLDRUSH JEWELRY	C M I LLC		531 2ND AVE	FAIRBANKS, AK 99701-4728	531 SECOND AVE
32077	FAIRBANKS TOWNSITE	35	06A	5968	\$39,389.00		\$523.09		CAMPBELL LESLIE		PO BOX 74612	FAIRBANKS, AK 99707-4612	725 SECOND AVE
37338	FAIRBANKS TOWNSITE	87	09A	1838	\$14,704.00		\$195.27	MICHAEL'S SALON INTERNATIONAL	CARBAJAL MICHAEL R		521 6TH AVE	FAIRBANKS, AK 99701-4930	521 SIXTH AVE
35122	FAIRBANKS TOWNSITE	67	12	7682	\$61,456.00		\$816.14	CARNAHAN BUILDING	CARNAHAN BUSINESS CENTER LLC		PO BOX 72426	FAIRBANKS, AK 99707-2426	527 FOURTH AVE
30562	FAIRBANKS TOWNSITE	16	07B	2248.9	\$19,790.00		\$262.81	CHARTREUSE	CHARTREUSE PROPERTIES LLC		12109 COPPER CIR	TYLER, TX 75706-3366	727 FIRST AVE
528269	FAIRBANKS TOWNSITE	13	18B	2000	\$109,080.00	0030431	\$1,448.58	NEW HORIZONS GALLERY 519 FIRST	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 99518-	519 FIRST AVE
30449	FAIRBANKS TOWNSITE	13	19	3600	\$0.00	0030431	\$0.00	LATHROP BUILDING	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 99518-	515 FIRST AVE
528277	FAIRBANKS TOWNSITE	13	20	3600	\$0.00	0030431	\$0.00	NEW HORIZONS GALLERY 519 FIRST	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 99518-	
468541	FAIRBANKS TOWNSITE	13	01A2	900	\$599,562.00	0447021	\$7,962.18		CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 99518-	553 & 555 FIRST AVE; 550 & 552 SECOND AVE
606243	FAIRBANKS TOWNSITE	38	17	1918	\$41,180.00	0032310	\$546.87		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	
606233	FAIRBANKS TOWNSITE	38	16	1895	\$0.00	0032310	\$0.00		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	
32301	FAIRBANKS TOWNSITE	38	15B	2850	\$74,380.00	0593213	\$987.77		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	507 SECOND AVE
32298	FAIRBANKS TOWNSITE	38	15A	4037	\$0.00	0593213	\$0.00		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	511 SECOND AVE
34967	FAIRBANKS TOWNSITE	66A	5	842	\$120,534.00	0034924	\$1,600.69		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	408 CUSHMAN ST
562360	FAIRBANKS TOWNSITE	66A	2	7331	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	404 CUSHMAN ST
34983	FAIRBANKS TOWNSITE	66A	06B	3990	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	626 FOURTH AVE
34959	FAIRBANKS TOWNSITE	66A	04A	938.5	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	620 FIFTH AVE
32158	COURTHOUSE SQUARE	37	2	14424.79	\$122,462.00	0533513	\$1,626.30	COURTHOUSE SQUARE CONDOS	COURTHOUSE SQUARE CONDO ASSN		PO BOX 202845	ANCHORAGE, AK 99520-2845	200 CUSHMAN ST
32140	COURTHOUSE SQUARE	37	1	14424.79	\$0.00	0533513	\$0.00		COURTHOUSE SQUARE CONDO ASSN		PO BOX 202845	ANCHORAGE, AK 99520-2845	200 CUSHMAN ST
599443	FAIRBANKS TOWNSITE	86A	4	77604	\$1,332,716.00	0037206	\$17,698.47		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	
599423	FAIRBANKS TOWNSITE	86A	2	45793	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	

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599413	FAIRBANKS TOWNSITE	86A	1	23170	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	
599433	FAIRBANKS TOWNSITE	86A	3	4878	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	
37222	FAIRBANKS TOWNSITE	86A	06&	26870.21	\$214,940.00		\$2,854.40	Dance Theatre Fairbanks	DANCE THEATRE FAIRBANKS		PO BOX 72125	FAIRBANKS, AK 99707-2125	656 SEVENTH AVE
86398	NORTH ADDITION FAIRBANKS	5	H5C	63037.64	\$630,376.00		\$8,371.39	DENALI STATE BANK (Main Branch)	DENALI STATE BANK		PO BOX 74568	FAIRBANKS, AK 99707-4568	119 CUSHMAN ST N
33545	FAIRBANKS TOWNSITE	49	03A	28697	\$229,576.00		\$3,048.77	JIMMY HUNTINGTON Building	DOYON LIMITED		1 DOYON PLZ STE 300	FAIRBANKS, AK 99701-2941	714 FOURTH AVE
430901	NORTH ADDITION FAIRBANKS	5	H5B	138758.7	\$1,387,587.00		\$18,427.16	DOYON BUILDING	DOYON LIMITED		1 DOYON PL STE 200	FAIRBANKS, AK 99701-2941	1 DOYON PL
528315	FAIRBANKS TOWNSITE	35	2	2067.5	\$87,127.00	0032018	\$1,157.05		EVENINGSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	711 SECOND AVE
32026	FAIRBANKS TOWNSITE	35	3	11133.5	\$0.00	0032018	\$0.00		EVENINGSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	706 THIRD AVE
30155	FAIRBANKS TOWNSITE	12	01C	1627	\$147,031.00	0418111	\$1,952.57	POLARIS GIFT 427 1ST AVE	FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	427 FIRST AVE
528251	FAIRBANKS TOWNSITE	12	3	1725	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	
30147	FAIRBANKS TOWNSITE	12	01B	2682	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	
528242	FAIRBANKS TOWNSITE	12	02A	2546	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	123 LACEY ST
30163	FAIRBANKS TOWNSITE	12	02B	2034	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	121 LACEY ST
528234	FAIRBANKS TOWNSITE	12	01A	3000	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNIT 1	ANCHORAGE, AK 99501-2665	
28819	FAIRBANKS TOWNSITE	4	2	6044	\$135,528.00	0609992	\$1,799.81	Golden Heart Plaza	FBKS CNVNTN & VSTR BUR	FAIRBANKS CITY OF	101 DUNKEL ST # 111	FAIRBANKS, AK 99701-4806	550 FIRST AVE
30538	FAIRBANKS	16	5A	9834	\$86,539.00		\$1,149.24		FOUNTAINHEAD DEVELOPMENT INC		1501 QUEENS WAY	FAIRBANKS, AK 99701-7498	717 FIRST AVE
30546	FAIRBANKS	16	6A	7553	\$66,466.00		\$882.67	BRIDGEWATER HOTEL 723 1ST AVE	FOUNTAINHEAD DEVELOPMENT INC		1501 QUEENS WAY	FAIRBANKS, AK 99701-7498	723 FIRST AVE
30171	FAIRBANKS TOWNSITE	12	4	1635	\$60,232.00	0512303	\$799.88	FRONTIER BASMNT ONLY 414 2ND A	GMH INVESTMENTS LLC		PO BOX 70767	FAIRBANKS, AK 99707-0767	415 FIRST AVE
30180	FAIRBANKS TOWNSITE	12	5	3942	\$0.00	0512303	\$0.00	FRONTIER SPORTING GOODS 2ND AV	GMH INVESTMENTS LLC		PO BOX 70767	FAIRBANKS, AK 99707-0767	412 SECOND AVE
34991	FAIRBANKS TOWNSITE	66A	7	1179	\$14,148.00		\$187.89	Lift Station #4	GOLDEN HEART UTILITIES INC		PO BOX 80370	FAIRBANKS, AK 99708-0370	622 FIFTH AVE
564711	FAIRBANKS TOWNSITE	1	1A	976	\$7,808.00		\$103.69		GOLDEN HEART UTILITIES INC		PO BOX 80370	FAIRBANKS, AK 99708-0370	
32115	FAIRBANKS TOWNSITE	35	07C	1375	\$9,075.00		\$120.52		HALL ROBERT L REVOCABLE TRST	HALL SUZANNE REVOCABLE TRST	209 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	209 WICKERSHAM ST

