

## "An Act relating to the sale, other disposal, leasing and encumbrance of Alaska Railroad Corporation land"

## **Benefits**

#### ARRC

- ARRC will be able to monetize non-performing land assets such as remote areas, unusable small or irregularly shaped parcels or parcels subject to longterm leases that are generating below-market rent due to rent caps.
- o Monetizing non-performing real estate assets will allow investments in real estate infrastructure that will enhance the overall value of the ARRC real estate portfolio.
- o ARRC will be able to react much more quickly with respect to real estate opportunities that could potentially be funded by sale or encumbrance of ARRC land. Under the current situation, delays due to waiting for legislative approval can reduce the benefits of such transactions or completely scuttle or prevent prospective deals.
- o Efficient sales and encumbrances of ARRC land will generate cash flow to respond to apportunities in the real estate market and ensure ARRC complies with its mandate to be self-sufficient.
- o ARRC will be more efficient in engaging with land exchanges with other State entities, such as the DOT-ARRC land exchange currently being discussed.

### Additionally potential beneficiaries:

#### LOCAL GOVERNMENT:

 Sale of ARRC land could increase private development and will increase local tax base.

## ARRC CUSTOMERS:

 Existing ARRC customers acquiring land would benefit from elimination of rental payments and ARRC lease administration.

### PUBLIC:

- Sale of ARRC land will provide the opportunity for individuals to acquire investment and recreational property promoting economic growth and development.
- Sale of ARRC land will benefit its shareholder, the State of Alaska.



# ALASKA RAILROAD MAJOR LAND RESERVES

Happy, MP 463.0 Fairbanks, MP 470.3 NENANA Dome, MP 456.2 RIVER FORT WAINWRIGHT Dunbar, MP 431.6 TANANA Eleson, MP G-28.0 RIVER FIELSON AIR FORCE BASE CLEAR MEWS Nengng, MP 411.7 Clear, MP 388.0 2,490 Acres Usibelli Tipple, MP 362.3 Healy, MP 358.6 6,226 Acres Denail Park, MP 347.0 Oliver, MP 3427 Carlo, MP 334.4 DENALI -NATIONAL PARK Cantwell, MP 319.5 AND PRESERVE Broad Pass, MP 304.3 MOUNTLMaKINLKY TALKRETNA MOUNTAINS SUSITNA Humicane, MP 281.4 4,478 Acres Gold Creek, MP243.2 **CUTY. MP 248.** 5,135 Acres TALKEETNA RIVER ceeing, MP 226.7 162 Acres Gravel PH. MP 223.0 Montana, MP 209.3 MATANUSKA RIVER Caswell, MP 202.3 Washla, MP 157:8 Palmer, MP A-6.5 Malanuska, MP 150.7 Eagle Rivel: MF 128.0 400 Acres FORT ACHARDSON ELMENDORF AIR FORCE BASE CHUGACH T 45 Acres Anchorage, MP 114,3 COOK TURNAGAIN ARM INLET Girdwood, MP 74.5 Portage, MP 44.2 1,203 Acres 291 Acres Tunnel MP 51.0 PRINCE WILLIAM Moose Pass, Mr 27.3 SOUND Grown Point, MP 24.5 etsA [8 -Divide MP 120

Seword, MF 1.7

ALASKA RAILROAD

ALASKA RAILROAD

MILITARY INSTALLATION



## **Land Reserves Map:**

ARRC was deeded land reserves along its mainline by the federal government.

The major reserves, shown here, provide the ARRC with the land base to provide transportation services into the future, and income through land leases and permit revenue.