

## **ASSEMBLY COMMITTEE OF THE WHOLE WORKSESSION AGENDA**

April 15, 2021

This meeting will be held at or hosted from the  
Mona Lisa Drexler Assembly Chambers  
Juanita Helms Administration Center  
907 Terminal Street, Fairbanks, AK

\*Immediately following the Assembly Finance Committee\*

This meeting will be conducted in-person and by zoom or zoom-only based upon the Borough Risk Matrix FNSB Operational Status and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/415/Stay-Connected-with-the-Assembly> or contact the Borough Clerk's Office (907) 459-1401.

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. MEMORANDA/REPORTS/PRESENTATIONS**

- 3.a. Interior Alaska Natural Gas Utility Board (IGU) quarterly update by IGU representatives, to include a question and answer period.

### **4. ADVANCED ORDINANCES AND RESOLUTIONS**

- 4.a. ORDINANCE NO. 2021-16.

An Ordinance Authorizing The Mayor To Enter Into A Lease Agreement At Less Than Fair Rental Value With The Interior And Arctic Alaska Aeronautical Foundation, Inc. Within GL-12, Section 9, T.1S., R.1W., F.M. And That Portion Of The SW ¼ Of The SW ¼ Of Section 9, T.1S., R.1W., F.M. For Operation Of The Pioneer Air Museum In Pioneer Park. (Sponsor: Mayor Ward)

Documents:

[2021-16 Backup Information.pdf](#)

### **5. BRIEFINGS FROM THE BOROUGH MAYOR**

- 5.a. Brief update on the COVID-19 public health emergency by Mayor Ward and/or a representative from the Interior Unified Command.
- 5.b. Other Briefings.

### **6. ASSEMBLY BUSINESS/COMMENTS**

### **7. ADJOURNMENT**

### **8. AUDIO FILES - COMMITTEE OF THE WHOLE WORKSESSION**

[04-15-2021 Audio Track 1 \(MP3\)](#)

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE DELETION OF ITEMS OR EXECUTIVE SESSIONS, IF NEEDED.




# Fairbanks North Star Borough


Mayor's Office  
Land Management

land@fnsb.gov  
Main: (907) 459-1241  
Fax: (907) 459-1122

## MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce J. Ward, Borough Mayor 

FROM: Daniel Welch, Acting Land Manager 

DATE: April 8, 2021

SUBJECT: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO LEASE AGREEMENT WITH THE INTERIOR AND ARCTIC AERONAUTICAL FOUNDATION, INC. WITHIN GL-12, SECTION 9, T.1S., R.1W., F.M. AND THAT PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 9, T.1S., R.1W., F.M IN PIONEER PARK

The Interior and Arctic Aeronautical Foundation Inc. (IAAAF), originally entered into an agreement in September of 1992, to develop and operate the Alaskaland Air Museum. The Air Museum has been an integral part of Pioneer Park since its inception. The most recent version of this lease has lapsed, and renewal via a new lease is required for continuation of the Air Museum within the park.

The new lease language is similar and generally consistent in language to other leases within Pioneer Park with two main exceptions: The IAAAF will not be required to pay for all utilities and the IAAAF will not be allowed to construct improvements or make renovations.

The FNSB has historically been providing for utilities on behalf of the of the IAAAF through the duration of the former lease. Additionally, all maintenance and repairs are limited to meeting the minimum safety requirements for continued operation of the museum, after both the Borough and IAAAF agreed that the "Gold Dome" is no longer economically feasible to repair or retrofit.

This new lease is only intended to last one year with a potential for an additional one-year renewal. The purpose for this difference in language is to allow the IAAAF a buffer year to establish a plan to continue the operation of the valued Air Museum under an agreement more consistent with other leases within Pioneer Park.

We support the ordinance and urge its adoption. Thank you.

