Customer Communication:

- Customer Meetings

Board Action Items for February 9 Board Meeting:

- **AFE’s / Resolutions to be presented to the Board for approval: None**

- **Contracts to be presented to the Board for approval: (with Exhibits)**
  - Contract # 20543 Vertical Bridge Development – ROW Milepost 11.68
  - Contract # 20461 MOA Port of Alaska – Anchorage
  - Contract # 20635 400 N Sitka, LLC – Anchorage
  - Contract # 20638 Petro Star, Inc. – Fairbanks

Briefing / Update

Fairbanks
- Chena Trail –Fairbanks Area Surface Transportation (FAST)
- Craig Taylor (Exhibit)

Anchorage
- Depot Drive Improvements
- Craig Taylor (Exhibit)
- MMME/ Alaska Marble
- NYE Fireworks
- Fur Rondy
- Odom Building – State of Alaska lease expansion

Seward
- City of Seward - Development North Harbor(Exhibit)

Land Sale/Exchange Status
• Chena Landings
• Eklutna, Inc.
• NeighborWorks
• Wetland Mitigation Credit Sales

Other Topics

Executive Session

• ARRC Corridor Appraisal
• Anchorage Lease Parcel Purchase Proposed by Lessee
• NeighborWorks

Committee Members:
Committee of the whole
PERMIT SUMMARY

PERMITTEE: Vertical Bridge Development, LLC

PERMIT AREA DESCRIPTION: A parcel of land containing 600 square feet within the ARRC Right of Way (ROW) at ARRC Milepost 11.68, at the location known as “Divide”, Seward Highway Milepost 11.4.

CONTRACT NO: 20543

KEY CONTRACT PROVISIONS:

Estimated Effective Date: May 1, 2021
Permit Area: 600 square feet

Permit Term: Five (5) years
Base Annual Rent: $18,000

Option to Extend: Nine (9) Five (5)-year options exercisable by permittee
Prior Annual Rent: N/A

Rent Adjustment: Annual 3% increases.

PUBLIC NOTICE: Yes, public comment period expires February 8, 2021

LEGAL REVIEW: Yes

INTENDED USE: Construction and operation of a new 150’ tower to serve as a cell tower site.

SUMMARY AND RECOMMENDATIONS: New permittee has requested a long-term agreement, which is necessary to accommodate the permittee’s contracts for use of the tower with a major communications company. Permittee will need to obtain all necessary permits to proceed with proposed development, and the proposed permit will so require. Plans and location have been reviewed by ARRC Operations and Engineering. The proposed permit will include a provision relating to termination of the permit or a change in location of the permit area in the event such is required due to changes to ARRC facilities. Approval of the proposed permit is recommended.

APPROVED: ___________________________ Board Meeting Date: ____________

Jennifer Haldane
ARRC Board Secretary
Permit 20543
600 sq ft±
(20'± x 30'± Fenced Area)

ARRC MP 11.68

For indexing purposes this property is located in the NW1/4 Sec. 19, T2N, R1E, S.M.
LEASE SUMMARY

LESSEE: Municipality of Anchorage/Port of Alaska  CONTRACT NO: 20461

LEASE DESCRIPTION: Approximately 253,000 sq. ft. (5.8 acres) of submerged/tidelands/filled lands located along Cook Inlet, within Parcel A of U.S. Survey 1170, Section 7, T13N, R3W, and Section 12, T13N, R4W, Seward Meridian.

KEY CONTRACT PROVISIONS:

Estimated Effective Date: April 1, 2021
Lease Term: Not to Exceed Fifty-Five (55) Years
Option to Extend: N/A
Lease Area: Submerged/tidelands/filled lands containing approximately 253,000 sq ft
Base Annual Rent: $63,756.00
Prior Annual Rent: N/A
Rental Rate: 9%
Rent Adjustment: Every 5 years with adjusted annual rent not to exceed 135% of the prior year's annual rent or to decrease to less than 65% of the prior year's annual rent.

PUBLIC NOTICE: Yes, public comment period expires February 9, 2021.

LEGAL REVIEW: Yes

INTENDED USE: Floating Dock.

SUMMARY AND RECOMMENDATIONS: Lessee has requested a new lease of submerged/tidelands/filled lands to support Port of Alaska expansion by accommodating the Port's relocated floating dock. The standard rental rate for leases in this vicinity is 9%. It is ultimately the desire of the Port of Alaska to purchase this parcel. The proposed lease will not contain any option to purchase the land and the Board is not being asked to consider or approve such an option, which would have to be approved by the legislature or be conditioned on such approval. Approval is recommended.

