



**Alaska Railroad Corporation
Board of Directors
Real Estate Committee Agenda**

Date: January 23, 2020
Time: 9:00 a.m.
Location: Executive Conference Room

Customer Communication:

- Customer Meetings

Board Action Items for February 4, Board Meeting:

- *AFE's / Resolutions to be presented to the Board for approval:*
 - *AFE# 10799 S-1 – Depot Drive Anchorage*
- *Contracts to be presented to the Board for approval:*
 - *Contract # 20546 Medallion Building LLC. - Anchorage*
 - *Contract # 5611 York Steel - Anchorage*

Briefing / Update

Anchorage

- Odom building sale
- Anchorage International Airport Hotel Request for Proposal
- Seward Highway Windy Corner Meeting – DNR and DOT

Fairbanks

- ACS Building – Driveway Street
- DOT Chena Trail

Land Sale Status

- Eklutna, Inc.
- Whittier Manor
- NeighborWorks

Other Topics

Committee Members:

Committee of the whole

File: J:\Jobsdata\31103.01_ARRC Depot Drive Development\00_CADD\02_Figures\12_Ship Creek_Review_Board_Memorandum\31103.01_Site Plan - Overview.dwg PLOT DATE: 12/5/2019 11:10 AM



1
6

OVERALL PROJECT SITE PLAN

GRAPHIC

LEGEND

- FIRE/TOUR BUS/DELIVERY TRUCK ACCESS ROUTE
- ROADWAY
- PEDESTRIAN PATHWAY
- TRESPASS MITIGATION AND SAFETY BARRIER



PROJECT NO.	31103.01
CITY GRID	1229/1230
WATER GRID	1229/1230
SEWER GRID	1229/1230

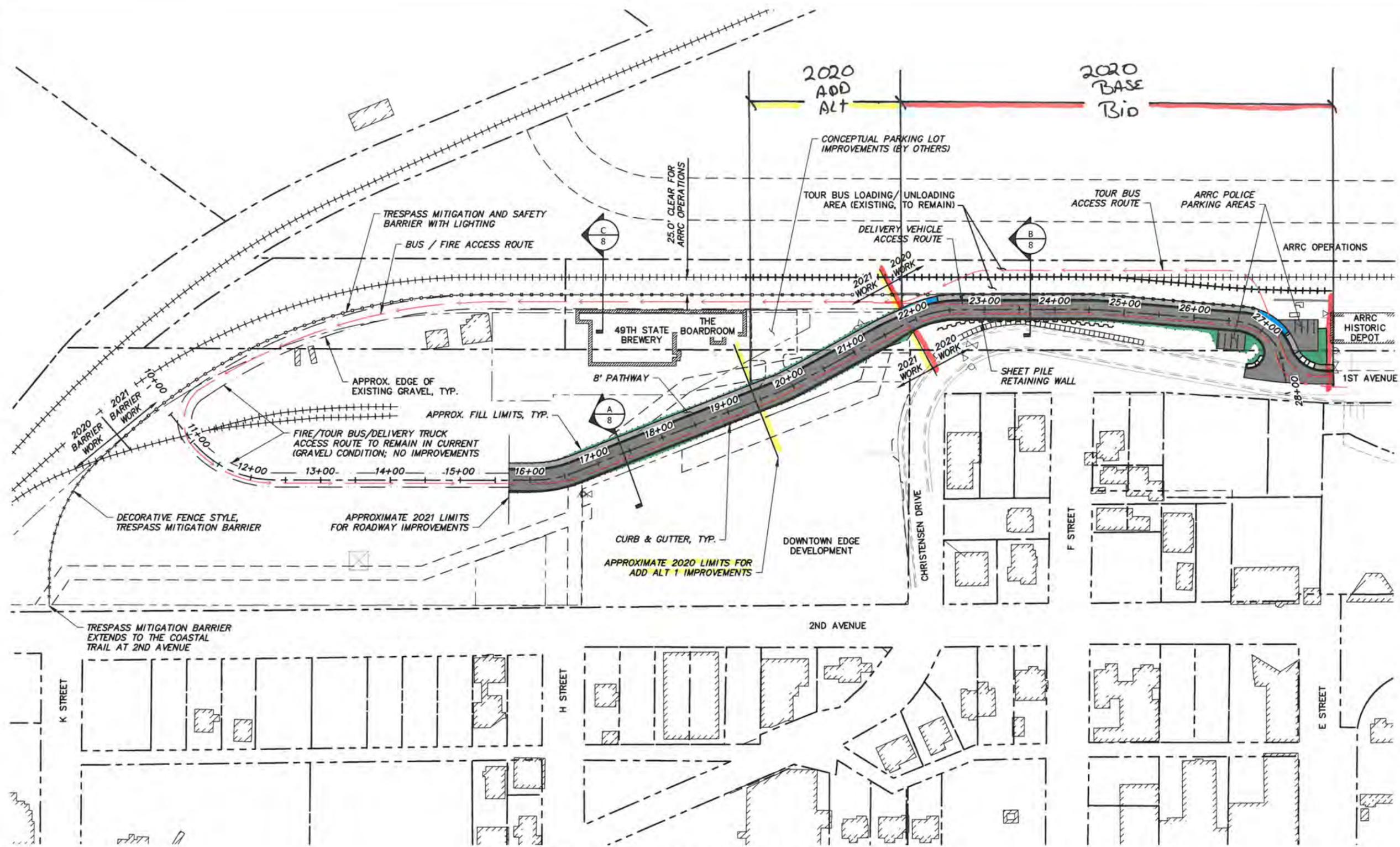
ARRC DEPOT DRIVE
OVERALL PROJECT SITE PLAN
 ANCHORAGE, AK
 DATE: 12/6/2019
 STATUS: CONCEPT

SCALE	HOR.	GRAPHIC	REV	DATE	DESCRIPTION	REVISION	BY
DESIGNED BY	MH						
DRAWN BY	MH						
CHECKED BY	EJ						
APPROVED BY	EJ						

SHEET NO.

6

File: J:\sub\03\1103.01 ARRC Depot Drive Development\00 CAD\02 Figures\12 Site Plan - Preferred Alternative.dwg PLOT DATE: 12/5/2019 5:34 PM



1
7

LEGEND

- LANDSCAPING / SITE FURNISHING
- COLORED CONCRETE AND ROLLED CURB LOCATIONS
- ASPHALT ROADWAY
- ASPHALT PATHWAY

SITE PLAN - PREFERRED ALTERNATIVE

GRAPHIC



PROJECT NO.	31103.01
CITY GRID	1229/1230
WATER GRID	1229/1230
SEWER GRID	1229/1230

**ARRC DEPOT DRIVE
SITE PLAN - PREFERRED ALTERNATIVE**
ANCHORAGE, AK

PROJECT NO.