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
527246	FAIRBANKS TOWNSITE	3	01B	1635	\$97,874.00	0028681	\$1,299.77		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	
527238	FAIRBANKS TOWNSITE	3	2	7842	\$0.00	0028681	\$0.00		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	332 WENDELL AVE
28690	FAIRBANKS TOWNSITE	3	3	7515	\$0.00	0028681	\$0.00		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	330 WENDELL AVE
30571	FAIRBANKS TOWNSITE	16	08A	5473.1	\$48,163.00		\$639.60	BIG DADDYS BBQ/WICKERSHAM HALL	HTC CORPORATION		1741 COTTONWOOD	FAIRBANKS, AK 99709-4140	107 WICKERSHAM ST
615527	FAIRBANKS TOWNSITE	38	03C	207	\$26,093.00	0032191	\$346.52		JRB PROPERTIES LLC		2000 PATRICIA CT	FAIRBANKS, AK 99709-6588	
615537	FAIRBANKS TOWNSITE	38	03D	2209	\$0.00	0032191	\$0.00		JRB PROPERTIES LLC		2000 PATRICIA CT	FAIRBANKS, AK 99709-6588	
86461	NORTH ADDITION FAIRBANKS	1	7A	41818	\$418,180.00		\$5,553.43	WAREHOUSE JACKOVICH N TURNER-ALLEY	JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	121 TURNER ST N
86428	NORTH ADDITION FAIRBANKS	1	3	6042	\$48,336.00		\$641.90	BIG I NORTH TURNER ST	JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	122 TURNER ST N
86452	NORTH ADD FAIRBANKS	1	6	4470	\$35,760.00		\$474.89		JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	123 TURNER ST N
28711	FAIRBANKS TOWNSITE	3	5	7562	\$24,767.00		\$328.91	ES LAUNDROMAT	KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99709-2918	314 WENDELL AVE
28720	FAIRBANKS TOWNSITE	3	6	4606	\$15,086.00		\$200.34		KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99709-2918	312 WENDELL AVE
28703	FAIRBANKS TOWNSITE	3	4	7433	\$24,345.00		\$323.30		KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99709-2918	320 WENDELL AVE
30511	FAIRBANKS	16	4A	12068	\$106,198.00		\$1,410.31	GAMBARDELLAS PASTA BELLA	LGPY LLC		706 2ND AVE	FAIRBANKS, AK 99701-4451	706 SECOND AVE
557251	FAIRBANKS TOWNSITE	8	20	1475	\$31,539.00	0029564	\$418.84		MACDONALD SEAN M		342 A ST	FAIRBANKS, AK 99701-3517	
557242	FAIRBANKS TOWNSITE	8	19	2109	\$0.00	0029564	\$0.00		MACDONALD SEAN M		342 A ST	FAIRBANKS, AK 99701-3517	149 HALL ST
37354	FAIRBANKS TOWNSITE	87	10A	1547	\$12,376.00		\$164.35	THE ARCTIC ROSE	MARTIN CRAIG A		2599 LUNAR LN	FAIRBANKS, AK 99712-3254	519 SIXTH AVE
32107	FAIRBANKS TOWNSITE	35	07B	1760	\$11,616.00		\$154.26		MARTINEZ EDITH	BELLIDO BARBARA	207 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	207 WICKERSHAM ST
32093	FAIRBANKS TOWNSITE	35	07A	2750	\$18,150.00		\$241.03	Aviators Steak House	MARTINEZ EDITH	BELLIDO BARBARA	207 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	731 SECOND AVE
481106	FAIRBANKS TOWNSITE	7	07A	25081	\$190,616.00		\$2,531.38	EAGLES LODGE (former)	MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
29181	FAIRBANKS TOWNSITE	7	6	6542	\$52,336.00		\$695.02		MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
29173	FAIRBANKS TOWNSITE	7	5	6669	\$53,352.00		\$708.51		MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
33537	FAIRBANKS TOWNSITE	49	2	7118	\$68,333.00		\$907.46		MAXER LLC		PO BOX 71007	FAIRBANKS, AK 99707-1007	713 THIRD AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33529	FAIRBANKS TOWNSITE	49	1	9662.19	\$100,487.00		\$1,334.47	KEN MURRAY INS. BUILDING	MAXER LLC		PO BOX 71007	FAIRBANKS, AK 99707-1007	300 BARNETTE ST
481114	FAIRBANKS TOWNSITE	7	12C	16078	\$141,486.00		\$1,878.93	IBEW OFFICE	MCKINLEY FORWARD LLC		1005 SHORELINE DR	FAIRBANKS, AK 99709-2594	60 HALL ST
29017	FAIRBANKS TOWNSITE	6	04B	1625	\$14,300.00		\$189.90		MCMAHAN PROPERTIES LLC		PO BOX 70948	FAIRBANKS, AK 99707-0948	326 FIRST AVE
29009	FAIRBANKS TOWNSITE	6	04A	3574	\$31,451.00		\$417.67		MCMAHAN PROPERTIES LLC		PO BOX 70948	FAIRBANKS, AK 99707-0948	325 WENDELL AVE
32182	FAIRBANKS TOWNSITE	38	03A	3591	\$38,783.00		\$515.04	LAVERY Building	MENEFE KAREN LAVERY ET AL		1622 GONZAGA WAY	FAIRBANKS, AK 99709-6764	551 SECOND AVE
30198	FAIRBANKS TOWNSITE	12	6	3539	\$102,265.00	0030201	\$1,358.08		MILLER SCHMIDT LLC		PO BOX 750160	FAIRBANKS, AK 99775-0160	407 FIRST AVE
30210	FAIRBANKS TOWNSITE	12	8	2520	\$0.00	0030201	\$0.00		MILLER SCHMIDT LLC		PO BOX 750160	FAIRBANKS, AK 99775-0160	
560171	FAIRBANKS TOWNSITE	12	7	3410	\$0.00	0030201	\$0.00		MILLER SCHMIDT LLC		PO BOX 750160	FAIRBANKS, AK 99775-0160	410 SECOND AVE
605825	FAIRBANKS TOWNSITE	3	11	4162	\$62,304.00	0028746	\$827.40		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605797	FAIRBANKS TOWNSITE	3	07B	432	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605805	FAIRBANKS TOWNSITE	3	08B	982	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605815	FAIRBANKS TOWNSITE	3	10	1504	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
28789	FAIRBANKS TOWNSITE	3	12	5264	\$46,323.00		\$615.17		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	106 DUNKEL ST
28738	FAIRBANKS TOWNSITE	3	07A	3534	\$28,272.00		\$375.45	MIDNITE MINE	MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	308 WENDELL AVE
544981	FAIRBANKS TOWNSITE	47	12A2	1786.74	\$225,243.00	0033405	\$2,991.23		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
544973	FAIRBANKS TOWNSITE	47	11B	1541.75	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33413	FAIRBANKS TOWNSITE	47	11A	1501	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	527 THIRD AVE
