

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 – 08  
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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 ALASKA GOLDPANNER BASEBALL INC.  
12 FOR USE OF PORTIONS OF TRACT A, GROWDEN PARK SUBDIVISION  
13 (GROWDEN MEMORIAL STADIUM, LOCATED ON WILBUR STREET AND 2<sup>ND</sup> AVENUE)  
14

15 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and  
16 equitable title to the facilities known as Tract A, Growden Park Subdivision, Re-Plat of  
17 Tract E & G, Chena River Bend Subdivision Phase I, Plat No. 2016-57 of the Fairbanks  
18 Recording District, and as shown on the attached exhibit maps; and  
19

20 WHEREAS, The Borough and the Alaska Goldpanner Baseball Inc.  
21 (Goldpanners), a 501(c)(3), entered into their first use agreement in 1985 until the  
22 present, to operate their baseball program at Growden Memorial Stadium; and  
23

24 WHEREAS, The Midnight Sun Game which started in 1960, held at  
25 Growden Memorial Park in Fairbanks on the longest day of each year, attracts 4,000  
26 visitors from all over the world; and  
27

28 WHEREAS, The Goldpanners are one of six teams in the four-city Alaska  
29 Baseball League and has produced almost 400 major leaguers, including Hall of Famers  
30 Tom Seaver and Dave Winfield and stars such as Barry Bonds, Mark Mcguire, Jason  
31 Giambi, Randy Johnson and J.D. Drew; and  
32

33 WHEREAS, The Goldpanners baseball program has provided a unique  
34 sporting event for the Fairbanks community and nation for many decades; and  
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36 WHEREAS, The Goldpanners and the Borough have agreed on execution  
37 of a lease to continue Goldpanners operations in the community with an initial term of  
38 four (4) years, and renewal options upon mutual agreement of both parties for  
39 additional terms of four (4) years each; and  
40

41 WHEREAS, The Goldpanners agree to provide at its own expense  
42 maintenance associated with infields, base paths, fair lines, pitching mounds and home  
43 plate areas to a safe, playable standard yearly, and to a neat and presentable standard  
44 to the satisfaction of the Borough year-round; and

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

50 WHEREAS, Land Management has reviewed records for the property and  
51 there are no existing mining claims or other third-party interests know to Land  
52 Management within the proposed lease area which Land Management believes impact  
53 or are impacted by the proposed lease; and  
54

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

58 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
59 North Star Borough:  
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61 Section 1. This ordinance is not of a general and permanent nature and  
62 shall not be codified.  
63

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

- 67 1. The Goldpanners have faithfully served the community in partnership with  
68 the Borough for over 35 years promoting, entertaining, developing,  
69 supervising, and voluntarily assisting in all lawful ways, the interest of  
70 those who participate in Baseball in the Interior of Alaska.
- 71 2. The Goldpanners have been providing tradition-based community  
72 activities such as the Midnight Sun Game, which attracts up to 4,000  
73 visitors from all over the world and has taken on a greater significance for  
74 the Fairbanks area than that of any other team tradition in sports.
- 75 3. Through proper guidance and exemplary leadership, Goldpanners  
76 celebrates the development of the qualities of citizenship, discipline,  
77 teamwork and physical wellbeing through baseball.  
78

79 Section 3. Authorization. The Borough Mayor or his delegate is hereby  
80 authorized to take all actions necessary to enter into a new lease with the Goldpanners  
81 on a portions of Tract A Growden Park Subdivision (Growden Memorial Stadium), at a  
82 rental rate of one dollar (\$1.00) per year, for an initial term of four (4) years with  
83 renewal options of four (4) years upon mutual agreement of both parties.  
84