REV	DATE	DESCRIPTION	BY

SCALE	HOR. GRAPHIC
DESIGNED BY	MH
DRAWN BY	MH
CHECKED BY	EJ
APPROVED BY	EJ

SHEET NO.
7

DATE: 12/6/2019

STATUS: CONCEPT

Alaska Railroad Corporation
Authorization for Expenditure Form

For Accounting Use Only

AFE# 10799 S-1

Page 1

General Information:	
AFE Title:	2020 Access Improvements to The Rail Complex
Prepared By:	Shane Maloney
Resp. Center (Name):	Real Estate and Facilities
Resp. Center (#):	8900
Depreciation Center:	8900-Real Estate
Line of Business:	Real Estate/Facilities
Spending Timetable:	
2020	\$ 1,700,000
2021	\$ -
2022	\$ -
2023	\$ -
2024	\$ -
Total	\$ 1,700,000
Other Information	
Useful Life (Years):	20
Annual Depreciation:	\$ 85,000
Estimated Annual Operating Costs	\$ -

Included in Capital Budget:		
Capital Budget	Year:	2020
Total Amount	\$	1,700,000
Source of Funding	ARRC	\$ 1,700,000
Source of Funding		\$ -
Source of Funding		\$ -
Grant Number		
Grant Name		
AFE History:		
	Amount	Date Prepared
Original AFE	\$ 700,000	08/05/19
Supplemental #1	\$ 1,000,000	01/14/20
Supplemental #2	\$ -	
Supplemental #3	\$ -	
Supplemental #4	\$ -	
Supplemental #5	\$ -	
Supplemental #6	\$ -	
Supplemental #7	\$ -	
Total	\$ 1,700,000	

Required Signatures for Approval:			
(if applicable)	Last Name(s) (Print)	Signature	Date
Project Manager:	Paul Farnsworth		
Responsible Owner:	Andrew Donovan		
VP, Owner Department:	James Kubitz		
Functional User(s):	Paul Farnsworth		
Chief Operating Officer:	Clark Hopp		
Grant Administration:	Shawnessy Leon	N/A	
Chief Financial Officer:	Barbara Amy		
Accounting Department:	Wendy Richerson		
CEO & President:	Bill O'Leary		
Board of Directors:	Craig Campbell		

Original Form Must Be Returned to Accounting

**Alaska Railroad Corporation
Authorization for Expenditure Form**

For Accounting Use Only

AFE# 10799 S-1

Page 2

Is this project related to health and/or safety?	Yes	If yes describe:
<p>With this area being occupied with local residents and businesses, it is important that we provide safe access for the public that will ensure traffic flow keeps a safe distance from the track. This projects also provides more room for tour buses to operate in eliminating track fouling hazards.</p>		
Scope of Work:		
<p>This is year two of the Depot drive access enhancements. This project will improve access to the area currently being developed west of the Anchorage Depot. This will provide a widened roadway, lighted pedestrian path, and means to keep people off of the tracks.</p> <p>Supplement Number 1 increases the AFE by \$1,000,000. The increase is do to the 65% engineering estimate being higher than the original preliminary conceptual design, as well as including an additive alternative to extend the road beyond the original design, enabling improved access to tenant properties.</p>		
ARRC Business Justification:		
<p>With this development we need to provide safe and easy public access for both businesses and the public. The development of new residential condos and businesses moving on to the property necessitates better access and lighting.</p>		
Alternatives Considered:		
Preliminary Budget:		
Line Description	Amount	
Equipment	\$	-
Labor (Fully Burdened)	\$	50,000
Materials	\$	-
Contracts	\$	1,650,000
Other Expenses	\$	-
Total	\$	1,700,000

Note: All health and/or safety related project(s) should be the highest ranked project(s) in the department.

LEASE SUMMARY

LESSEE: Medallion Building, LLC

CONTRACT NO: 20546

LEASE DESCRIPTION: A parcel containing approximately 23,700 sq. ft., and located at 1520 North Post Road, within the ARRC Anchorage Reserve

KEY CONTRACT PROVISIONS:

Estimated Effective Date: March 1, 2020

Prior Annual Rent: \$19,270 for 23,700 sq.ft. Based on \$10.25 psf (prior leased area 80,193 sq.ft.)

Lease Term: Thirty (30) years

Option to Extend: N/A

Rental Rate: 8%

Lease Area: Approx. 23,700 sq.ft.

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

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

PUBLIC NOTICE: Yes, public comment period expired February 3, 2020.

LEGAL REVIEW: Yes

INTENDED USE: Shop, Warehouse and Equipment Storage for Business.

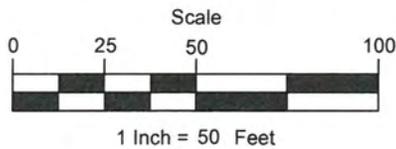
SUMMARY AND RECOMMENDATIONS: Lessee under a current short-term commercial lease has offered to purchase the 7,302 sq. ft. building known as the Medallion Building located on the premises and has requested a new ground lease. Staff recommends approval of a new ground lease with Lessee.

APPROVED: _____

Board Meeting Date: _____

Andy Behrend
ARRC Board Secretary

ALASKA RAILROAD



ALASKA RAILROAD CORPORATION
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Contract No. 20546 - Exhibit A
 Medallion Building, LLC

Area = 23,700 sq ft± (0.5 ac±)

ARRC title - Patent 50-2011-0122 - USS 1170, Lot 2

DRAWN BY:	AMB	SCALE: 1" = 50'	DATE: 2020-01-07
CHECKED BY:	DAS	Anchorage Terminal Reserve	
APPROVED BY:	DAS		
R:\00 RED\LEASES\ANC\20546-L.dwg			

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LEASE SUMMARY

LESSEE: York Steel Company, Inc.

CONTRACT NO: 5611

LEASE DESCRIPTION: Lot 103 as depicted on the unrecorded plat titled "Anchorage Terminal Reserve Warehouse Ave. and First Ave. - "C" Street to Cordovia Street - Portion of Whitney Rd." Sheet 8 and the attached "Exhibit A" and that land lying 60' directly south of said Lot 103, containing 27,300 square feet, more or less.

KEY CONTRACT PROVISIONS:

Estimated Effective Date: March 1, 2020

Base Annual Rent: \$19,240.00 (based on 2017 appraised value)

Lease Term: expires 4/30/2039

Prior Annual Rent: \$15,067.14

Option to Extend: N/A

Rental Rate: 8%

Lease Area: Approx. 27,300 square feet

Rent Adjustment: Fair-Market rental value as determined by appraisal.

PUBLIC NOTICE: Yes, public comment period expires February 3, 2020.

LEGAL REVIEW: Yes

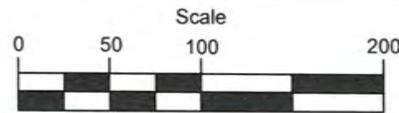
INTENDED USE: Commercial Storage.

SUMMARY AND RECOMMENDATIONS: This parcel has been under a long term lease ARRC Contract No. 5611. Lessee has been storing equipment outside of lease boundaries and now wishes to expand lease area approximately 6,000 square feet to accommodate actual area. Approval of the expanded leased premises is recommended.

APPROVED: _____

Board Meeting Date: _____

Andy Behrend
ARRC Board Secretary



1 Inch = 100 Feet

For indexing purposes this property is located in the SE1/4 Sec. 7, T13N, R3W, S.M.