544990	FAIRBANKS TOWNSITE	47	12A1	3535	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33430	FAIRBANKS TOWNSITE	47	12C	9506	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
512419	FAIRBANKS TOWNSITE	47	10	3787.5	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	533 THIRD AVE
554901	FAIRBANKS TOWNSITE	47	15	1705	\$281,830.00	0593842	\$3,742.70		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33481	FAIRBANKS TOWNSITE	47	18A	5100	\$0.00	0593842	\$0.00	Mt. McKinley Bank Office Building	MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	505 THIRD AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33499	FAIRBANKS TOWNSITE	47	18B	2622	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33448	FAIRBANKS TOWNSITE	47	14B	1930	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33421	FAIRBANKS TOWNSITE	47	12B	2810	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	523 THIRD AVE
33448	FAIRBANKS TOWNSITE	47	13&	1930	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33464	FAIRBANKS TOWNSITE	47	16	3510	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33472	FAIRBANKS TOWNSITE	47	17	7522	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
554898	FAIRBANKS TOWNSITE	47	14A	1900	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	517 THIRD AVE
37249	FAIRBANKS TOWNSITE	87	01A	21898	\$192,702.00		\$2,559.08	WELLS FARGO BUILDING CUSHMAN ST	NATIONAL BANK OF ALASKA	WELLS FARGO	PO BOX 2609	CARLSBAD, CA 92018-2609	613 CUSHMAN ST
599217	FAIRBANKS TOWNSITE	47	09B	1250	\$16,380.00	0033375	\$217.53		PARRISH COMPANY		PO BOX 73400	FAIRBANKS, AK 99707-3400	
599207	FAIRBANKS TOWNSITE	47	08C	325	\$0.00	0033375	\$0.00		PARRISH COMPANY		PO BOX 73400	FAIRBANKS, AK 99707-3400	
29572	FAIRBANKS TOWNSITE	8	21	3810	\$33,528.00		\$445.25		PAUN AILEEN I		155 HALL ST	FAIRBANKS, AK 99701-4829	155 HALL ST
528587	FAIRBANKS TOWNSITE	74	11A	2589.63	\$149,995.00	0035912	\$1,991.93		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528595	FAIRBANKS TOWNSITE	74	12A1	1267.6	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528552	FAIRBANKS TOWNSITE	74	7	5379	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528561	FAIRBANKS TOWNSITE	74	8	2884	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
35891	FAIRBANKS TOWNSITE	74	05B	6775.5	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	535 FIFTH AVE
35904	FAIRBANKS TOWNSITE	74	06A2	3929.5	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	536 CUSHMAN ST
528579	FAIRBANKS TOWNSITE	74	9	2482.69	\$0.00	0035912	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599385	FAIRBANKS TOWNSITE	74	11B	1690	\$24,464.00	0035939	\$324.88		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599403	FAIRBANKS TOWNSITE	74	12B1	55	\$0.00	0035939	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599395	FAIRBANKS TOWNSITE	74	12A3	1035	\$0.00	0035939	\$0.00		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
35921	FAIRBANKS TOWNSITE	74	10	1711	\$15,057.00		\$199.96		PAVAL LTD		529 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	532 SIXTH AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
37362	FAIRBANKS TOWNSITE	87	10B	2675	\$21,400.00		\$284.19		PRICE RONALD A		520 7TH AVE	FAIRBANKS, AK 99701-4934	520 SEVENTH AVE
37346	FAIRBANKS TOWNSITE	87	09B	2075	\$16,600.00		\$220.45		PRICE RONALD A		520 7TH AVE	FAIRBANKS, AK 99701-4934	522 SEVENTH AVE
606283	FAIRBANKS TOWNSITE	66A	9	39725.41	\$452,149.00	0035017	\$6,004.54		PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	
606273	FAIRBANKS TOWNSITE	66A	08B	2140.2	\$0.00	0035017	\$0.00		PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	
35009	FAIRBANKS TOWNSITE	66A	08A	11073.39	\$119,593.00		\$1,588.20	DOWNTOWN BINGO & PULL TABS	PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	654 FIFTH AVE
86711	NORTH ADDITION FAIRBANKS	5	SE6	12427	\$74,562.00		\$990.18		RICH BARBARA M ET AL		PO BOX 73968	FAIRBANKS, AK 99707-3968	305 SLOUGH ST
86720	NORTH ADDITION FAIRBANKS	5	6B	6226	\$22,772.00		\$302.41		RICH LEROY E ET AL		PO BOX 73968	FAIRBANKS, AK 99707-3968	401 SLOUGH ST
32221	FAIRBANKS TOWNSITE	38	05B	6738	\$148,435.00	0032239	\$1,971.22	Co-op Theatre	RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	535 SECOND AVE
544965	FAIRBANKS TOWNSITE	38	7	3500	\$0.00	0032239	\$0.00		RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	
516686	FAIRBANKS TOWNSITE	38	6	3506	\$0.00	0032239	\$0.00		RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	
34916	FAIRBANKS TOWNSITE	66A	1	3929	\$36,147.00		\$480.03	400 CUSHMAN BUILDING	RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	400 CUSHMAN ST
34932	FAIRBANKS TOWNSITE	66A	3	1244.76	\$11,452.00		\$152.08	MCCAFFERTTYS COFFEE HOUSE	ROGERS WILLIAM K	ROGERS BETTY J	PO BOX 74044	FAIRBANKS, AK 99707-4044	406 CUSHMAN ST
601650	FAIRBANKS TOWNSITE	3	09C	531	\$23,100.00	0641174	\$306.77		SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	
28762	FAIRBANKS TOWNSITE	3	09A	2094	\$0.00	0641174	\$0.00		SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	118 DUNKEL ST
28771	FAIRBANKS TOWNSITE	3	09B	5264	\$46,323.00		\$615.17	4 PLEX 302 WENDELL ST	SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	302 WENDELL AVE
601640	FAIRBANKS TOWNSITE	3	08A	3725	\$29,800.00		\$395.74	3D Steam Bath	SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	
29114	FAIRBANKS TOWNSITE	6	14A	4931	\$43,393.00		\$576.26	JOHNSON APTS 10 PLEX	SEPPI VENESSA G	STAVEN PROPERTIES LLC	PO BOX 61437	FAIRBANKS, AK 99706-1437	156 DUNKEL ST
