

1 By: Bryce J. Ward, Mayor  
2 Introduced: 02/25/2021  
3 Advanced: 02/25/2021  
4 Adopted: 03/11/2021  
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6 FAIRBANKS NORTH STAR BOROUGH

7  
8 ORDINANCE NO. 2021 – 07  
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10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT AT  
11 LESS THAN FAIR MARKET VALUE WITH THE FAIRBANKS ADULT AMATEUR BASEBALL  
12 LEAGUE FOR USE OF A PORTION OF TRACT A, WEST VALLEY SUBDIVISION, SECTION  
13 6, T.1S., R.1W., F.M. (WEST VALLEY HIGH SCHOOL)  
14

15 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and  
16 equitable title to a portion of Section 6, T.1S, R.1W, F.M., described as Tract A, West  
17 Valley Subdivision, according to plat filed March 16<sup>th</sup>, 2000 as plat No. 2000-30 of the  
18 Fairbanks Recording District, and as shown on the attached exhibit maps; and  
19

20 WHEREAS, The Fairbanks Adult Amateur Baseball League (FAABL) is a local  
21 non-profit, that promotes and encourages the sport of baseball among the citizens of the  
22 Fairbanks community; and  
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24 WHEREAS, FAABL has partnered for many years with West Valley High  
25 School personnel in the maintenance of the playing fields, being granted casual use of  
26 the fields by the school district in exchange for those services; and  
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28 WHEREAS, FAABL has requested and the Borough has agreed on execution  
29 of a lease for storage of one shipping container to house baseball gear and field  
30 maintenance equipment with an initial term of four (4) years, and two (2) renewal options  
31 of four (4) years; and  
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33 WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the  
34 Mayor to lease Borough land for less than fair rental value only if the ordinance  
35 authorizing the lease contains a finding that the lease is for a compelling public purpose  
36 or use and a statement of the facts on which the finding is based; and  
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38 WHEREAS, Land Management has reviewed records for the property and  
39 there are no existing mining claims or other third-party interests know to Land  
40 Management within the proposed lease area which Land Management believes impact or  
41 are impacted by the proposed lease; and  
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43 WHEREAS, Those with a known land interest in adjoining properties have  
44 been notified of the proposed lease.

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

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48 Section 1. This ordinance is not of a general and permanent nature and  
49 shall not be codified.

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51 Section 2. Determination of a Compelling Public Purpose or Need. The  
52 Assembly hereby finds that granting this lease at less than fair market rental value meets  
53 the conditions of a compelling public purpose based upon the following facts:

- 54 1. FAABL has faithfully served the community in partnership with the Borough  
55 for several years promoting, developing, supervising, and voluntarily  
56 assisting in all lawful ways, the interest of those who participate in Amateur  
57 Baseball in the Interior of Alaska.
- 58 2. Through proper guidance and exemplary leadership, FAABL assists citizens  
59 in developing the qualities of citizenship, discipline, teamwork and physical  
60 wellbeing through baseball.
- 61 3. FAABL has agreed to providing maintenance on playing fields located at  
62 West Valley High School and being granted casual use of the fields by the  
63 school district in exchange for those services.

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65 Section 3. Authorization. The Borough Mayor or his delegate is hereby  
66 authorized to take all actions necessary to enter into a new lease with FAABL on Tract A,  
67 West Valley Subdivision, Plat 2000-30, a portion of Section 6, T.1S, R.1W, F.M. (West  
68 Valley High School) as shown on attached exhibit map, at a rental rate of one (1) dollar  
69 per year, for an initial term of four (4) years, with two (2) renewal options of four (4)  
70 years each.


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

ADOPTED THE 11<sup>TH</sup> DAY OF MARCH 2021.

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Mindy O'Neall  
Presiding Officer

ATTEST:

  
April Trickey, CMC  
Borough Clerk

Yeses: Cash, Williams, Sanford, Wilson, Tomaszewski, Cooper, Lyke, O'Neall

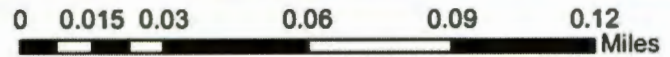
Noes: None

Other: Lojewski (Excused)

# Exhibit Map "A"



Lease Area



AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A 2-YEAR LEASE WITH THE FAIRBANKS ADULT AMATEUR BASEBALL LEAGUE FOR STORAGE OF CONNEX LOCATED ON WEST VALLEY HIGH SCHOOL GROUNDS

