

1 By: Bryce J. Ward, Mayor  
2 Introduced: 04/08/2021  
3 Advanced: 04/08/2021  
4 Adopted: 04/29/2021  
5

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  
23

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  
29

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  
33

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  
37

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  
41

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

51  
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

58  
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.

63  
64 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
65 North Star Borough:

66  
67 Section 1. Classification. This ordinance is not of a general and  
68 permanent nature and shall not be codified.

69  
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.

90  
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 29<sup>TH</sup> DAY OF APRIL 2021.

95  
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)**