

1 By: Bryce J. Ward, Mayor  
2 Introduced: 06/13/2019  
3 Advanced: 06/13/2019  
4 Adopted: 06/27/2019  
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6 FAIRBANKS NORTH STAR BOROUGH

7  
8 ORDINANCE NO. 2019 - 28  
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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 YOUTH SOCCER  
12 ASSOCIATION FOR USE OF PORTIONS OF TRACT G-1A, SOUTH DAVIS PARK  
13 SUBDIVISION (TRACT A, B, C) AND A PORTION OF TRACT A HEZ RAY SPORTS  
14 SUBDIVISION  
15

16 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and  
17 equitable title to portions of Tract G-1A, South Davis Park Subdivision (Tract A, B, C)  
18 and a portion of Tract A Hez Ray Sports Subdivision as shown on the attached exhibit  
19 maps; and  
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21 WHEREAS, The Borough and Fairbanks Youth Soccer Association (FYSA)  
22 entered into their first use agreement in 1985; and  
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24 WHEREAS, FYSA has provided a quality soccer educational program  
25 benefiting the youth of Fairbanks for many decades; and  
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27 WHEREAS, FYSA has requested a lease to continue their operations in the  
28 community with an initial term of four (4) years, and two (2) renewal options of four (4)  
29 years each; and  
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31 WHEREAS, All maintenance and utility responsibilities for the facilities in  
32 question will fall to the FYSA; and  
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34 WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the  
35 Mayor to lease Borough land for less than fair rental value only if the ordinance  
36 authorizing the lease contains a finding that the lease is for a compelling public purpose  
37 or use and a statement of the facts on which the finding is based; and  
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39 WHEREAS, Land Management has reviewed records for the property and  
40 there are no existing mining claims or other third-party interests know to Land  
41 Management within the proposed lease area which Land Management believes impact  
42 or are impacted by the proposed lease; and

43                   WHEREAS, Those with a known land interest in adjoining properties have  
44 been notified of the proposed lease.

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

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

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

- 55                   1. FYSA has faithfully served the community in partnership with the Borough  
56 for over 30 years promoting public, educational soccer development,  
57 competition, coaching licensing - training sessions, and player clinics.
- 58                   2. Through proper guidance and exemplary leadership, FYSA assists youth in  
59 developing the qualities of citizenship, discipline, teamwork and physical  
60 wellbeing through soccer.

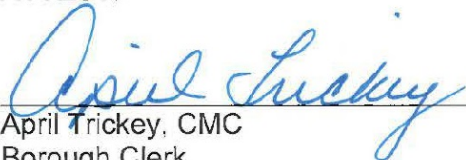
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62                   Section 3. Authorization: The Borough Mayor or his delegate is hereby  
63 authorized to take all actions necessary to enter into a new lease with FYSA on portions  
64 of Tract G-1A, South Davis Park Subdivision (Tract A,B,C) and a portion of Tract A Hez  
65 Ray Sports Subdivision as shown on attached exhibit maps, at a rental rate of one (1)  
66 dollar per year, for an initial term of four (4) years, with two (2) renewal options of four  
67 (4) years each.

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

PASSED AND APPROVED THIS 27<sup>TH</sup> DAY OF JUNE, 2019.

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Matt Cooper  
Presiding Officer

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

Ayes: Sanford, Lojewski, Gray, Lyke, Tacke, Wildridge, Cooper, Quist  
Noes: None  
Other: Williams (Excused)