35114	FAIRBANKS TOWNSITE	67	11	6515	\$52,120.00		\$692.15	MICHIKO TAYLOR SHOP	SIMMONS MICHIKO	SIMMONS MICHELE	1206 WILD ROSE AVE	FAIRBANKS, AK 99701-5872	531 FOURTH AVE
585106	FAIRBANKS TOWNSITE	7	17A1	5577	\$107,568.00	0579076	\$1,428.50		STAPP GARY	STAPP BRENDA	1326 TOOKLIK AVE	NORTH POLE, AK 99705-5459	225 WENDELL AVE
29289	FAIRBANKS TOWNSITE	7	16	5628	\$0.00	0579076	\$0.00		STAPP GARY	STAPP BRENDA	1326 TOOKLIK AVE	NORTH POLE, AK 99705-5459	215 WENDELL AVE
32204	FAIRBANKS TOWNSITE	38	4	3231	\$34,895.00		\$463.41	SOAPY SMITHS PULL TABS	STEPOVICH MICHAEL A	STEPOVICH MATILDA	12244 FUERTE DR	EL CAJON, CA 92020-8322	545 SECOND AVE
32212	FAIRBANKS TOWNSITE	38	05A	3790	\$40,932.00		\$543.58	SOAPY SMITHS	STEPOVICH MICHAEL A	STEPOVICH MATILDA	12244 FUERTE DR	EL CAJON, CA 92020-8322	531 SECOND AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
528081	FAIRBANKS TOWNSITE	6	10B&	2663	\$105,670.00	0029076	\$1,403.30		STEPOVICH MIKE	STEPOVICH MATILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	
528099	FAIRBANKS TOWNSITE	6	11	1875	\$0.00	0029076	\$0.00		STEPOVICH MIKE	STEPOVICH MATILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	310 FIRST AVE
29050	FAIRBANKS TOWNSITE	6	9	4970	\$0.00	0029076	\$0.00	ALASKA BUSINESS COUNSL .310 1ST	STEPOVICH MIKE	STEPOVICH MATILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	310 FIRST AVE
29092	FAIRBANKS TOWNSITE	6	12B	2500	\$0.00	0029076	\$0.00		STEPOVICH MIKE	STEPOVICH MATILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	
29033	FAIRBANKS TOWNSITE	6	5	4828	\$42,486.00		\$564.21		STEPOVICH NICHOLAS		543 2ND AVE	FAIRBANKS, AK 99701-4728	320 FIRST AVE
32263	FAIRBANKS TOWNSITE	38	10	4264	\$46,051.00		\$611.56	2 Street Bed and Breakfast.	STIVER VIVIAN M		524 3RD AVE	FAIRBANKS, AK 99701-4733	523 SECOND AVE
32166	FAIRBANKS TOWNSITE	38	1	3490	\$37,692.00		\$500.55	ARCTIC TRAVELERS GIFT SHOP & TCRS IVORY	STROECKER WILLIAM G	HACKENMILLER MARGARET S	PO BOX 71230	FAIRBANKS, AK 99707-1230	201 CUSHMAN ST
29122	FAIRBANKS TOWNSITE	6	14B&	3620	\$58,445.00	0029106	\$776.15		SUKAKPAK INC		3820 UNIVERSITY AVE	FAIRBANKS, AK 99709-4660	300 FIRST AVE
29122	FAIRBANKS TOWNSITE	6	14B&	3620	\$0.00	0029106	\$0.00		SUKAKPAK INC		3820 UNIVERSITY AVE	FAIRBANKS, AK 99709-4660	300 FIRST AVE
29548	FAIRBANKS TOWNSITE	8	18A	4950	\$122,338.00	0029521	\$1,624.65		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	127 WENDELL AVE
29556	FAIRBANKS TOWNSITE	8	18B	1752	\$0.00	0029521	\$0.00		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	141 HALL ST
528111	FAIRBANKS TOWNSITE	8	17A	7200	\$0.00	0029521	\$0.00	TCC PARKING	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	123 WENDELL AVE
29432	FAIRBANKS TOWNSITE	8	10	3834	\$33,739.00		\$448.05	TCC WAREHOUSE	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	102 FIRST AVE
29475	FAIRBANKS TOWNSITE	8	12	3740	\$32,912.00		\$437.07		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	116 CLAY ST
29530	FAIRBANKS TOWNSITE	8	17B	10125	\$89,100.00		\$1,183.25		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	119 WENDELL AVE
62103	CHENA RIVER ADDI	02B	05A	13942	\$133,843.00		\$1,777.44	DAVID SALMON TRIBAL HALL	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	111 CLAY ST
62073	CHENA RIVER ADDI	02B	02A	7620.96	\$79,639.00		\$1,057.61		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	113 CLAY ST
524468	CHENA RIVER ADDI	02B	01A	16452.94	\$171,933.00		\$2,283.27		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	
62081	CHENA RIVER ADDI	02B	03A	19265	\$203,438.00		\$2,701.66	CHENA RIVER CONVENTION CENTER	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	111 CLAY ST
32255	FAIRBANKS TOWNSITE	38	9	3336	\$36,029.00		\$478.47	HOT TAMALES	THOMPSON DANIEL E	THOMPSON YVETTE C	1810 BURGESS AVE	FAIRBANKS, AK 99709-5516	530 THIRD AVE
35165	FAIRBANKS TOWNSITE	67	17B	7551	\$60,408.00		\$802.22	Sawatdee Cafe	TRIPLE G LLC		PO BOX 70197	FAIRBANKS, AK 99707-0197	514 FIFTH AVE
528285	FAIRBANKS TOWNSITE	14	B	6990	\$561,902.00	0030481	\$7,462.06		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	602 SECOND AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
30490	FAIRBANKS TOWNSITE	14	C	11616	\$0.00	0030481	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	100 CUSHMAN ST
30473	FAIRBANKS TOWNSITE	15	A	33422	\$0.00	0030481	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	610 SECOND AVE
606067	FAIRBANKS TOWNSITE	16	1	3497	\$68,550.00	0030503	\$910.34		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
606077	FAIRBANKS TOWNSITE	16	02A	3358	\$0.00	0030503	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
516953	FAIRBANKS TOWNSITE	36	1B	19853	\$214,412.00		\$2,847.39		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
32131	FAIRBANKS TOWNSITE	36	1A	17804	\$192,283.00		\$2,553.52	Bobbys Downtown	USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	603 SECOND AVE
32000	FAIRBANKS TOWNSITE	35	1	8208.73	\$78,804.00		\$1,046.52	NIEWOHNER BLDG	WATERSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	206 BARNETTE ST
33391	FAIRBANKS TOWNSITE	47	09A	2573	\$26,759.00		\$355.36	Stash / Whitmore Architect	WHITMORE DAVID A		535 3RD AVE STE A	FAIRBANKS, AK 99701-4732	535 THIRD AVE
33511	FAIRBANKS TOWNSITE	48B		20686	\$223,409.00		\$2,966.87	ACS- Downtown Office Building	WORTHINGTON RODNEY C		5500 ROAD 28	ORLAND, CA 95963-9149	300 CUSHMAN ST

