

HB 216

Whittier-Alaska Railroad Land Transfer



House Community & Regional Affairs Committee

Representative Ky Holland
House District 9

South Anchorage, Hillside, North Turnagain Arm, Whittier

History: Whittier and the Alaska Railroad

- ▶ Whittier (pop. 272) connects Anchorage with Prince William Sound shipping and ferry routes, and is a popular cruise destination
- ▶ For most of its history, the Alaska Railroad was the only land route connecting Whittier with the rest of the state, via the the Anton Anderson Tunnel
- ▶ The Alaska Railroad has long benefitted from its significant land holdings within the city limits, which constitute 85% of Whittier's developable land
- ▶ In 1998, the Railroad agreed to lease 250 acres to the City for development

From a lease to City ownership

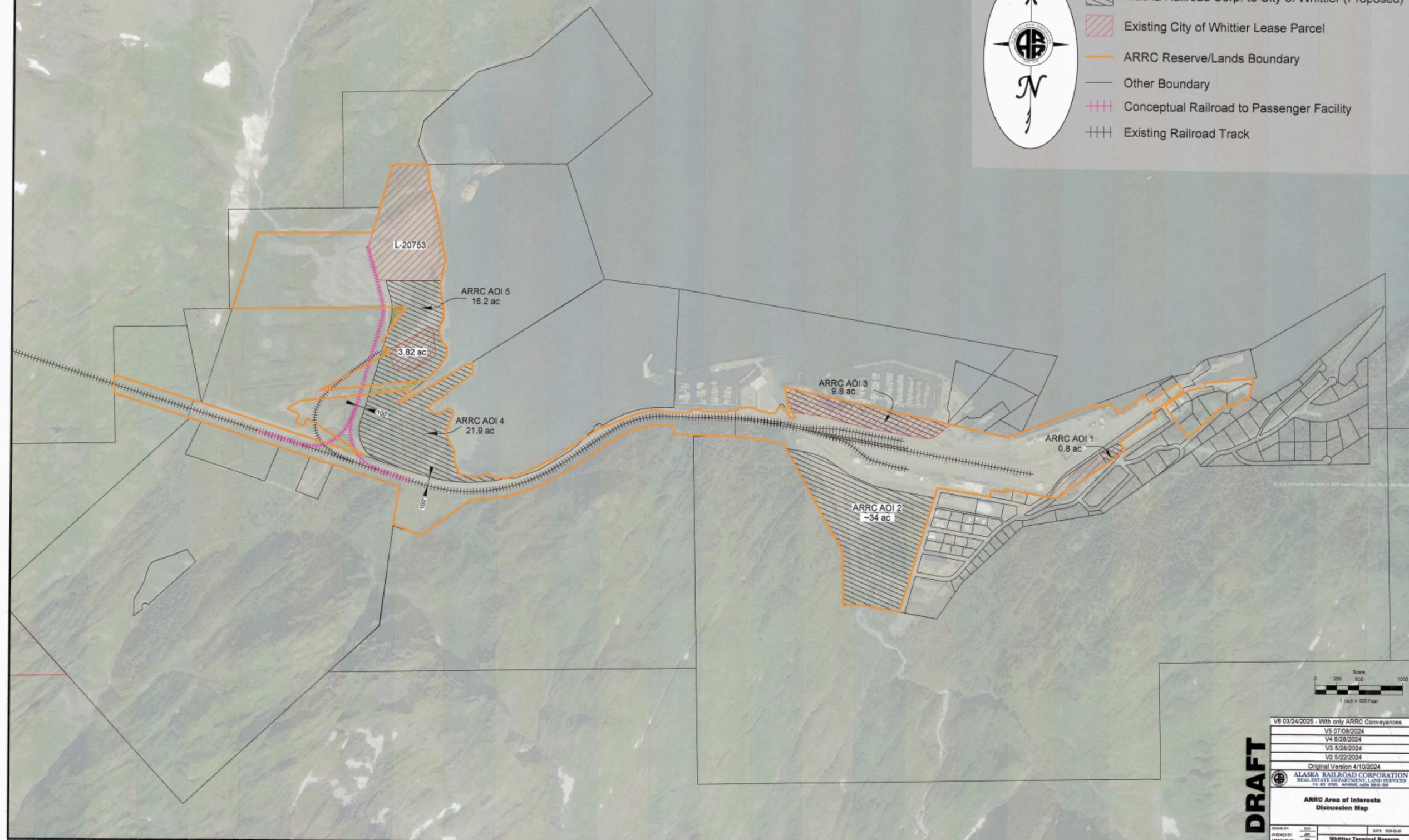
- ▶ The status of the land under the City's lease discourages investment and prevents the City from bringing in tax revenue from businesses situated on the property.
- ▶ Early in 2024, negotiations began for the transfer of ownership of five parcels of land from the Railroad to the City.
- ▶ In December of 2025, the City Council authorized the City Manager to negotiate a final agreement for three parcels, and the Railroad submitted a conditional letter of intent to proceed with the sale.
- ▶ Legislative approval is a critical element required to allow this deal to proceed: under AS 42.40.285, the Railroad is prohibited from relinquishing land without the authorization of the legislature.

ARRC Area of Interests (AOI)



Legend

- Alaska Railroad Corp. to City of Whittier (Proposed)
- Existing City of Whittier Lease Parcel
- ARRC Reserve/Lands Boundary
- Other Boundary
- Conceptual Railroad to Passenger Facility
- Existing Railroad Track



Scale
0 250 500 1000
1 inch = 500 Feet

V6 03/24/2025 - With only ARRC Conveyances	
V5 07/08/2024	
V4 6/28/2024	
V3 5/28/2024	
V2 5/22/2024	
Original Version 4/10/2024	
ALASKA RAILROAD CORPORATION REAL ESTATE DEPARTMENT, LAND SERVICES P.O. BOX 37088, ANCHORAGE, ALASKA 99507-0808	
ARRC Area of Interests Discussion Map	
Drawn by: JSC	Date: 2/28/25
Checked by: JSC	Scale: 1:500
Approved by: JSC	Project: Whittier Terminal Reserve

P:\backslashLand Services\RR_MP_P1-10_MH\07 Doc 2025\2025-03-21 RR Land Swap With COA\RR 2024 Land Swap With Trunk Widening

Section 1

- ▶ Authorizes the Railroad to transfer the five parcels to the city for fair market value per AS 42.40.285
- ▶ Describes the five parcels authorized for transfer
- ▶ Recognizes that further platting and surveying is necessary to complete the exchange, subject to agreement by the parties
- ▶ Ensures that this section meets the requirements for dispensation of land under statutes governing the Railroad

Section 2

- ▶ Establishes an immediate effective date

A scenic view of a coastal town, likely in Alaska, featuring colorful multi-story buildings, a harbor with many boats, and large snow-capped mountains in the background under a clear blue sky. The foreground is filled with lush green trees.

Questions?