

1 By: Bryce J. Ward, Mayor
2 Introduced: 04/08/2021
3 Advanced: 04/08/2021
4 Adopted: 04/29/2021
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6 FAIRBANKS NORTH STAR BOROUGH

7
8 ORDINANCE NO. 2021 – 16
9

10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT AT
11 LESS THAN FAIR RENTAL VALUE WITH THE INTERIOR AND ARCTIC ALASKA
12 AERONAUTICAL FOUNDATION, INC. WITHIN GL-12, SECTION 9, T.1S., R.1W., F.M.
13 AND THAT PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 9, T.1S., R.1W., F.M.
14 FOR OPERATION OF THE PIONEER AIR MUSEUM IN PIONEER PARK
15

16 WHEREAS, The Fairbanks North Star Borough (Borough) owns a parcel of
17 land described as Pioneer Park, within GL-12, Section 9, T.1S., R.1W., F.M. and that
18 portion 16 of the SW ¼ of the SW ¼ of Section 9, T.1S., R.1W., F.M.; and
19

20 WHEREAS, In 2005 a Pioneer Park Master Plan was created to guide the
21 growth of the park, the focus of which is on the heritage, history, and culture of the
22 Fairbanks and Interior Alaska area; and
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24 WHEREAS, The Interior and Alaska Aeronautical Foundation, Inc. (IAAAF)
25 has developed a world-renowned aviation museum which provides outstanding
26 educational opportunities to thousands of visitors annually including school children,
27 Fairbanks visitors, and citizens of the Borough in direct support of the Pioneer Park Master
28 Plan objectives; and
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30 WHEREAS, The IAAAF, a non-profit corporation, originally entered into a
31 lease with the Borough in September 1992 to develop and operate the Alaskaland Pioneer
32 Air Museum in the building better known as the Gold Dome; and
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34 WHEREAS, The IAAAF and the Borough have entered into various leases
35 throughout the years to accommodate operations of the museum within the Gold Dome,
36 with the most current lease having expired in 2012; and
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38 WHEREAS, The current lease requires IAAAF pay the Borough a \$100.00
39 annual fee and 10% of its annual revenue, resulting in roughly \$3,000.00 a year, on
40 average, of revenue to the Borough; and
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42 WHEREAS, The Borough and IAAAF agree it is no longer economically
43 feasible to repair or retrofit the Gold Dome, and that going forward all repairs should be

44 solely tailored to meet minimum safety requirements for continued operation of the
45 museum; and

46
47 WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the
48 Mayor to lease Borough land for less than fair rental value only if the ordinance
49 authorizing the lease contains a finding that the lease is for a compelling public purpose
50 or use and a statement of the facts on which the finding is based; and

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

55
56 WHEREAS, Those with a known land interest in adjoining properties have
57 been notified of the proposed lease; and

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

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

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

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

- 73 1. The Pioneer Air Museum offers educational opportunities to thousands of
74 visitors annually including school children, Fairbanks visitors, and citizens of the
75 Borough to learn historical knowledge about Interior Alaskan Aviation.
76 2. The Pioneer Air Museum directly supports Pioneer Park Master Plan objectives
77 celebrating the heritage, history, and culture of the Fairbanks and Interior
78 Alaska.
79 3. The Pioneer Air Museum provides numerous benefits to the community through
80 social interactions between museum staff and patrons while enjoying activities
81 as part of Pioneer Park events and celebrations.

82
83 Section 3. Authorization. The Borough Mayor or his delegate is hereby
84 authorized to take all actions necessary to enter into a new lease agreement at less than
85 fair market rental value with The Interior and Arctic Alaska Aeronautical Foundation Inc.,
86 on the property described as a portion of GL-12, Section 9, T.1S., R.1W., F.M. and that
87 portion of the SW ¼ of the SW ¼ of Section 9, T.1S., R.1W., F.M. (Pioneer Park), as

88 shown on attached Exhibit Map "A", for an initial term of one (1) year, with one (1)
89 renewal of one (1) year permitted upon mutual agreement of the parties.

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

93
94 ADOPTED THE 29TH DAY OF APRIL 2021.

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96
97 
98 Mindy O'Neall
99 Presiding Officer

100
101 ATTEST:

102 
103 April Trickey, CMC
104 Borough Clerk
105
106

107
108 Yeses: Williams, Cash, Tomaszewski, Lyke, Cooper, Wilson, Lojewski, O'Neall
109 Noes: None
110 Other: Sanford (Excused)

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)