

1 By: Bryce J. Ward, Mayor
2 Introduced: 02/27/2020
3 Advanced: 02/27/2020
4 Adopted: 03/12/2020
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6 FAIRBANKS NORTH STAR BOROUGH

7
8 ORDINANCE NO. 2020 – 07
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10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT AT
11 LESS THAN FAIR RENTAL VALUE WITH THE SALCHA NORDIC SKI CLUB, INC. ON
12 BOROUGH LAND IDENTIFIED AS A PORTION OF TRACT E OF SALCHAKET BLUFF
13 SUBDIVISION LOCATED WITHIN SECTION 16, T.5S., R.4E., F.M. (SALCHA
14 ELEMENTARY SCHOOL)
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16 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and
17 equitable title to Tract E Salchaket Bluff Subdivision, according to the plat filed on March
18 5, 1999 as Plat No. 99-20 of the Fairbanks Recording District, Fourth Judicial District,
19 State of Alaska; and
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21 WHEREAS, The Salcha Nordic Ski Club Inc. (SNSC) is a non-profit
22 corporation founded in 1972 to promote and encourage the sport of cross country skiing
23 and running among the youth of the Salcha community by providing ski lessons, holding
24 training and conditioning sessions, and conducting races; and
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26 WHEREAS, The SNSC has operated on Salcha school grounds since the
27 1980's as a key component of the school's physical education program; and
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29 WHEREAS, The SNSC has partnered with the Borough in the maintenance
30 of an extensive system of trails adjoining the Salcha school grounds which serves all
31 members of the community year round; and
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33 WHEREAS, The SNSC requests a lease at less than Fair Rental Value with
34 an initial term of four (4) years, and two (2) renewal options of four (4) years each; and
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36 WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the
37 Mayor to grant a lease on Borough land for less than fair rental value only if the ordinance
38 authorizing the lease contains a finding that the lease is for a compelling public purpose
39 or use and a statement of the facts on which the finding is based; and
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41 WHEREAS, Land Management has reviewed records for the property and
42 there are no existing mining claims or other third party interests known to Land
43 Management within the proposed lease area which Land Management believes impact or
44 are impacted by the proposed lease; and

45 WHEREAS, Those with a known land interest in adjoining land have been
46 notified of the proposed lease.

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48 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks
49 North Star Borough:

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

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54 Section 2. Determination of a compelling public purpose or need. The
55 Assembly hereby finds that granting this lease at less than fair rental value meets the
56 conditions of a compelling public purpose or need based on the following facts:

- 57 1. The SNSC promotes the health and wellbeing of students at Salcha Elementary
58 school and in the Salcha community at large through the sport of cross country
59 skiing and running.
60 2. The SNSC assists in providing the Salcha community with an extensive system
61 of trails, for year round use, by routinely and expertly grooming said trails with
62 the aid of club personnel and volunteers.

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64 Section 3. Authorization. The Mayor or his delegate is hereby authorized to
65 take all actions and execute all documents necessary to grant the Salcha Nordic Ski Club
66 Inc. a lease for the building identified as #1 (warming hut/gathering location) and for the
67 land on which buildings identified as #2, snowmachine shed, #3 current timing booth
68 and #4 (original timing booth) are located within a portion of Tract E, Salchaket Bluff
69 Subdivision, according to the plat filed on March 5, 1999 as Plat No. 99-20 of the
70 Fairbanks Recording District, Fourth Judicial District, State of Alaska and as shown on
71 Exhibit "A" Map, at a rental rate of one (1) dollar per year, for an initial term of four (4)
72 years, with two (2) renewal options of four (4) years each.

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

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ADOPTED THE 12TH DAY OF MARCH 2020.