1 By: Bryce J. Ward, Mayor  
2 Introduced: 04/08/2021  
3

4 FAIRBANKS NORTH STAR BOROUGH  
5  
6 ORDINANCE NO. 2021 – 16  
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8 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT AT  
9 LESS THAN FAIR RENTAL VALUE WITH THE INTERIOR AND ARCTIC ALASKA  
10 AERONAUTICAL FOUNDATION, INC. WITHIN GL-12, SECTION 9, T.1S., R.1W., F.M.  
11 AND THAT PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 9, T.1S., R.1W., F.M.  
12 FOR OPERATION OF THE PIONEER AIR MUSEUM IN PIONEER PARK  
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14 WHEREAS, The Fairbanks North Star Borough (Borough) owns a parcel of  
15 land described as Pioneer Park, within GL-12, Section 9, T.1S., R.1W., F.M. and that  
16 portion 16 of the SW ¼ of the SW ¼ of Section 9, T.1S., R.1W., F.M.; and  
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18 WHEREAS, In 2005 a Pioneer Park Master Plan was created to guide the  
19 growth of the park, the focus of which is on the heritage, history, and culture of the  
20 Fairbanks and Interior Alaska area; and  
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22 WHEREAS, The Interior and Alaska Aeronautical Foundation, Inc. (IAAAF)  
23 has developed a world-renowned aviation museum which provides outstanding  
24 educational opportunities to thousands of visitors annually including school children,  
25 Fairbanks visitors, and citizens of the Borough in direct support of the Pioneer Park Master  
26 Plan objectives; and  
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28 WHEREAS, The IAAAF, a non-profit corporation, originally entered into a  
29 lease with the Borough in September 1992 to develop and operate the Alaskaland Pioneer  
30 Air Museum in the building better known as the Gold Dome; and  
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32 WHEREAS, The IAAAF and the Borough have entered into various leases  
33 throughout the years to accommodate operations of the museum within the Gold Dome,  
34 with the most current lease having expired in 2012; and

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WHEREAS, The current lease requires IAAAF pay the Borough a \$100.00 annual fee and 10% of its annual revenue, resulting in roughly \$3,000.00 a year, on average, of revenue to the Borough; and

WHEREAS, The Borough and IAAAF agree it is no longer economically feasible to repair or retrofit the Gold Dome, and that going forward all repairs should be solely tailored to meet minimum safety requirements for continued operation of the museum; and

WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the Mayor to lease Borough land for less than fair rental value only if the ordinance authorizing the lease contains a finding that the lease is for a compelling public purpose or use and a statement of the facts on which the finding is based; and

WHEREAS, A one-year lease, at less than fair market rental value, with a one-year potential to renew, as requested, will provide IAAAF time to formulate a long-term solution to the housing needs of the museum; and

WHEREAS, Those with a known land interest in adjoining properties have been notified of the proposed lease; and

WHEREAS, Land Management has reviewed records for the property and there are no existing mining claims or other third-party interests known to Land Management within the proposed lease area which Land Management believes impact or are impacted by the proposed lease.

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

65                   Section 1.   Classification. This ordinance is not of a general and  
66 permanent nature and shall not be codified.

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68                   Section 2.   Determination of a compelling public purpose or need. The  
69 Assembly hereby finds that this proposed lease at less than fair market rental value is for  
70 a compelling public purpose based upon the following facts:

71                   1. The Pioneer Air Museum offers educational opportunities to thousands of  
72 visitors annually including school children, Fairbanks visitors, and citizens of the  
73 Borough to learn historical knowledge about Interior Alaskan Aviation.

74                   2. The Pioneer Air Museum directly supports Pioneer Park Master Plan objectives  
75 celebrating the heritage, history, and culture of the Fairbanks and Interior  
76 Alaska.

77                   3. The Pioneer Air Museum provides numerous benefits to the community through  
78 social interactions between museum staff and patrons while enjoying activities  
79 as part of Pioneer Park events and celebrations.

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81                   Section 3.   Authorization. The Borough Mayor or his delegate is hereby  
82 authorized to take all actions necessary to enter into a new lease agreement at less than  
83 fair market rental value with The Interior and Arctic Alaska Aeronautical Foundation Inc.,  
84 on the property described as a portion of GL-12, Section 9, T.1S., R.1W., F.M. and that  
85 portion of the SW ¼ of the SW ¼ of Section 9, T.1S., R.1W., F.M. (Pioneer Park), as  
86 shown on attached Exhibit Map "A", for an initial term of one (1) year, with one (1)  
87 renewal of one (1) year permitted upon mutual agreement of the parties.

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89                   Section 4.   Effective Date. This ordinance is effective at 5:00 p.m. on the  
90 first Borough business day following its adoption.

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ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
Mindy O'Neall  
Presiding Officer

ATTEST:

APPROVED:

\_\_\_\_\_  
April Trickey, CMC  
Borough Clerk

*Approved by JSD*  
\_\_\_\_\_  
Jill S. Dolan  
Borough Attorney

# Exhibit Map "A"



## UA2020-006-Interior & Arctic Alaska Aeronautical Foundation (Gold Dome)



0 0.0150.03 0.06 0.09 0.12  
Miles

○ Lease Area= 14,190 sq. ft.

**LEASE AGREEMENT WITH THE INTERIOR AND ARCTIC ALASKA AERONAUTICAL FOUNDATION, INC. (IAAAF) WITHIN GL-12, SECTION 9, T.1S., R.1W., F.M. AND THAT PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 9, T.1S., R.1W., F.M. FOR OPERATION OF THE PIONEER AIR MUSEUM (PIONEER PARK)**