

1 By: Bryce J. Ward, Mayor
2 Introduced: 04/11/2019
3 Advanced: 04/11/2019
4 Adopted: 04/25/2019
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6 FAIRBANKS NORTH STAR BOROUGH

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8 ORDINANCE NO. 2019 - 17
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10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT
11 WITH THE NORTHERN LIGHTS COUNCIL OF DANCERS INC. WITHIN GL-12, SECTION
12 9, T.1S., R.1W., F.M. AND THAT PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION
13 9, T.1S., R.1W., F.M. (PIONEER PARK)
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15 WHEREAS, The Fairbanks North Star Borough owns a parcel of land
16 described as Pioneer Park, within GL-12, Section 9, T.1S., R.1W., F.M. and that portion
17 of the SW ¼ of the SW ¼ of SECTION 9, T.1S., R.1W., F.M. (Pioneer Park); and
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19 WHEREAS, In 2005 a Pioneer Park Master Plan was created to guide the
20 growth of the park, the focus of which is on the heritage, history, and culture of the
21 Fairbanks and interior Alaska area; and
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23 WHEREAS, For over 30 years the Northern Lights Council of Dancers has
24 operated the facility known as the Square Dance Hall, within what was initially
25 designated as Alaskaland and is now known as Pioneer Park; and
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27 WHEREAS, Throughout said time, the Northern Lights Council of Dancers
28 has operated and maintained the Square Dance Hall, providing quality dance programs
29 to the Fairbanks community and its visitors in direct support of the Pioneer Park Master
30 Plan objectives; and
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32 WHEREAS, The existing lease granted to The Northern Lights Council of
33 Dancers for use of the Square Dance Hall in Pioneer Park has expired; and
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35 WHEREAS, Those with a known land interest in adjoining properties have
36 been notified of the proposed lease; 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 known to Land
40 Management within the proposed lease area which Land Management believes impact
41 or are impacted by the proposed lease.
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43 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks
44 North Star Borough:

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

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49 Section 2. Determination of a Compelling Public Purpose or Need. The
50 Assembly hereby finds that this proposed lease at less than fair market rental value is
51 for a compelling public purpose based upon the following facts:

- 52 1. The Northern Lights Council of Dancers, with courses available to the
53 whole community, has successfully operated for over 30 years.
- 54 2. The Dance Hall was built with grant funds through the City of Fairbanks
55 and the State of Alaska for the express purpose of providing a home for
56 historical styles of dance.
- 57 3. The Northern Lights Council of Dancers provides free instruction to the
58 community periodically during the year. This includes public performances
59 during Pioneer Park's opening weekend, the Fourth of July, and Labor
60 Day.
- 61 4. The Northern Lights Council of Dancers provides instruction in the
62 following disciplines of dance: Ballroom, Contra, English Country, Square,
63 and Middle Eastern.

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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 Northern Lights
67 Council of Dancers, on the property described as a portion of GL-12, SECTION 9, T.1S.,
68 R.1W., F.M. and that portion of the SW ¼ of the SW ¼ of SECTION 9, T.1S., R.1W.,
69 F.M. (Pioneer Park), as shown on attached Exhibit Map "A", at a rental rate of ONE (1)
70 DOLLAR per year, for an initial term of four (4) years, with two (2) renewals of four (4)
71 years each upon mutual agreement of the parties. All expenses associated with
72 improvements, maintenance and utilities pertaining to the Leased Premises shall rest
73 with the Lessee.

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

PASSED AND APPROVED THIS 25TH DAY OF APRIL, 2019.

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Matt Cooper
Presiding Officer

ATTEST:



April Trickey, CMC
Borough Clerk

Yeses: Sanford, Quist, Lojewski, Tacke, Lyke, Gray, Williams, Major, Cooper
Noes: None