

**ASSEMBLY COMMITTEE OF THE WHOLE WORKSESSION AGENDA**

July 15, 2021

\*Immediately Following the Assembly Finance Committee Meeting\*

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

This meeting will be conducted in-person and by zoom or zoom-only with consideration given to the Borough 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**

NONE

**4. ADVANCED ORDINANCES AND RESOLUTIONS**

4.a. ORDINANCE NO. 2021-24

An Ordinance Amending Ordinance No. 2021-12 To Alter The Terms Of The Authorization For The Direct Sale Of A Portion Of Tract H-3 Of Alaska State Land Survey 87-17, Within Section 16, T.1S., R.1W., To An Adjoining Landowner (Located On The North Side Of 30th Avenue, East Of Peger Road, West Of North Van Horn Road). (Sponsor: Mayor Ward)

Documents:

[2021-24 Backup Information.pdf](#)

**5. BRIEFINGS FROM THE BOROUGH MAYOR**

**6. ASSEMBLY BUSINESS/COMMENTS**

**7. ADJOURNMENT**

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

[07-15-2021 Audio Track 1 \(MP3\)](#)

## **9. ACTION MEMO - COMMITTEE OF THE WHOLE WORKSESSION**

Documents:

[07\\_15\\_2021\\_COW\\_Action\\_Memo.pdf](#)

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 Ward, Mayor 

FROM: Daniel Welch, Acting Land Manager

DATE: June 24, 2021

SUBJECT: Ordinance No. 2021-24

AN ORDINANCE AMENDING ORDINANCE NO. 2021-12 TO ALTER THE TERMS OF THE AUTHORIZATION FOR THE DIRECT SALE OF A PORTION OF TRACT H-3 OF ALASKA STATE LAND SURVEY 87-17, WITHIN SECTION 16, T.1S., R.1W., TO AN ADJOINING LANDOWNER (LOCATED ON THE NORTH SIDE OF 30<sup>TH</sup> AVENUE, EAST OF PEGER ROAD, WEST OF NORTH VAN HORN ROAD).

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The attached ordinance requests to alter the terms of the authorization for the direct sale of a portion of Borough land to an adjoining landowner, Fairbanks Montessori Association Inc. The 1.4-acre sale parcel is located at the west end of Thirtieth (30<sup>th</sup>) Avenue, west of undeveloped Wilbur Street right-of-way, and south of Robert J. Mitchell Expressway.

The ordinance amends Ordinance No. 2021-12 to authorize the Borough Mayor to offer the option of Borough financing according to the sale terms set by the Assembly.

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



1 By: Bryce J. Ward, Mayor  
2 Introduced: June 24, 2021  
3  
4

5 FAIRBANKS NORTH STAR BOROUGH

6  
7 ORDINANCE NO. 2021 - 24  
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9 AN ORDINANCE AMENDING ORDINANCE NO. 2021-12 TO ALTER THE TERMS OF THE  
10 AUTHORIZATION FOR THE DIRECT SALE OF A PORTION OF TRACT H-3 OF ALASKA  
11 STATE LAND SURVEY 87-17, WITHIN SECTION 16, T.1S., R.1W., TO AN ADJOINING  
12 LANDOWNER (LOCATED ON THE NORTH SIDE OF 30<sup>TH</sup> AVENUE, EAST OF PEGER  
13 ROAD, WEST OF NORTH VAN HORN ROAD)  
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15 WHEREAS, Ordinance No. 2021-12 authorized the Mayor to take all actions  
16 and execute all documents necessary to convey the Fairbanks North Star Borough's  
17 (Borough) interest in the approximately 1.4-acre portion of Tract H-3 of Alaska State Land  
18 Survey (ASLS) 87-17 within Section 16, T.1S, R.1W, F.M. to an adjacent land owner,  
19 Fairbanks Montessori Association Inc. (Montessori) by warranty deed at ten percent  
20 above fair market value as a cash sale; and  
21

22 WHEREAS, Conveyance was subject to restricted appraisal of the sale parcel  
23 at the buyer's sole expense and contingent upon the required platting approval; and  
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25 WHEREAS, After obtaining restricted appraisal of the sale parcel, Montessori  
26 requested the option of Borough financing in addition to the current offer of a cash sale.  
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28 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
29 North Star Borough:  
30

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

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

Text to be *deleted* is [BRACKETED, CAPITALIZED]

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Section 2. Amendment to Ordinance No. 2021-12. Ordinance No. 2021-12 is hereby amended to authorize the Borough Mayor to offer the option of Borough financing according to the sale terms set by the Assembly.

Section 3. Amending Prior Sale Terms. The Assembly hereby amends Ordinance No. 2021-12 regarding the terms of a Borough-financed direct sale by offering the following:

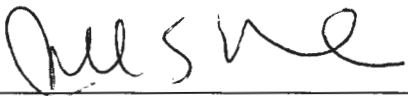
- A. The parcel shall be conveyed by deed at ten (10) percent above fair market value.
- B. The Borough requires ten (10) percent of the sale price as down payment.
- C. The Borough-financed sale requires a promissory note and a ten (10) year deed of trust with the Borough as beneficiary, and an interest rate set at 8.7 percent.

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

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

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

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

APPROVED:  
  
  
\_\_\_\_\_  
Jill S. Dolan  
Borough Attorney



# Fairbanks North Star Borough

DEPARTMENT OF THE ASSEMBLY  
Assembly

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

## MEMORANDUM

**TO:** Fairbanks North Star Borough Assembly

**THROUGH:** Mindy O'Neill, Presiding Officer

**FROM:** Adena Benn, CMC, Deputy Clerk

**DATE:** July 19, 2021

**SUBJECT: ACTION OF THE JULY 15, 2021 COMMITTEE OF THE WHOLE MEETING**

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Convened at 8:09 p.m./Adjourned at 8:17 p.m.

Members Present

Leah Berman Williams	Liz Lyke	Frank Tomaszewski
Jimi Cash	Tammie Wilson	Mindy O'Neill

Members Excused

Matt Cooper	Marna Sanford	Aaron Lojewski
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## MEMORANDA/REPORTS/PRESENTATIONS

NONE

## ADVANCED ORDINANCES AND RESOLUTIONS

ORDINANCE NO. 2021-24

An Ordinance Amending Ordinance No. 2021-12 To Alter The Terms Of The Authorization For The Direct Sale Of A Portion Of Tract H-3 Of Alaska State Land Survey 87-17, Within Section 16, T.1S., R.1W., To An Adjoining Landowner (Located On The North Side Of 30th Avenue, East Of Peger Road, West Of North Van Horn Road). (Sponsor: Mayor Ward)

**-Item for discussion only / Daniel Welch, Natural Resources Development Manager, provided a staff report**

## BRIEFINGS FROM THE BOROUGH MAYOR

NONE



## **ASSEMBLY BUSINESS/COMMENTS**

Presiding Officer O'Neill announced the Assembly's upcoming schedule.

- Tuesday, July 20: Assembly Legislative Priorities Committee meeting at 12:00 p.m. at or hosted from the Mona Lisa Drexler Assembly Chambers.
- Thursday, July 22: Regular Assembly meeting at 6:00 p.m. at or hosted from the Mona Lisa Drexler Assembly Chambers.
- These meetings will be conducted in-person and by zoom or zoom-only with consideration given to the Borough Operational Status. Please visit [fnsb.gov](https://fnsb.gov) or contact the Borough Clerk's Office at 459-1401 for more information.