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

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

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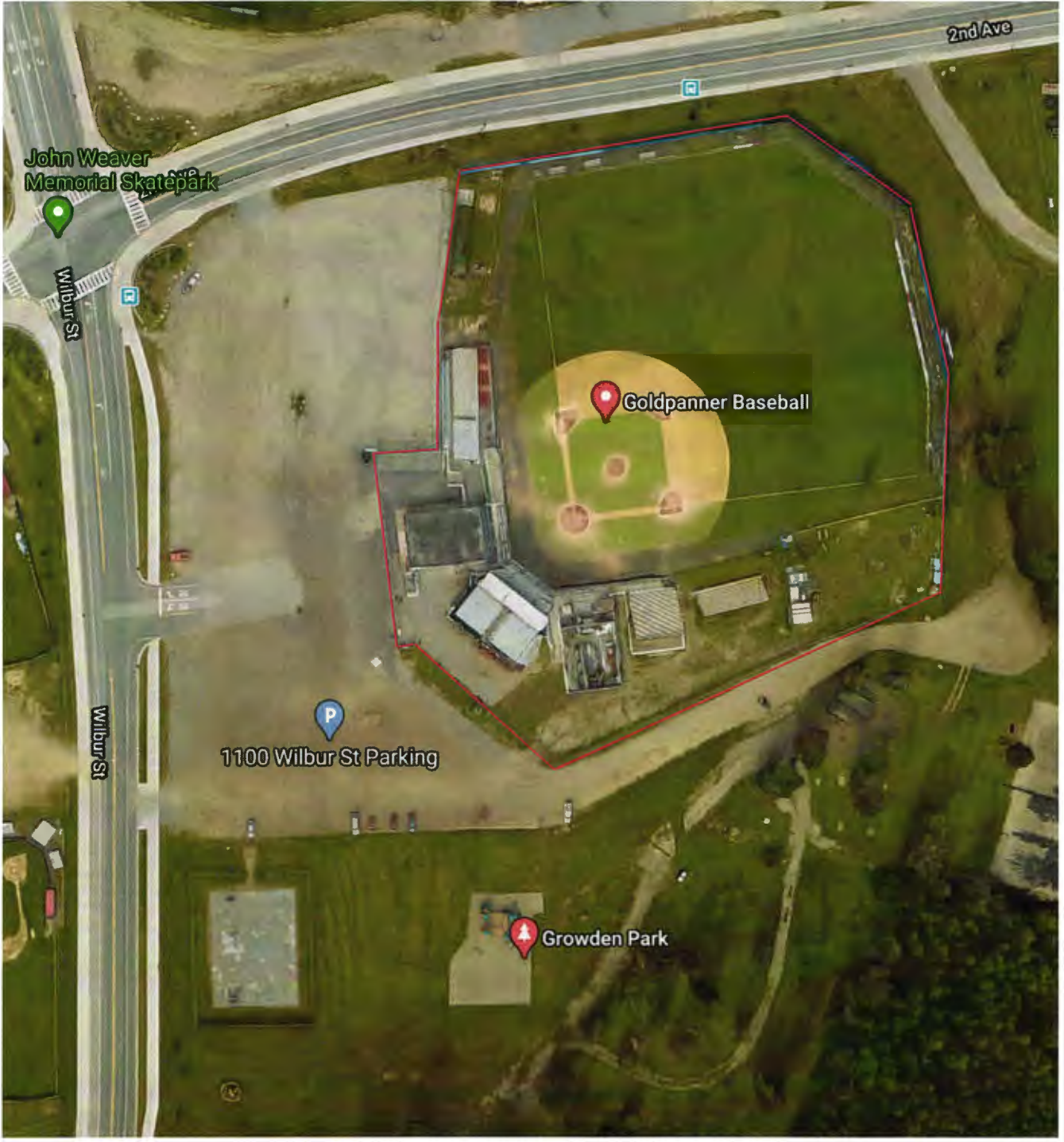
  
Mindy O'Neall  
Presiding Officer

ATTEST:

  
April Trickey, CMC  
Borough Clerk

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

EXHIBIT "A" MAP



 Lease Area

Goldpanner Field