Total Assessed Land Value: \$15,057,059.00

Total Number of Properties: 207 Assessment Total: \$199,957.74

ORDINANCE NO. 5899

AN ORDINANCE TO AMEND FGC SECTION 58-34(a) REGARDING LIMITS ON FUNDING FOR LOCAL IMPROVEMENT DISTRICTS FOR SERVICES

WHEREAS, in 2002, the City amended Article II of Chapter 58 to provide for local improvement districts for services; and

WHEREAS, FGC Sec. 58-34(a)(c) provides that the costs of administering and operating local improvement districts must be paid entirely from the district's assessment revenues, fees, grants or donations but not by either general fund or generally levied municipal tax revenues; and

WHEREAS, in 2010, the Council amended FGC Sec. 74-117(c)(4) to provide funding for the Community Service Patrol (CSP) in the amount of \$50,000 per year for the years 2011, 2012, 2013, and 2014. This funding was appropriated from the City's 22.5% share of hotel/motel tax revenue, required a cash match of \$140,000, and required that the CSP engage in tactical coordination with the Fairbanks Police Department; and

WHEREAS, a limited improvement district for services, which would fund the Clean Team and the CSP, is being proposed for the downtown area of Fairbanks; and

WHEREAS, the funding limitation in FGC Sec. 58-34(a)(c) would curtail the funding for the CSP from hotel/motel tax funds if the limited improvement district for services is established; and

WHEREAS, one of the purposes of creating a local improvement district in the downtown area is to transition away from City government assisted funding for the CSP; and

WHEREAS, retaining the limited time funding of the CSP from the hotel/motel tax will aid in that transition,

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Fairbanks,

Section 1. FGC Section 58-34(a)(c) is amended as follows [new language in **bold/underline** font; deleted language in ~~strikethrough~~ font]:

Sec. 58-34(a) Local improvement districts for services.

* * * * *

(c) Costs of administering and operating local improvement districts shall be paid entirely from the district's assessment revenues, fees, grants or donations **and may** but not **be paid** by either general fund or generally levied municipal tax revenues **unless such revenues are specifically appropriated by the Council for a service provided by the local improvement district.**

Section 2. The effective date of this ordinance shall be the ____ day of _____ 2012.

Jerry Cleworth, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM

Janey Hovenden, CMC, City Clerk

Paul J. Ewers, City Attorney



LOCAL IMPROVEMENT DISTRICT AD HOC COMMITTEE
MEETING MINUTES, SEPTEMBER 14, 2012
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

Members Present: Vivian Stiver, Chair
Chris Miller
Patty Mongold (arrived at 8:33 A.M.)
Karen Lavery
Trevor Eller

Absent: Monty Rostad (Excused)
Jewelz Nutter (Excused)

Also Present: Paul Ewers, City Attorney
D. Danyielle Snider, Deputy City Clerk
Julie Engfer, Festival Fairbanks
David van den Berg, Fairbanks Downtown Association

- a) Call to Order – 8:27 A.M.
- b) Roll Call
- c) Approval of Minutes – Regular Meeting Minutes of September 7, 2012

Ms. Stiver called for objection, and, hearing none, so ORDERED.