APPROVED: ___________________________  Board Meeting Date: _____________
Jennifer Haldane
ARRC Board Secretary
Lease 20461
253,000 sq ft (5.8 ac ±)

For indexing purposes this property is located in
the NW1/4 Sec. 7 T13N R3W S.M. & the NE1/4
Sec. 12 T13N R4W S.M.
LEASE SUMMARY

LESSEE: 400 N Sitka LLC

LEASE DESCRIPTION: Parcel of land covering real property consisting of Lots 186 through 191 of the ARRC Post Road Industrial Lease Lots located within the Alaska Railroad Terminal Reserve, containing 112,200 square feet, more or less.

KEY CONTRACT PROVISIONS:

Estimated Effective Date: March 1, 2021

Lease Term: Not to Exceed Thirty-Five (35) Years

Option to Extend: N/A

Lease Area: Approximately 112,200 square feet

Base Annual Rent: $TBD (based on appraised value)

Prior Annual Rent: $75,076.20

Rental Rate: 8%

Rent Adjustment: Rent is adjusted every 5 years with adjusted annual rent not to exceed 135% of the prior year's annual rent or to decrease to less than 65% of the prior year's annual rent

Extended Term Rent: NA

PUBLIC NOTICE: Yes, public comment period expires February 9, 2021.

LEGAL REVIEW: Yes

INTENDED USE: Light Manufacturing, Warehousing and Transportation of General Freight.

SUMMARY AND RECOMMENDATIONS: The prospective lessee, the subtenant of the current Lessee, will be purchasing the existing improvements and desires a new ground lease. Subject to Board approval of a new lease, the current Lease Contract No. 9210, which expires June 21, 2027, will be assigned to the prospective lessee and then converted to a new thirty-five (35)-year ground lease. The prospective lessee currently operates a warehousing and light manufacturing operation at this site and wants to continue its present use. Improvement plans include yard asphalt and, within five years, connection to city sewer. The estimated cost of each of these projects is $100,000. Approval is recommended.
This exhibit is based on the unrecorded Alaska Railroad plat titled "Post Road Industry Spur and Lease Lots" and dated October 27, 1959, with File Number 3451.04, Sheet 1 of 2.

For indexing purposes this property is located in the SE1/4 Sec. 8, T13N, R3W, S.M.

Area = 112,200 sq ft (2.6 ac±)

ARRC title - Patent 50-2008-0196 - USS 9112

Allocation Terminal Reserve

1 Inch = 200 Feet
LEASE SUMMARY

LESSEE: Petro Star, Inc.                                      CONTRACT NO: 20638

LEASE DESCRIPTION: Parcel of land located at the southwest corner of Illinois and Charles Streets within the ARRC Fairbanks Reserve, containing 146,592 square feet, more or less.

KEY CONTRACT PROVISIONS:

Estimated Effective Date: April 1, 2021
Lease Term: Not to Exceed 50 Years
Option to Extend: N/A
Lease Area: 146,592 square feet, more or less.
Base Annual Rent: $93,818.88 (based on appraised value)
Prior Annual Rent: $90,887.00
Rental Rate: 8%
Rent Adjustment: Every 5 years with adjusted annual rent not to exceed 135% of the prior year's annual rent or to decrease to less than 65% of the prior year's annual rent.
Extended Term Rent: NA

PUBLIC NOTICE: Yes, public comment period expires February 9, 2021.

LEGAL REVIEW: Yes

INTENDED USE: Bulk Fuel Storage and Distribution, and Service Station.

SUMMARY AND RECOMMENDATIONS: Current lessee is requesting a new lease for expiring ARRC Contract No. 7334. Lessee wants to continue its current use of this property for bulk fuel storage related to lessee's business. Approval is recommended.

APPROVED: ___________________________ Board Meeting Date: ____________

Jennifer Haldane
ARRC Board Secretary
For indexing purposes this property is located in the SE1/4 Sec. 3, T1S, R1W, F.M.
Lease 20638

146,590 sq ft (3.3 ac±)

For indexing purposes this property is located in the SE1/4 Sec. 3, T1S, R1W, F.M.
Lease 3202-A 27,475 sq ft± (0.63 ac±)
Lease 3202-B 27,873 sq ft ± (0.64 ac ±)
Lease 3202-C 20,002 sq ft± (0.46 ac±)
Lease 3202-D 20,002 sq ft± (0.46 ac±)
Lease 9553 15,000 sq ft± (0.34 ac±)

For indexing purposes this property is located in the SW1/4 Sec. 3 T1S R1W F.M.
For indexing purposes this property is located in the SE1/4 Sec. 7 T13N R3W S.M.