



DOWNTOWN ASSOCIATION OF FAIRBANKS NEWSLETTER

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Staff Members:

- Emma Wilson
Executive Director
- Alison Parsons
Membership &
Sales Director
- Kelly Meeks
Operations Director
- Debra DeLong
Volunteer
Extraordinaire

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SWAT TRUCK MAKES IT OFFICIAL - MIDNIGHT SUN 2006 A HUGE HIT

Biggest Ever!

That's the official word from the Carhartt SWAT (Strategic Workwear Action Truck) Team about the 2006 Midnight Sun Festival held Wednesday, June 21.

Recording their highest ever number of adult visits from any of the events they have been at in the United States, we can now prove what we already knew—Fairbanksans love Carhartts!



Fairbanks Claim to Fame!

Starting at noon with opening remarks from our Board President, Therese Sharp and City of Fairbanks Mayor Steve Thompson along with the invocation by Rev. Scott Fisher; a total of 167 booths covered 1st, 2nd, and 3rd Avenues to the delight of the largest ever Midnight Sun Festival crowd.

Food was, as always, an obvious hit as food lovers stood in lines waiting for an international flavor that took the palate from Greece to Korea and back to America with good ol' southern barbeque. Desserts took a cen-

tre spotlight with crepes, soft ice cream, elephant ears and more.

Those wanting to walk or dance off calories could choose between three stages set up on 1st Ave and each end of 2nd Ave. Various entertainment from a magic show, to Middle Eastern dancing, steel drum bands to Ska and rock, "wowed" the crowds and dancing continued until the end of the evening.

One thing is for certain though—without the incredible support of our sponsors and all the hard-working volunteers, this event just couldn't have happened. The staff at the Downtown Association wants to extend a special thanks to the military personnel at both Eielson and Fort Wainwright who diligently manned our barricades and helped above and beyond the call of duty—right down to the hundreds of bags of trash collected.

Here's to 2007!

WILLOW CREEK COMES TO DOWNTOWN

What do balloons, a band, drinks and food have in common with beautiful clothing? A good old-fashioned block party to welcome Willow Creek Clothing to downtown, of course!

On June 29th, the Downtown Association sponsored a "Welcome to the Neighborhood": party for the little white house on 12th Avenue.

From 4-7 pm over 100 people enjoyed "oohing" and "aahing" over beautiful women's clothing and accessories and the stunning renovation that has occurred to the building. The highlight of the evening was a fashion show with models sporting outfits chosen from the store's inventory of work, sport and special occasion wear.

Store owner, Joanne Yanagi has over 20 years of retail experience. Willow Creek may have moved to a new location but the store has been open since 2003. Joanne said she chose downtown area deliberately as a growth opportunity for her business.

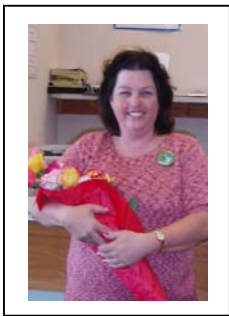
Stop by and say "Welcome to Downtown" at 519 12th Ave.



Midnight Sun

Facts & Trivia

- **Total Number of Booths:**
167
- **Average wait time for Elephant Ears:**
25 minutes
- **Total Number of Dumpsters of trash:**
10
- **Total Number of Volunteers:**
51



Debbie McCartney
Clymer, Hall & Davis
Midnight Sun Festival Superstar

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WANT TO PRESERVE OUR PAST?

Hopefully, many of you are aware that last week was a week of great activity for our wonderful Historic City Hall as she had 11 new windows installed. Keeping with the Art Deco history of the building, these Kolbe double-hung wooden windows were just one more step the Downtown Association has taken in preserving the integrity of this magnificent piece of Fairbanks Architecture.

Since listing the building in the National Register of Historic Places in 2002, the Downtown Association has taken on the task of preservation with

aplomb. The current window replacement reflects just one of the many processes that has also seen the building be repainted and the roof replaced. Still to go is the difficult task of choosing a suitable door to replace the existing industrial aluminum door. Suffice to say, the staff at the Downtown Association are having a fun time learning all about muntions and panels.