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ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Contract No. 5611 - Exhibit A
York Steel Company, Inc.

Old Area = 20,361 sq ft± (0.5 ac±)
New Area = 27,300 sq ft± (0.6 ac±)

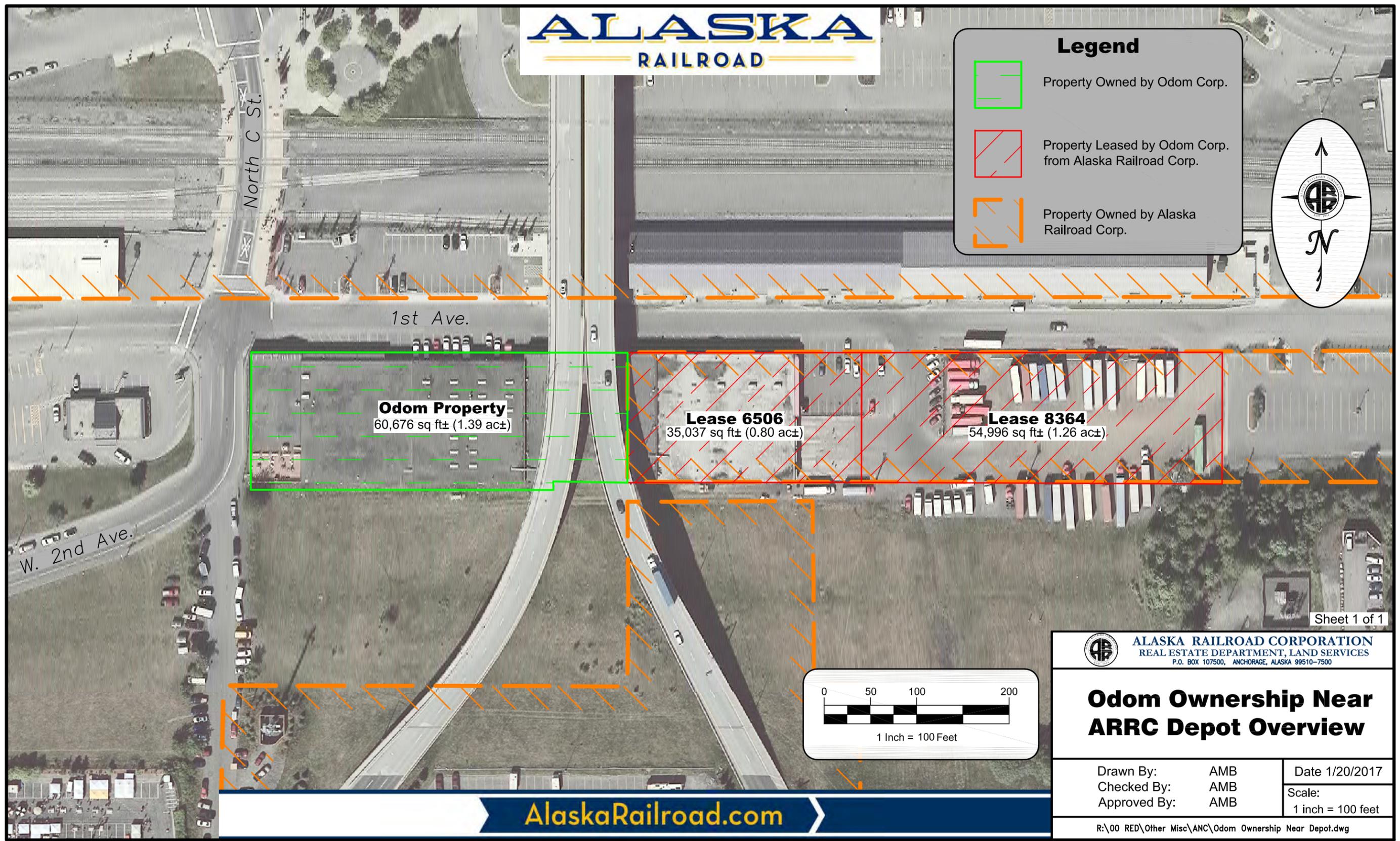
ARRC title - Patent 50-2011-0122 - USS 1170, Lot 2

DRAWN BY:	AMB	SCALE: 1" = 100'	DATE: 2020-01-15
CHECKED BY:	DAS	Anchorage Terminal Reserve	
APPROVED BY:	DAS		

R:\00 RED\LEASES\ANC\5611-L For RE Com.dwg

Legend

-  Property Owned by Odom Corp.
-  Property Leased by Odom Corp. from Alaska Railroad Corp.
-  Property Owned by Alaska Railroad Corp.



Sheet 1 of 1

 **ALASKA RAILROAD CORPORATION**
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Odom Ownership Near ARRC Depot Overview

Drawn By: AMB
 Checked By: AMB
 Approved By: AMB

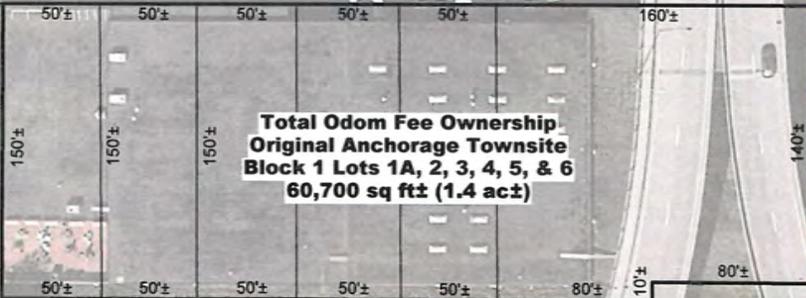
Date 1/20/2017
 Scale:
 1 inch = 100 feet

ALASKA RAILROAD

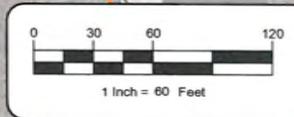


1st Ave.

**Total Odom Fee Ownership
Original Anchorage Townsite
Block 1 Lots 1A, 2, 3, 4, 5, & 6
60,700 sq ft ± (1.4 ac ±)**



2nd Ave.