Christopher Quist
Deputy Presiding Officer

ATTEST:



April Trickey, CMC
Borough Clerk

Yeses: Cash, Lyke, Lojewski, Tomaszewski, Sanford, O'Neill, Quist
Noes: None
Other: Williams (Excused), Cooper (Excused)

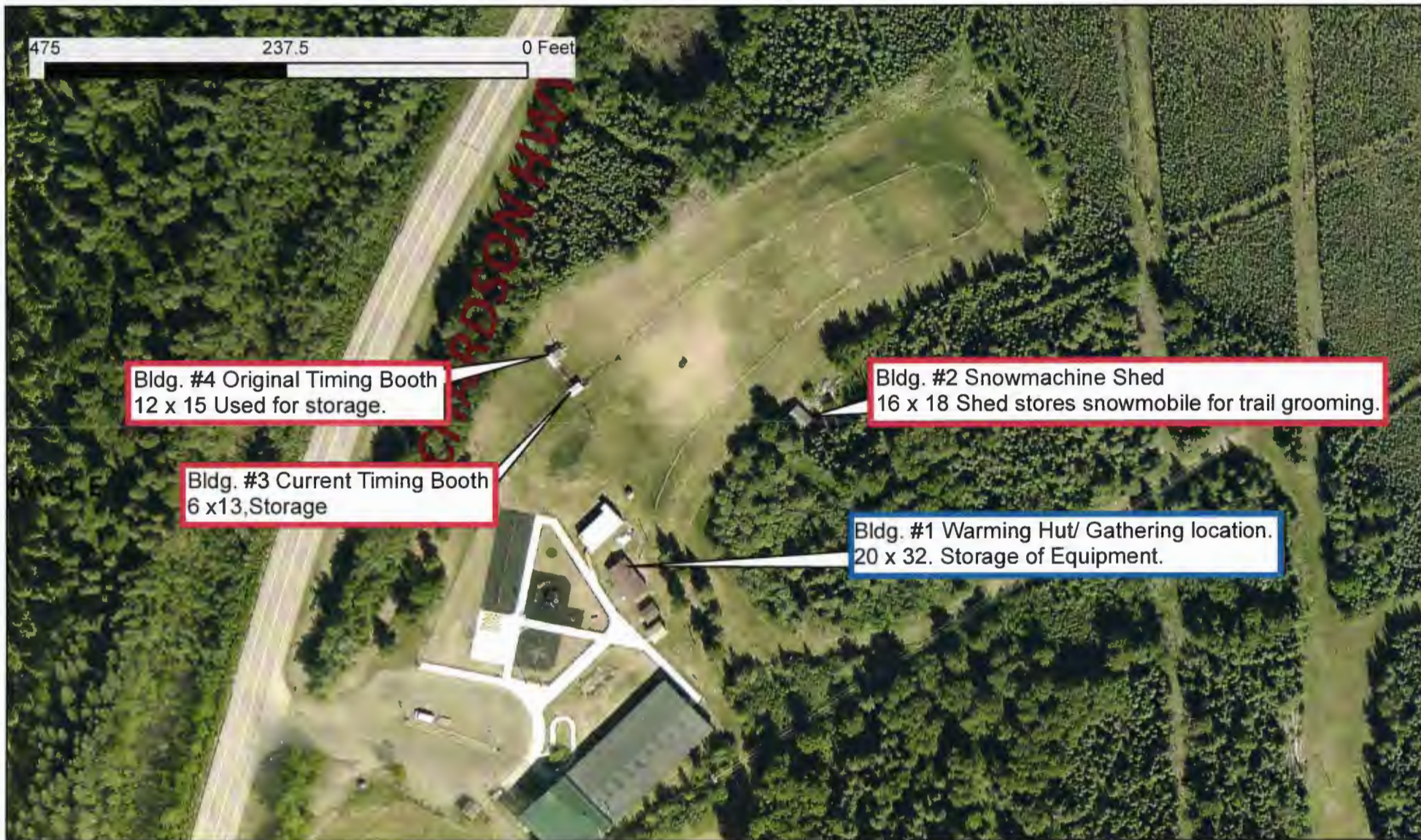


EXHIBIT "A" MAP



**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO
 A LEASE AGREEMENT WITH THE SALCHA NORDIC SKI CLUB INC .
 ON BOROUGH LAND WITHIN SECTION 16, T.5 S., R.4 E.,
 F.M. (SALCHA ELEMENTARY SCHOOL)**

 Leased land (building footprint)

 Leased Building