Do you own an historic building? Although the process can be lengthy, many buildings throughout Fairbanks would be eligible to qualify for Federal Tax breaks and incentives that are designed to encourage the preservation of

them. One such program is the Federal Historic Preservation Tax Incentive program which allows for a 20% tax credit for the certified rehabilitation of certified historic structures and a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936. Of note is that the rehabilitation must be deemed substantial as well as involving a depreciable building.

Think you may qualify or want more information? Full details, forms and applications are available online at www2.cr.nps.gov/tps/tax/index.htm

MSF 2006 SUPERSTARS

There are moments in every organization's existence when they get to totally embarrass people who would much rather remain "behind the scenes" and in this instance, we are taking the opportunity to thank three people, without whom, Midnight Sun Festival 2006 would simply not have been possible.

Ken Henry, of Hops Stationery spent 6 hours (10pm—4am!) in the back breaking task of helping to chalk the booth spaces—and kept a sense of humor throughout!

Suzi Waugaman, former Executive Director and trooper beyond belief not only lent us her expertise and knowledge but also close to 24 hours of her life to assist

wherever needed.

Last but not least, Debbie McCartney, of Clymer, Hall and Davis, who put in over 12 hours manning our booth, came to multiple pre-event meetings and guided us newbies.

To our MSF 2006 Superstars —
THANK YOU.

ADIEU AND WELCOME!

As tough as it is to say goodbye to anyone, it is without question that saying goodbye to Debra DeLong, Sales and Membership Director, was a day of mixed emotions.

We are so proud of Debra to have achieved a full-time scholarship to UAF to complete her graduate studies however, Debra's great news is simply sad for us. Thus we are delighted that Debra has agreed that she will continue to support us in a volunteer capacity and looks forward to hopefully finding a position back here when she has completed her studies.

To fill the empty shoes that Debra leaves behind, we are delighted to announce that Alison Parsons, currently our Operations Director, has agreed to "jump in with both feet" and take on the Sales and Membership Director's Position.

The new addition to our team is Kelly Meeks in the position of Operations Director. As a former hotel General Manager with a strong operations background, we are certain that the transition will be an easy one for him and hope you join us in welcoming him to the team.



Studying... not gone... studying... so, as we view it... a temporary absence!

ECONOMIC UPDATE—3RD QTR 2005

DOWN—in a word. The Fairbanks North Star Borough economic indicators were mostly down from 4th quarter 2004 with many of the indicators arguably reflecting the increase in fuel costs.

House sales saw a 3.3% decrease from 2004 with only 204 houses sold, versus the 211 sold in the same quarter 2004.

Apartment rental vacancy for December 2005 was 11.9%, continuing the increase that we saw in June of 2005 (which was up 0.6% from 2004). The increase widened in December

with a 2% increase in the vacancy rate—from 9.9% in December 2004 to 11.9% in 2005, again a possible reflection of both the increase in number of apartments available (up from 493 in 2004 to 693) and the 4.7% reduction in number of military personnel over 2004.

Whilst average apartment rents saw a 1.2% increase from December 2004 (\$908 for a two bedroom), the debate is on as to whether this represents enough of an adjustment for the skyrocketing fuel prices.

Another possible reflection of the increase in the fuel prices

was the dramatic decrease in the number of people entering and exiting Alaska via the Alaska Highway which saw a 110.1% decrease over the same time period in 2005.

Finally, just in case anyone has missed it—in April 2006, the average price per gallon for unleaded was \$2.54 which was a 24 cent increase over the same time in 2005 and a whopping 77 cent increase over April 2004. A good encouragement for dusting off the bicycles for summer.

(Source: FNSB Quarterly Research)



Our Bridge of Flags

A small gesture of honor to our troops...