ALASKA RAILROAD CORPORATION
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107000, ANCHORAGE, ALASKA 99510-7000

Odom Fee Ownership
 Original Anchorage Townsite
 Block 1 Lots 1A, 2, 3, 4, 5, & 6

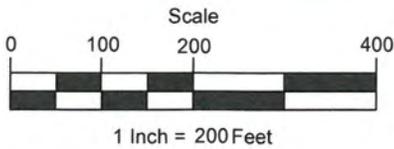
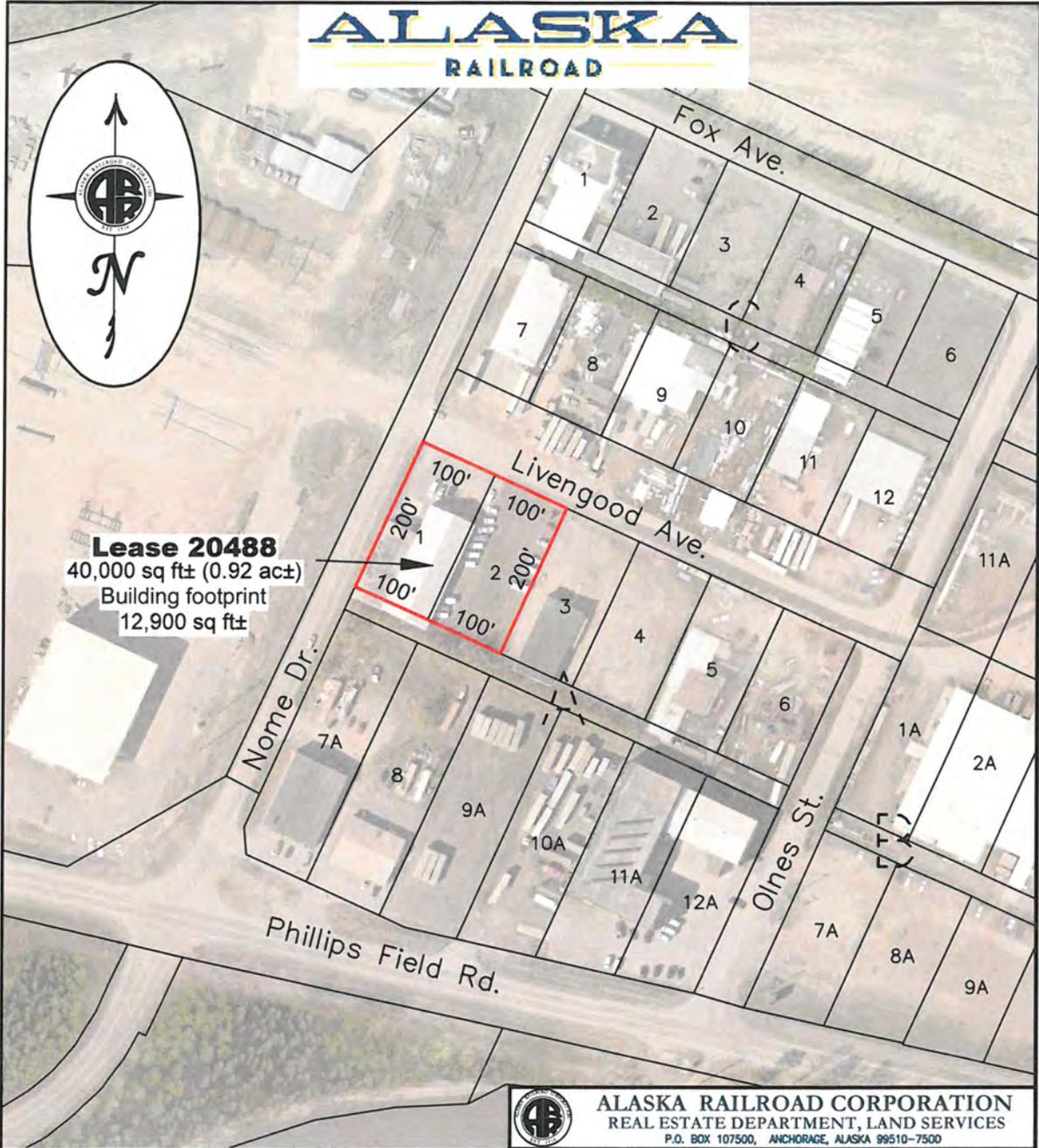
DRAWN BY: <u>AMB</u>	SCALE: <u>1" = 60'</u>	DATE: <u>2019-12-13</u>
CHECKED BY: <u>---</u>	Anchorage Terminal Reserve	
APPROVED BY: <u>---</u>	R:\00 RED\Other Misc\ANC\Odom Fee Ownership.dwg	

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ALASKA RAILROAD



Lease 20488
 40,000 sq ft± (0.92 ac±)
 Building footprint
 12,900 sq ft±



For indexing purposes this property is located in the NE1/4 Sec. 9, T1S, R1W, F.M.



ALASKA RAILROAD CORPORATION
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Contract No. 20488 - Exhibit A
 The Odom Corporation
Area = 40,000 sq ft± (0.92 ac±)

ARRC title - Patent 50-2006-0464
 USRS T1S R1W, F.M., Lots 1-5, Sec. 9

DRAWN BY:	AMB	SCALE: 1" = 200'	DATE: 2019-05-07
CHECKED BY:	DAS	Fairbanks Terminal Reserve	
APPROVED BY:	DAS	R:\00 RED\LEASES\FBX\20488-L.dwg	

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ALASKA RAILROAD

Spenard Builder Supply

Phillips Field Rd.

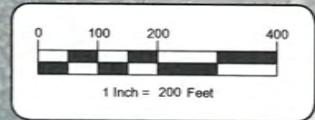
Phillips Fields Rd. / Peger Rd. Site
Chena Landings Subdivision - Tract 1
(7.3 ac±)

Chena Landings Loop Rd.

New Driveway

Peger Rd.

Best Western Hotel



Sheet 2 of 3

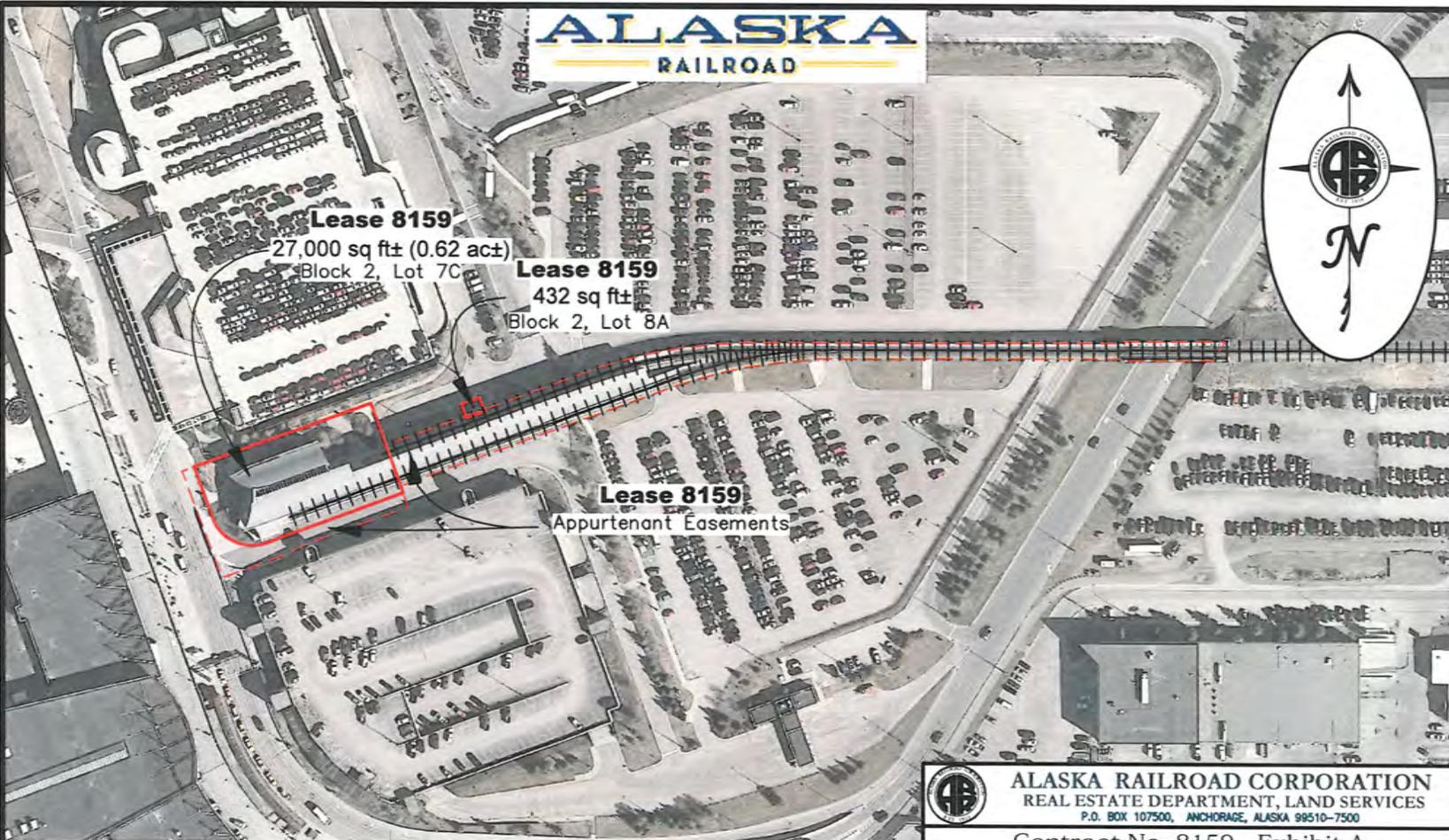
 **ALASKA RAILROAD CORPORATION**
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107090, ANCHORAGE, ALASKA 99510-7090