- d) Discussion

Handouts to Members: 2nd Draft of Ordinance to Amend FGC 58-34, regarding LID's
Draft Ordinance to Create a Downtown LID, with Attachment
Informational Outline for Legal and Procedural Aspects of LID – P. Ewers
Educational Letter to Property Owners Outlining LID Purpose – C. Miller
LID Probable Assessed Land Values
Clean Team Responsibilities
CSP Responsibilities
Information on How to Avoid Duplication of Services
Operational Control of LID – Sent to Ms. Lavery by David van den Berg

Ms. Stiver cautioned outside interest groups on lobbying committee members on their personal time and stated that it is not appreciated.

Ms. Lavery shared the email she received from Mr. van den Berg and stated that she felt the information should not be shared with only one Committee member. She stated that if she receives more information from outside sources, she will share that with the Committee also. She stated her belief that it is not the Committee's duty to lobby property owners or direct the district to a certain organization.

Mr. Ewers spoke to the draft ordinances in the packet. He stated that no changes had been made to the ordinance creating a LID since the last regular meeting. He spoke to the changes on the ordinance to amend FGC 58-34 and stated that Attachment "A" has not been modified since the last meeting.

Members discussed possible changes and additions to Attachment "A" of the ordinance to amend FGC 58-34.

Mr. Ewers indicated that it may be a good idea to keep the ordinance to amend FGC 58-34 generalized so that it would apply to all future LID's. He stated that the second ordinance to create a LID could be specific to this particular district.

Members spoke to forming a Committee made up of property owners to advise the Mayor on the distribution of funds.

Mr. Ewers clarified the working mechanisms of the district. He explained that the tax dollars would come into the City and the Mayor would have the power to contract out the services. He stated that he envisions an advisory committee made up of property owners who would counsel the Mayor, but that the City administration would still hold the authority for the LID. He stressed the importance of allowing the Mayor the flexibility and discretion to administer the LID as he sees fit.

Ms. Stiver stated that she would like the ordinance to create a local improvement district to be more straightforward, allowing more consistency due to the inevitable changes in City administration. She agreed that an advisory committee made up of property owners would be a good thing to have in place.

Ms. Lavery spoke to advisory committees and their role in local government.

Mr. Miller, seconded by **Ms. Mongold**, moved to INTRODUCE the Ordinance to Amend FGC Section 58-34 at the Next Regular City Council Meeting.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO INTRODUCE THE ORDINANCE TO AMEND FGC 58-34 AT THE NEXT REGULAR CITY COUNCIL MEETING AS FOLLOWS:

AYES: Eller, Mongold, Lavery, Miller

NAYS: None

ABSENT: Nutter, Rostad

Ms. Stiver declared the MOTION CARRIED.

Members discussed the Committee's role in educating property owners. **Ms. Lavery** expressed her opposition to the idea of Committee members educating stakeholders. She stated that it does not fit into the Committee's purpose. **Ms. Stiver** indicated that education may be a joint role of property owners sitting on the advisory board and the Mayor.

Ms. Lavery spoke to finalizing the Committee's recommendations so that groups may begin approaching the City to form the LID.

Ms. Mongold spoke to the importance of getting the framework for the LID in place now.

Mr. Eller spoke to having the Clean Team and CSP educate the property owners because they are more in touch with what is happening out in the community.

Mr. Miller spoke to the urgency of getting the ordinance to create a LID before the City Council, given Ms. Sitver's limited time of service as a Council Member.

Mr. Miller, seconded by **Ms. Mongold**, moved to AMEND Attachment "A" by adding a new section titled, "Oversight" which would: outline the responsibilities of the Mayor; mandate that a board advise the Mayor on the Letter of Agreement; require that the advisory board be composed of property owners within the district; require the party of the Letter of the Agreement to provide the Mayor and advisory board with biannual budgetary audit reports and service reports.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ATTACHMENT "A" BY ADDING A NEW SECTION TITLED, "OVERSIGHT" AS FOLLOWS:

AYES: Miller, Lavery, Mongold, Eller
NAYS: None
ABSENT: Rostad, Nutter
Ms. Stiver declared the MOTION CARRIED.

Members discussed the revision of Section 2 of the ordinance to create a LID to allow the Mayor the discretion to enter into a Letter of Agreement with any qualified non-profit organization.

Ms. Mongold, seconded by **Ms. Lavery**, moved to AMEND the Ordinance creating a Local Improvement District to allow the Mayor to enter into a Letter of Agreement with any qualified entity.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND THE ORDINANCE CREATING A LOCAL IMPROVEMENT DISTRICT TO ALLOW THE MAYOR TO ENTER INTO A LETTER OF AGREEMENT WITH ANY QUALIFIED ENTITY AS FOLLOWS:

AYES: Eller, Mongold, Lavery, Miller
NAYS: None
ABSENT: Rostad, Nutter
Ms. Stiver declared the MOTION CARRIED.

Mr. Miller, seconded by **Ms. Mongold**, moved to AMEND the Ordinance creating a local Improvement District to add a sentence at the end of Section 2 to prohibit the City from using its employees to perform the LID clean and safe services as allowed for in FGC 58-34(a).

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND THE ORDINANCE CREATING A LOCAL IMPROVEMENT DISTRICT TO ADD A SENTENCE AT THE END OF SECTION 2 TO PROHIBIT THE CITY FROM USING ITS EMPLOYEES TO PERFORM THE LID CLEAN AND SAFE SERVICES AS ALLOWED FOR IN FGC 58-34(a) AS FOLLOWS:

AYES: Lavery, Miller, Mongold, Eller
NAYS: None
ABSENT: Rostad, Nutter
Ms. Stiver declared the MOTION CARRIED.

e) Topics for Next Meeting


Ms. Stiver, with no objection from the Committee, requested that New Business be postponed until the next regular meeting. **Mr. Miller** requested that City staff merge the CSP and Clean Team responsibilities into Attachment "A" of the ordinance to create a LID.

NEXT MEETING

Members agreed that the next regular meeting will be the Committee's last meeting and will be held on Friday, September 21, 2012.

ADJOURNMENT

Ms. Stiver declared the meeting ADJOURNED at 9:42 A.M.