With the choice made to continue to have alternating U.S. and Alaska State Flags, we proudly unveiled the new Support our Troops message in time for Memorial Day



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NEW & RENEWING MEMBERS

Join us in welcoming these businesses as members of the Downtown Association -

5th Avenue Design and Graphics
Alaska Interior Appraisers
Arctic Bowl
Bahn Thai Restaurant
Big I Pub and Lounge

Edward Jones Investments-
Linda Mowery

Evergreen Alaska Mortgage
Company

Golden Valley Electric
Association

Holistic Medical Clinic
McCafferty's

Midnite Mine

Osaka Restaurant

Primerica Financial Services

Wallace, Wallace, & Wakefield
Realtors

Willow Creek Clothing

RALLYING AROUND OUR AMBASSADORS

Recently, the Downtown Ambassadors have been in the forefront of the news. From a front page article, commentaries, an editorial and an active awareness campaign that has involved both the City Council and Borough Assembly, the word is out—we need a permanent, community wide solution to fund this vital program.

With the wind down of the Federal grant money that has been the significant funding source for both our Ambassadors as well as Fairbanks Native Association's Community Service Patrol, the campaign has spurred an incredible response from our members, the community, and both

the City and Borough Mayors.

As Emma Wilson, Executive Director, puts it, "with the support of the business owners behind us, everyone is focusing on thinking laterally and finding a long term, collaborative solution to this issue"

A common sight throughout downtowns in the U.S., Ambassadors not only help deal humanely with chronic inebriate issues, but also provide enhanced security to downtown, serving as additional "eyes and ears" for city police departments to help prevent crimes as varied as public intoxication, theft, drugs and trespassing.

Just as important, in addition to the safety and security services they provide, the ambassadors also provide a vital link to making urban environments seem "friendlier", working with local businesses and tourism operators to enhance "visit-ability" with a quick smile, a warm welcome and helpful directions.

We look forward to finding a resolution to this funding crisis and thank all of those that have contributed to ensuring that the importance of this program and the Community Service Patrol does not go unnoticed.



MEMBERSHIP NEWSLETTER

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*Promoting, Preserving, and Revitalizing
Downtown*

AMBASSADOR GLANCE JUNE 2006

JUNE 2006 Calls for Service	
Subject Arrested	28
CSP / 12 Hours Sleep Off	4
CSP / FMH	5
CSP / Home	7
CSP / Detox	3
EMS / FMH	0
FPD Cited and Released	1
FPD Investigation Started	0
Group Dispersed	0
Subject Released	0
Report Taken	0
Trespass Warning Issued	0
Warning Issued	2

The team saw a 40% increase in the number of arrests over June 2005 although a significant drop in the calls to CSP as a reflection of their reduced man hours.

DOWNTOWN HOT TOPICS

This quarter has seen many contentious issues rise in our downtown area and healthy debates on the pros and cons from different directions. Just some of these are listed below.

Are you clued in?

Sales Tax /Property Tax

Both the City and Borough have been investigating the issue and the question is—should property taxes be reduced and the revenue shortfall be recouped through a sales tax? Although an ordinance supported by Assemblyman Tim Beck failed to advance at the Borough level, it looks like voters in the City will get a chance to make their case on both sides of the issue this fall as the matter goes on the ballot in October.

Tax Breaks and HB334

Raising questions from whether tax incentives should be given to private developers to revitalize blighted buildings through to when should a deferred tax be owed, the debate that raged all the way to Juneau and back was

inspired by Anchorage developer, Marc Marlow, and his possible purchase of the Polaris Building.

When the votes came, both the City and Borough used the authority of AS 29.45.0 to grant the 10 year property tax exemption and 5 year tax deferral requested by Mr. Marlow. The only question now is, will Mr. Marlow be able to secure the HUD financing needed to start the project and what will be the final occupancy of the building?

Snow Dump

Is the city going to relinquish its easement rights to a snow dump to make way for a retirement development? Karen Parr who chairs the nonprofit Retirement Community of Fairbanks's board would like to hope so and in the process, alleviate the shortage of retirement housing in Fairbanks. A sticky issue for all is overcoming the 1987 title requirement that the land be used for public recreational purposes. Watch this space, the vote is on August 7.

We'll keep you updated on these and other issues that affect our downtown community as they come to light.