Phillips Field Rd. / Peger Rd.
Area = 320,000 sq ft ± (7.3 ac±)

DRAWN BY: AMB	SCALE: 1" = 200'	DATE: 2019-09-04
CHECKED BY: CAS	Fairbanks Terminal Reserve	
APPROVED BY: CAS	R:\00 RED\Other Misc\FAI\Possible Odom Fairbanks Sites.dwg	

AlaskaRailroad.com

ALASKA RAILROAD



Lease 8159

27,000 sq ft± (0.62 ac±)

Block 2, Lot 7C

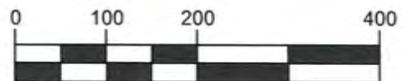
Lease 8159

432 sq ft±

Block 2, Lot 8A

Lease 8159

Appurtenant Easements



1 Inch = 200 Feet

For indexing purposes this property is located in the NW1/4 Sec. 34 T13N R4W S.M.

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ALASKA RAILROAD CORPORATION
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Contract No. 8159 - Exhibit A
 State of Alaska, Department
 of Transportation

Lease Area = 27,432 sq ft± (0.63 ac±)
Easement Area = 42,300 sq ft± (0.97 ac±)

DRAWN BY:	AMB	SCALE: 1" = 200'	DATE: 2017-08-29
CHECKED BY:	DAS	Anchorage Airport	
APPROVED BY:	DAS		
R:\00 RED\LEASES\ANC\8159-L.dwg			



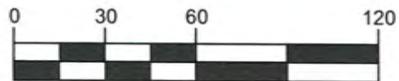
ALASKA
RAILROAD



Proposed Airport Lease
19,920 sq ft ± (0.46 ac ±)

Proposed Airport Lease
Aerial Easement

Proposed Airport Lease
Appurtenant Road Easement



1 Inch = 60 Feet

For indexing purposes this property is located in the NW1/4 Sec. 34 T13N R4W S.M.

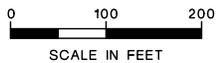
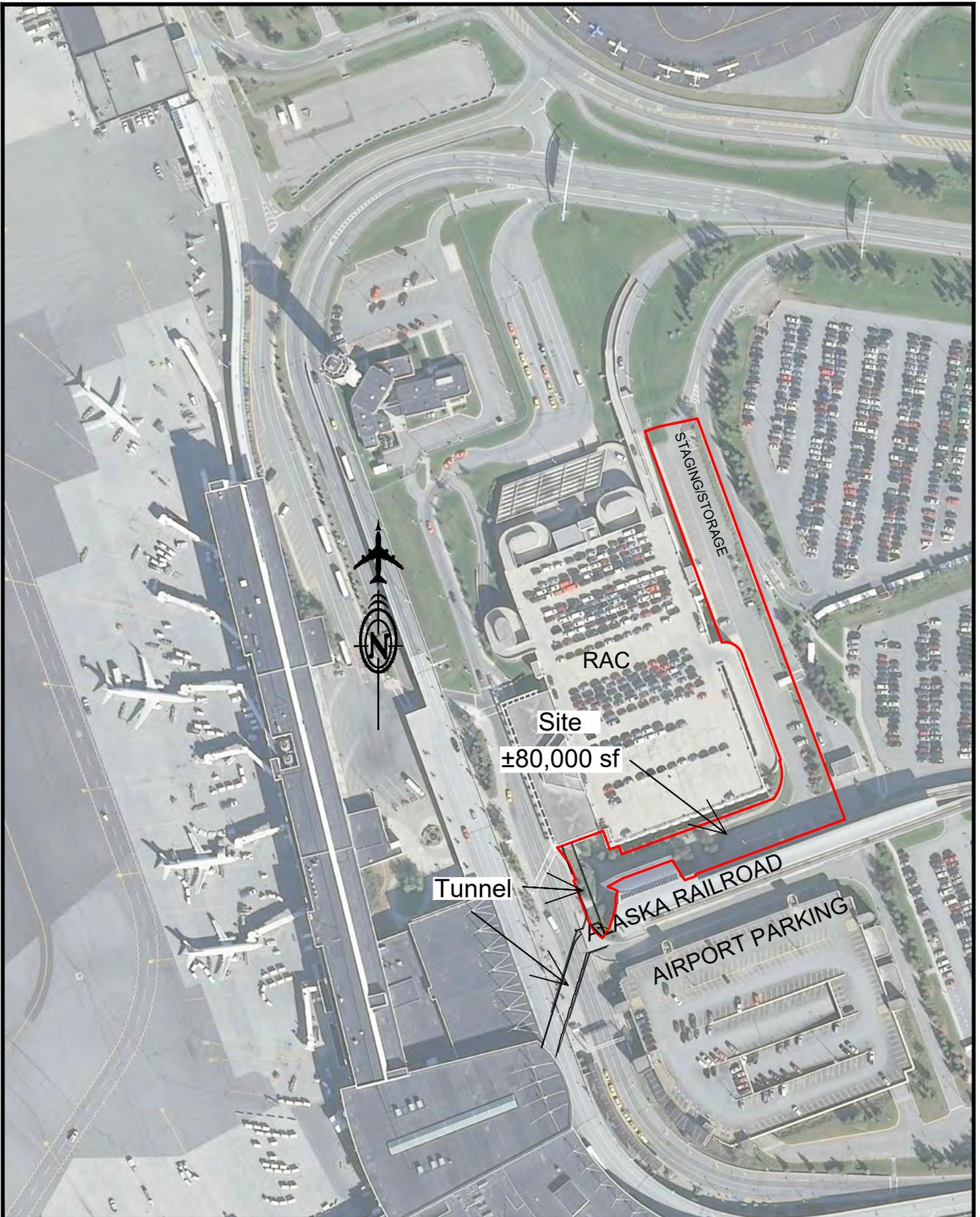
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ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Proposed Airport Lease
State of Alaska, Department
of Transportation