Vivian Stiver, Chair

Transcribed by: DS



LOCAL IMPROVEMENT DISTRICT AD HOC COMMITTEE
MEETING MINUTES, SEPTEMBER 21, 2012
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

Members Present: Vivian Stiver, Chair
Chris Miller
Patty Mongold
Karen Lavery
Monty Rostad

Absent: Trevor Eller (Excused)
Jewelz Nutter (Excused)

Also Present: Paul Ewers, City Attorney
D. Danyielle Snider, Deputy City Clerk
Julie Engfer, Festival Fairbanks
David van den Berg, Fairbanks Downtown Association

- a) Call to Order – 8:20 A.M.
- b) Roll Call
- c) Approval of Minutes – Regular Meeting Minutes of September 14, 2012

Mr. Miller, seconded by **Ms. Mongold**, moved to APPROVE the Regular Meeting Minutes of September 14, 2012.

Ms. Stiver called for objection and, hearing none, so ORDERED.

- d) Discussion

Handouts to Members: 2nd Draft Ordinance to Create a Downtown LID, with Attachment “A”
Land Assessment Spreadsheet
LID Boundary Maps
Informational Outline for Legal and Procedural Aspects of LID – P. Ewers
Educational Letter to Property Owners Outlining LID Purpose – C. Miller

Members discussed the revised letters of education drafted by Mr. Ewers and Mr. Miller.

Mr. Ewers spoke to the outline he drafted explaining the legal and procedural aspects of the LID. He stated that the information in the document is based on the current City Code pertaining to Local Improvement Districts and could be sent to property owners for reference purposes.

Mr. Miller stated that both letters are intended only to inform property owners of the possible creation of a LID. He added that this is the first step in the process to create the district.

Ms. Stiver called for objection as to the content of the letters of education to property owners and, seeing none, declared them APPROVED.

Members discussed the merger of the Downtown Association and Festival Fairbanks. **Ms. Lavery** stated that she does not feel comfortable moving forward until the merger has been completed and until the organization to perform the services has been specified. **Mr. Miller** and **Mr. Rostad** spoke in support of moving the ordinance to create a LID forward.

Ms. Stiver spoke to the flexibility of the ordinance to create a LID in that it allows for any non-governmental organization to contract with the City for LID services. She indicated that it is likely that a merged Festival Fairbanks and the Fairbanks Downtown Association (DTA) would be the best candidate to perform the clean and safe services because of their experience with the program and their ability to obtain funding from other sources. **Ms. Stiver** explained that since the merger has not yet taken place, it is important to leave the “qualified organization” unnamed in the ordinance. She stated that there needs to be an advisory committee in place to supervise the tax dollars, no matter what organization enters into a letter of agreement with the City. She asked Mr. van den Berg if the DTA has any intention of funding the Clean Team to keep it in operation until the end of the calendar year.

Mr. van den Berg stated that the DTA reviewed the opportunity to assume the Clean Team about six weeks ago, but the Board felt that it would be best to wait until the merger was complete in January, 2013.

Ms. Lavery expressed her support for the LID program, but expressed concern that the timing is off. She stated that there are too many unknowns and that she would feel more comfortable addressing the creation of the LID once the merger between Festival Fairbanks and DTA was complete.

Mr. Miller stated that if the LID were to be created right now, it would give local businesses and organizations fiscal certainty. He indicated that the details of the LID could be worked out by the Mayor and the LID Advisory Board at a later date.

Mr. Rostad stated that the mission of the LID Committee was to lay out a plan for the formation of the LID to perform the clean and safe services. He stated that the Committee has concluded that the LID is a good idea and that it should be the City Mayor’s responsibility to enter into a letter of agreement with a qualified organization for the clean and safe services.

Ms. Stiver stated that the Committee has fulfilled its original purpose, which was to provide a recommendation to the Council on the viability of a LID. She indicated that it may be best to wait on entering into a letter of agreement until after the merger takes place.

Mr. Miller suggested that input from the property owners should be solicited sooner rather than later. He explained that there could still be a delay in the letter of agreement, but that the LID could not evolve without the support of the property owners. He stated that if the program is going to be shot down by property owners, it would be best to know as soon as possible.

Ms. Lavery spoke to the importance of having someone champion the idea of the LID and to educate the downtown property owners on the benefits of the district.

Ms. Mongold spoke to completing the ordinance to create a LID and getting it forwarded to the City Council for approval.

Mr. Miller suggested that the Committee focus on the ordinance and leave discussion on the letters of education till later.

Ms. Stiver called for objection and, hearing none, so ORDERED.

Mr. Miller asked Ms. Snider if a total assessment value had been determined by the Committee.

Ms. Snider replied that there had never been a formal motion made to determine the total assessment value or mill rate for the LID.

Members discussed the LID's total annual budget, including administrative costs to the City.

City CFO Jim Soileau stated that, based on the total assessment value in Attachment "A," the mill rate would have to be set at 23.73 mills in order to come up with \$200,000 annually.

Ms. Mongold stated that the land values appear to be inaccurate on the spreadsheet in Attachment "A."

Mr. Ewers explained that the assessment numbers in Attachment "A" were pulled directly from the Borough's GIS system using the district boundary that the Committee had agreed upon. He stated that he and Ms. Snider did not have time to compare the land assessment numbers to the property database for accuracy. He stated that each property would have to be checked individually against the actual land assessments before an accurate total LID assessment could be reached.

Ms. Stiver asked if local, state and federal properties could be taxed under the LID.

Mr. Ewers replied that state law says that state and federal properties are subject to special assessments for capital improvements, but does not speak to special assessments for services. He stated that he had spoken with the Municipal Attorney in Anchorage to see how they dealt with government properties in their downtown local improvement district. He stated that they exempted state and federal properties from their district tax. Mr. Ewers stated that government properties in the Fairbanks downtown area would have to be assessed by the City because the Borough does not assess or tax them.

Ms. Stiver asked Mr. Ewers if the Committee needs to set a fixed number or if they can just make a recommendation.

Mr. Ewers replied that the Committee needs to decide on either a mill rate or a fixed total assessment value for the district. He suggested that the Committee set a maximum assessment value instead of a minimum to prevent over-taxation.

Ms. Lavery asked where the \$200,000 in tax revenue would be spent.

Ms. Stiver stated that the revenue would be used to cover administrative costs to the City and to operate the Clean Team and CSP programs.

