



# TENANT

## news FLASH

No. 18 • 10/08/2015

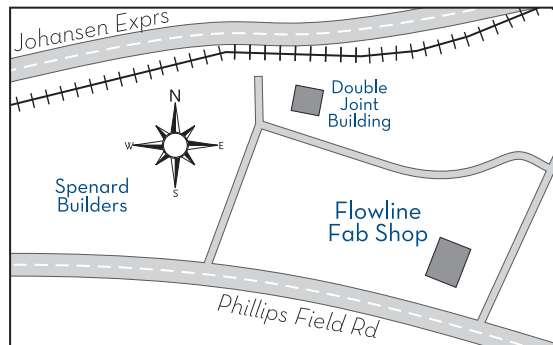
An electronic news bulletin for Alaska Railroad Real Estate Customers  
Previous issues at [www.AlaskaRailroad.com](http://www.AlaskaRailroad.com) (Corporate / Community)

## Real Estate Customer Round-up

Several lease customers are making significant investments to buildings, property and businesses.

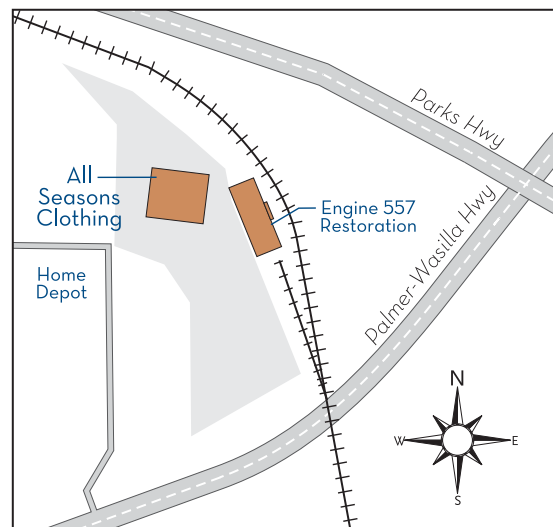
### Flowline Alaska: Fairbanks

In Fairbanks, Flowline Alaska, Inc. is constructing a new fabrication shop off of Phillips Field Road, at the intersection with Nome Drive (just down the street from Spenard Builders Supply). The facility will provide more than 20,000 square feet of enclosed space to house fabrication services. With more space in the 130-by-160-foot facility, Flowline expects to offer a shorter turn-around time and to add more services to meet customer needs. The shop location is ideal, given its strategic placement near the rail yard and rail services, as well as close proximity to the expressway with quick access to other key road arteries.



### All Seasons Clothing: Wasilla

Local retailer All Seasons Clothing Co. has moved into the south Wasilla building the railroad purchased from the Alaska Department of Transportation a few years ago. Situated near the intersection of the Palmer-Wasilla and Parks highways, the store has experienced a marked increase in business traffic; so much so, that it has expanded into more areas of the building. "Every day, customers make a point of saying they never knew we were in Wasilla for the six years we've been in business. Driving to the other side of Wasilla was not convenient," said owners Drew & Karae Lay.



(continued on next page)

## REMINDER: Anchorage Customer Luncheon October 13

The Real Estate Department is hosting another customer appreciation lunch 11:30 a.m. to 1:00 p.m. Tuesday, October 13, at the railroad headquarters building, 327 W. Ship Creek Avenue in lower downtown Anchorage.

Take time to attend and catch up on railroad news, ask questions about issues of interest, and network with fellow tenants and railroad staff. Lunch is on us!

If you have not already RSVP'd for the lunch, please do so no later than **Friday, October 9** (Monday, Columbus Day, is a holiday for the railroad and the Real Estate offices will be closed). Call Kellyan Taylor at 265-2466 or email her at [TaylorK@akrr.com](mailto:TaylorK@akrr.com). ●●●

## Real Estate Customer Round-up (continued)

“Customers love our new central location and the nice modern upgrades that the railroad and All Seasons have provided,” the Lays noted. All Season carries popular brands of work clothing, as well as apparel and gear for people who enjoy the outdoors year round.

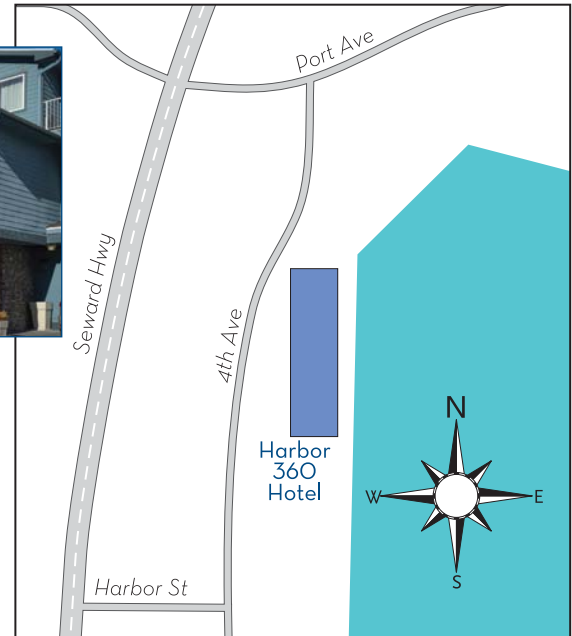


### Harbor 360 Hotel: Seward

Long-time Seward resident and businessman Tom Tougas recently purchased the Holiday Inn Express with plans to improve access to Kenai Fjords National Park and to help grow the visitor industry in Seward. Because the hotel offers



360-degree views of the Small Boat Harbor and surrounding Kenai Mountains, Tougas renamed it **Harbor 360 Hotel**. The 90-room hotel located along 4th Avenue will continue to provide the same amenities, such as an indoor pool, hot tub and free continental breakfast. Tougas also owns Major Marine Tours. Starting in 2016, Major Marine Tours check-in will move into the hotel lobby. Several of the tour company’s cruises will depart from the dock directly behind the hotel and Tougas plans to build additional space for all Major Marine departures. ●●●●



## Railroad introduces new Leasing Manager Jill Hall

The Alaska Railroad Real Estate and Facilities Department recently hired Jill Hall as its new Leasing Manager. A licensed real estate salesperson, Hall has 20 years of real estate experience, including commercial leasing, sales and property management. Prior to joining the railroad she was involved with more than 200 commercial real estate transactions at Jack White Commercial, the largest commercial brokerage in Alaska. Previously, Hall was the Operations Manager for Prudential Jack White/Vista Real Estate.



Born and raised in Illinois, Hall earned a bachelor’s degree in Political Science from the University of Oklahoma. The military brought Hall to Alaska in 1994, when the Air Force transferred her husband to Elmendorf AFB.

“I worked with a number of railroaders in my previous position, and they all said great things about the railroad,” said Hall, noting why she decided to apply to join the Alaska Railroad.

●●●●

### ALASKA RAILROAD REAL ESTATE DEPARTMENT CONTACTS

- Jim Kubitz, VP Corp. Planning & Real Estate, (907) 265-2428
- Paul Farnsworth, Director of Facilities, (907) 265-2540
- Andrew Donovan, Director of Real Estate, (907) 265-2617
- Kristen McDonald, Manager, Contracts & Billing, (907) 265-2465
- Jill Hall, Leasing Manager, (907) 265-2325
- Douglas Stephens, Manager of Land Services, (907) 265-2469