Lease Area = 19,920 sq ft ± (0.46 ac ±)
Easement Area = 42,300 sq ft ± (0.97 ac ±)

DRAWN BY:	AMB	SCALE: 1" = 60'	DATE: 2017-10-24
CHECKED BY:	DAS	Anchorage Airport	
APPROVED BY:	DAS		
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SCALE IN FEET

Airport Leasing

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

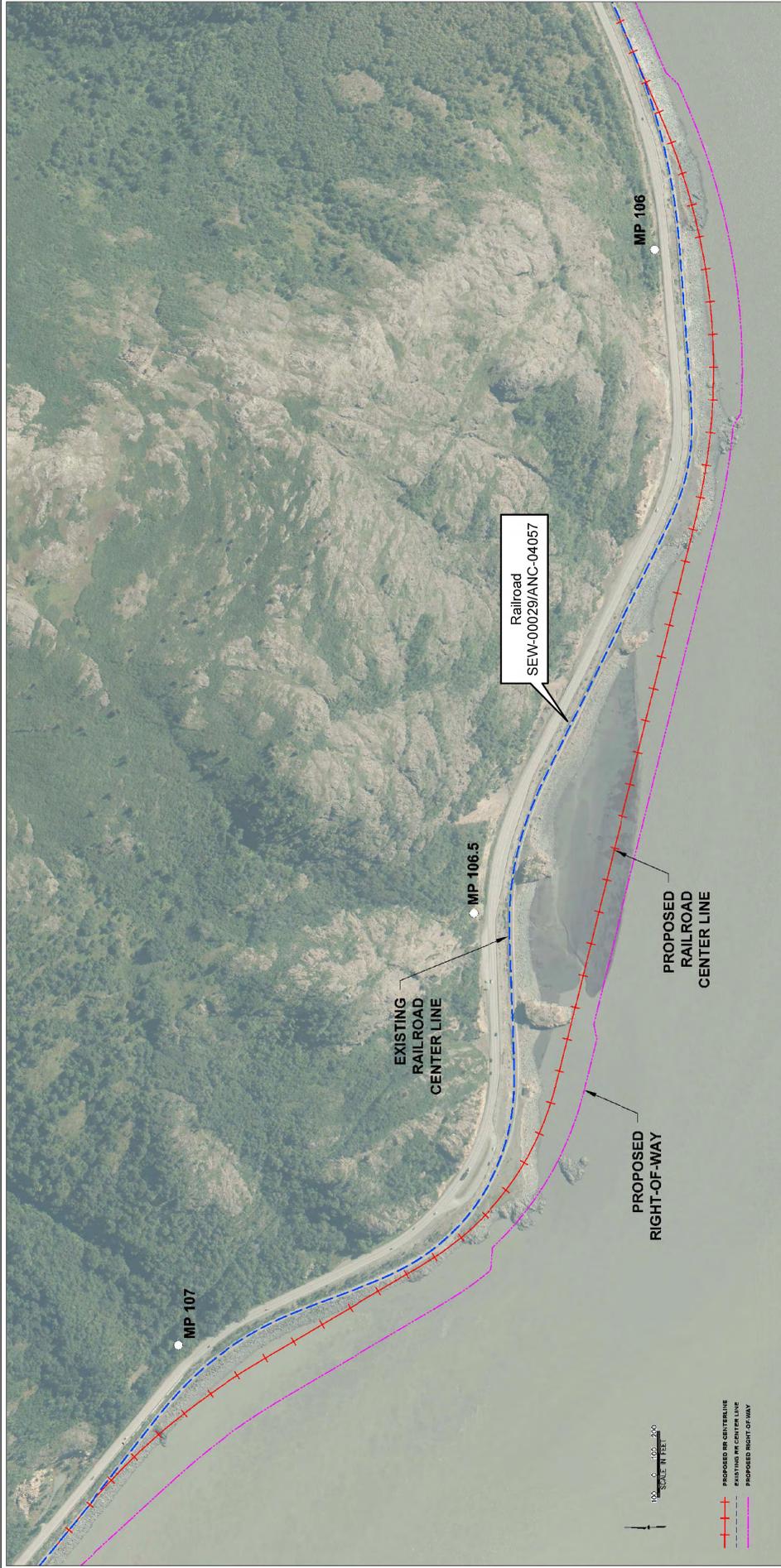


Exhibit
Proposed Hotel Site

June 2019

SHEET

1
of
1



**Windy Corner 105-107
AKRR Realignment, Plan View**

S1.2 & 3 T10N R2W
S6 T10N R1W
S32 & 33 T11N R2W
Seward Meridian, Alaska

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
DOT&PF Project No. 0A3-1(34)/56631
WINDY CORNER SEWARD HIGHWAY
MILEPOST 105-107
Municipality of Anchorage, Alaska
DATE: February 02, 2015 **FIGURE 5**