Ms. Engfer clarified that Festival Fairbanks has only sold one piece of the Clean Team's equipment.

Mr. Rostad asked what would happen to the surplus if the programs successfully operated with a budget of less than \$200,000.

Ms. Stiver stated that the Committee could recommend that if there was a substantial surplus, the money could be given back to the taxpayers. She indicated that the Advisory Board should be responsible for reviewing the program's financials regularly to keep collections in line with the projected budget.

Ms. Mongold pointed out that the total assessment value could be lower than the maximum of \$200,000.

Mr. Miller, seconded by **Ms. Mongold**, moved to SET the total cost of administration and services for the LID at a fixed maximum amount of \$200,000.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO SET THE TOTAL COST OF ADMINISTRATION AND SERVICES FOR THE LID AT A FIXED MAXIMUM AMOUNT OF \$200,000 AS FOLLOWS:

AYES: Rostad, Mongold, Lavery, Miller

NAYS: None

ABSENT: Nutter, Eller

Ms. Stiver declared the MOTION CARRIED.

Mr. Miller, seconded by **Mr. Rostad**, moved to AMEND Attachment "A" "Method of Payment for the LID" by striking "the real property parcels" and replacing with "the land property values as determined by the FNSB on the previous fiscal year's assessment for properties."

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ATTACHMENT "A" AS FOLLOWS:

AYES: Miller, Lavery, Mongold, Rostad

NAYS: None

ABSENT: Nutter, Eller

Ms. Stiver declared the MOTION CARRIED.

Mr. Ewers clarified that the boundaries set forth in Attachment "A" directly correspond with the minimum district boundary decided by the Committee at a previous meeting. He explained that there was a questionable boundary line behind the Borough Administrative Building and that he set the

boundary to include the Borough's parking area, which is what he believed was the Committee's intent. He added that the boundaries also include the new Barnette Street Bridge.

Mr. Miller agreed that Mr. Ewers had captured those boundaries correctly.

Mr. Miller asked what would happen at the end of the two-year period. He suggested that there be some automatic mechanism in place that would allow the district to continue without pause.

Mr. Ewers stated that at the end of the two-year period, two things could happen: 1. Notices could be sent to property owners giving them an opportunity to object to the district's continuance; or, 2. Fifty percent or more of property owners (by land value) could petition the City Council to kill the LID.

Ms. Lavery spoke in support of sending notices to property owners at the end of the two-year period and allowing for objections to be filed.

Ms. Lavery, seconded by **Mr. Rostad**, moved to REQUIRE that property owners be notified of their opportunity to object at the end of the two-year period; and, should the district continue, that its second term be for a period of three years.

Mr. Ewers informed the Committee that if the LID term is set at two years, it will require Council action to continue beyond that time period. He explained that if the Council approved its continuance, that action would trigger the objection period.

Ms. Lavery, with the concurrence of the second, WITHDREW her motion to require that property owners be notified of their opportunity to object at the end of the two-year period; and, should the district continue, that its second term be for a period of three years.

Ms. Lavery, seconded by **Ms. Mongold**, moved to INTRODUCE the ordinance to create a LID, as amended, at the next Regular City Council Meeting on October 8, 2012.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO INTRODUCE THE ORDINANCE TO CREATE A LID, AS AMENDED, AT THE REGULAR CITY COUNCIL MEETING ON OCTOBER 8, 2012 AS FOLLOWS:

AYES: Rostad, Mongold, Miller, Lavery

NAYS: None

ABSENT: Nutter, Eller

Ms. Stiver declared the MOTION CARRIED.

Ms. Stiver thanked all those who participated in the LID meetings. She stated that she will draft a recommendation letter to the Council and send it to all Committee members for review.

Mr. Miller asked about the letters of education and who would be responsible for sending them to property owners.

Ms. Stiver indicated that the education should be performed by the Advisory Board.

Ms. Snider clarified that the content of the letters of education had been approved by the Committee, but that Members did not specify what to do with the letters.

Ms. Mongold, seconded by **Mr. Rostad**, moved to FORWARD the letters of education to the LID Advisory Board.

Ms. Stiver called for objection and, hearing none, so ORDERED.

Mr. Ewers informed the Committee that the City of Fairbanks would be prohibited from contributing to a Local Improvement District from its General Fund under the current City Code. He stated that it does not prohibit the City from giving money to a LID through the Bed Tax Discretionary Fund. Discussion was given to the City's current annual contribution of \$50,000 to the CSP program.

Mr. Soileau spoke to the \$50,000 contribution to CSP and stated that, technically, it is being withdrawn from the City's General Fund instead of being taken from the 22.5% the City receives in Bed Tax moneys. He stated that the Council approved the \$50,000 appropriation to come from the General Fund in the last budget cycle.

Ms. Stiver stated that she remembered there being something specified in the Code as to where the \$50,000 would come from.

Janey Hovenden, City Clerk, confirmed that the provision for the \$50,000 is in the Code.

Mr. Ewers quoted the Section 74-117(c)(4) of the FGC that states, "From the City's 22.5 percent under (1), \$50,000 annually shall be granted for the community service patrol for 2011, 2012, 2013 and 2014 only."

Mr. Miller asked for the section of City Code that prohibits the City from contributing to a LID from the General Fund.

Ms. Mongold replied that page three and four of Ordinance No. 5481 speaks to LID contributions by the City.

Mr. Ewers explained that the Council is permitted by Code to appropriate moneys as they see fit. He stated that, unless the Council re-appropriates the money again in 2013, the \$50,000 will be taken from the 22.5% and there will not be a problem.

Mr. Ewers asked for the Committee's wishes on whether or not to tax government entities and non-profit organizations within the LID.

Mr. Miller stated that he believes it was the Committee's intent to tax only those properties assessed by the Fairbanks North Star Borough.

Mr. Ewers asked for clarification on what percentage of the total LID assessment should go toward the City's administrative costs.

Ms. Stiver replied that administrative costs are typically 5-10%.

Mr. Ewers indicated that the City Council could address the issue of administrative costs.

NEXT MEETING

LID Committee Meetings are concluded.

ADJOURNMENT

Ms. Lavery moved to ADJOURN the meeting.

Ms. Stiver called for objection and, hearing none, declared the meeting ADJOURNED at 9:43 A.M.



Vivian Stiver, Chair

Transcribed by: DS