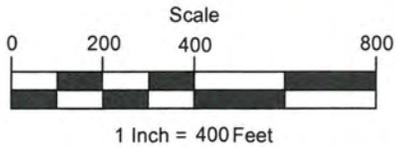
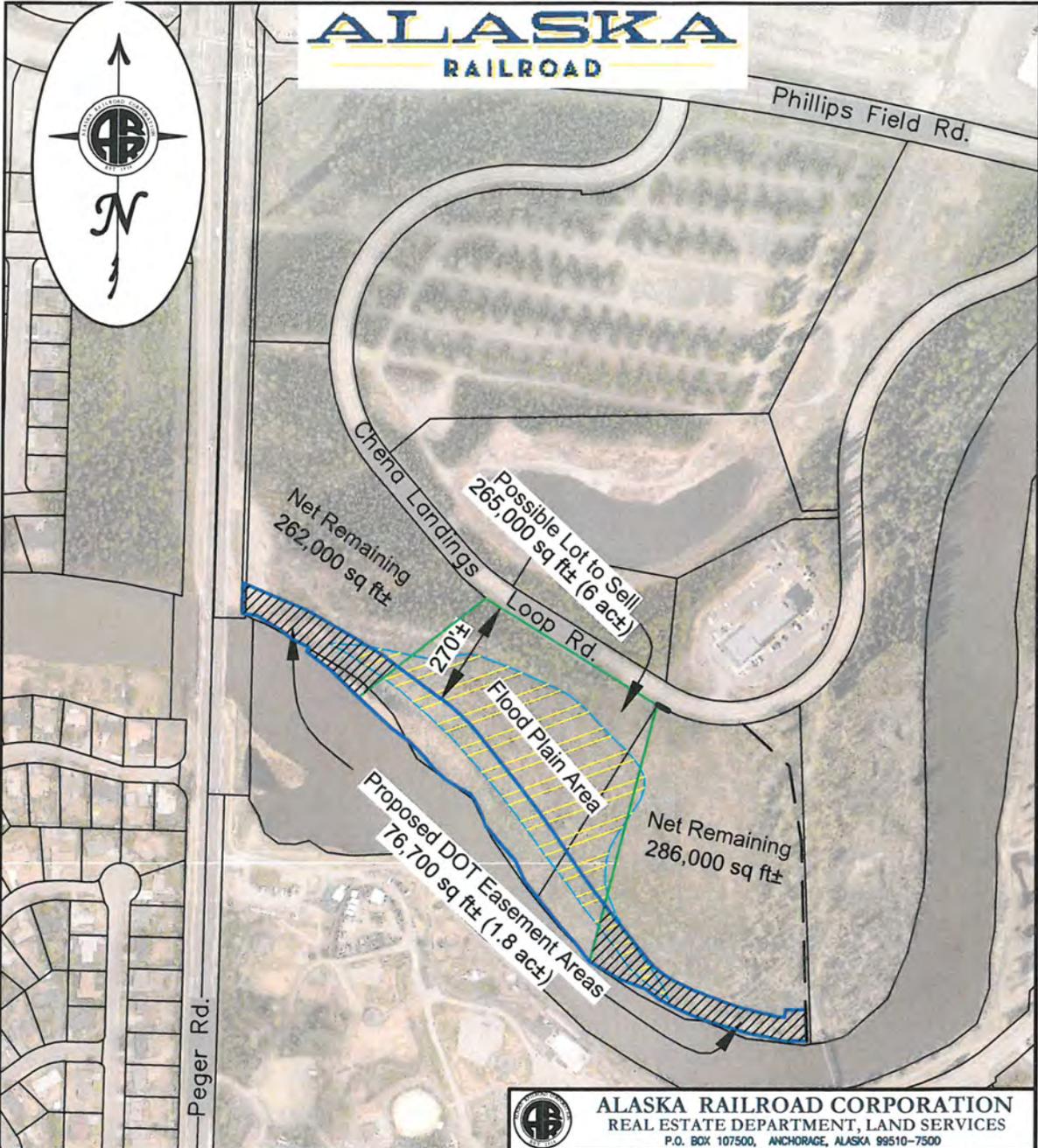


ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

ACS Building in Fairbanks
Reserve Overview



DRAWN BY:	AMB	SCALE:	1" = 400'	DATE:	2019-10-29
CHECKED BY:	---				
APPROVED BY:	---				
R:\00 RED\Other Misc\FA\ACS Building Overview.dwg					



For indexing purposes this property is located in the W1/2 Sec. 9, T1S, R1W, F.M.

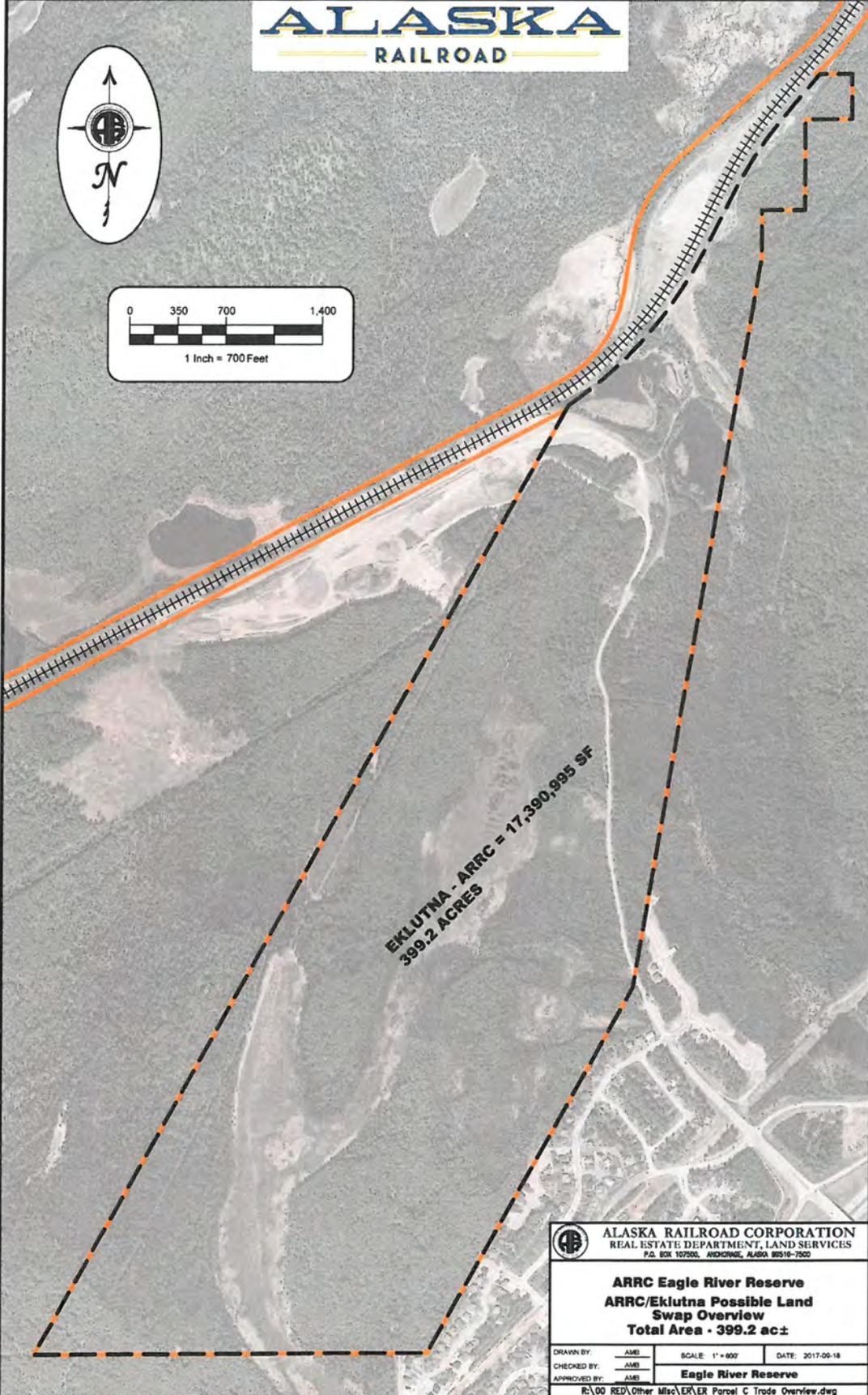
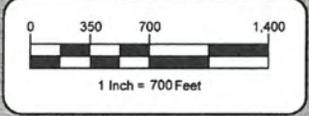
ALASKA RAILROAD CORPORATION
 REAL ESTATE DEPARTMENT, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

DOT Proposed Chena River Trail with Floodplain
Area = 219,000 sq ft± (5.0 ac±)

ARRC title - Patent 50-2006-0464
 Gov. Lots 1-5, Sec. 9, T1S, R1W, F.M.

DRAWN BY:	AMB	SCALE:	1" = 400'	DATE:	2020-01-14
CHECKED BY:	DAS	Fairbanks Terminal Reserve			
APPROVED BY:	DAS				
R:\00 RED\PERMITS\FBX\Chena River Walk.dwg					

ALASKA RAILROAD

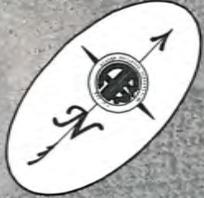


 ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

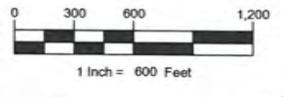
**ARRC Eagle River Reserve
ARRC/Eklutna Possible Land
Swap Overview
Total Area - 399.2 ac±**

DRAWN BY: JMI	SCALE: 1" = 600'	DATE: 2017-06-18
CHECKED BY: JMI	Eagle River Reserve	
APPROVED BY: JMI		
R:\00 RED\Other Misc\ER\ER Parcel C Trade Overview.dwg		

ALASKA RAILROAD



**EKLUTNA - ARRC = 6,965,264 SF
159.9 ACRES**



ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107300, ANCHORAGE, ALASKA 99510-7000

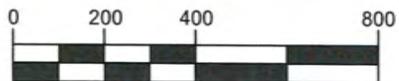
ARRC Birchwood Reserve
ARRC/Eklutna Possible Land
Swap Overview With SBS
Total Area - 199.7 ac±

DRAWN BY: —AMS	SCALE: 1" = 600'	DATE: 2018-05-14
CHECKED BY: —AMS	ARRC Birchwood Reserve	
APPROVED BY: —AMS		
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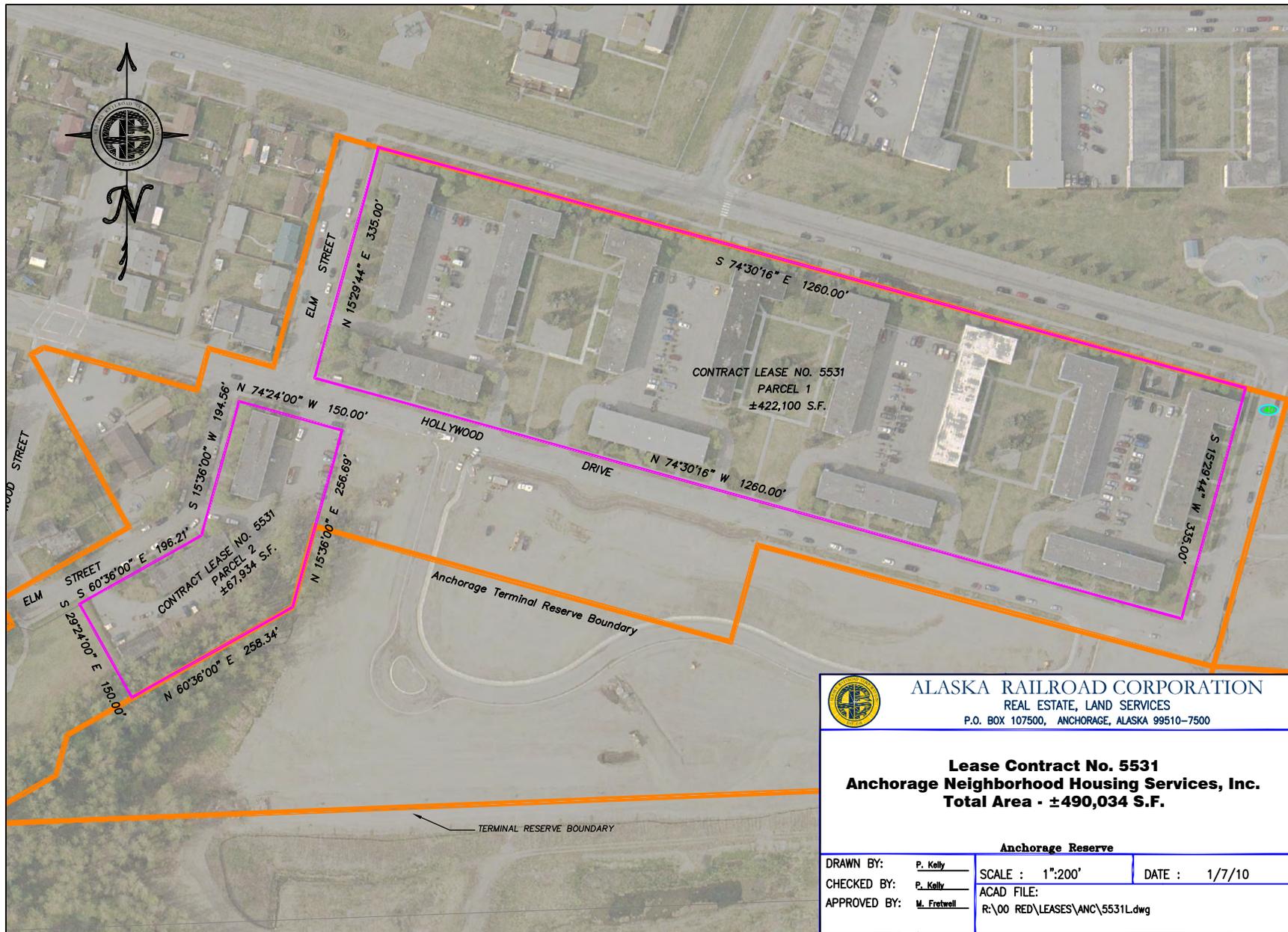


1 Inch = 400 Feet

For indexing purposes this property is located in the S1/2 Sec. 13, and the N1/2 Sec. 24, both within, T8N, R4E, S.M.

AlaskaRailroad.com

	ALASKA RAILROAD CORPORATION	
	REAL ESTATE DEPARTMENT, LAND SERVICES P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500	
Contract No. 5136 - Exhibit A Whittier Manor Condominium Association Area = 58,730 sq ft± (1.35 ac±)		
ARRC title - Patent 50-2005-0045 - USS 9008 Lot 8		
DRAWN BY:	AMB	SCALE: 1" = 400'
CHECKED BY:	DAS	DATE: 2018-09-04
APPROVED BY:	DAS	Whittier Terminal Reserve
R:\00 RED\LEASES\WHI\5136-L Overview.dwg		




ALASKA RAILROAD CORPORATION
 REAL ESTATE, LAND SERVICES
 P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

Lease Contract No. 5531
Anchorage Neighborhood Housing Services, Inc.
Total Area - ±490,034 S.F.

Anchorage Reserve	
DRAWN BY: <u>P. Kelly</u>	SCALE : 1"=200'
CHECKED BY: <u>P. Kelly</u>	DATE : 1/7/10
APPROVED BY: <u>M. Fretwell</u>	ACAD FILE: R:\00 RED\LEASES\ANC\5531L.dwg