

HB

171



House Transportation Committee
 Alaska State Legislature
 House of Representatives
 Representative Peggy Wilson - Chair

MEMORANDUM

Date: April 2, 2009
 To: Suzi Lowell, Chief Clerk
 From: Representative Peggy Wilson, Chair
 House Transportation Committee
 Re: House Transportation Committee Schedule

Tuesday, April 7, 2009 1:00 – 3:00 p.m. **Cap. Room 17**

- +* HB 171 - AUTHORIZING TRANSFER OF RAILROAD LAND
- +* SB 142 - TRANSFER RAILROAD LAND TO DOTPF:FAIRBANKS
- +* SB 24 - LOUIS MILLER BRIDGE

Bills Previously Heard/Scheduled
 Teleconferenced

Thursday, April 9, 2009 1:00 – 3:00 p.m. **Cap. Room 17**

No Meeting Scheduled

Bills Previously Heard/Scheduled
 Teleconferenced

Saturday, April 11, 2009 1:00 – 3:00 p.m. **Cap. Room 17**

No Meeting Scheduled

Bills Previously Heard/Scheduled
 Teleconferenced

- indicates bill's first hearing
- = indicates bill has been heard in this committee
- + indicates bill will be teleconferenced

February 23, 2009

Representative Nancy Dahlstrom
State of Alaska
House of Representatives

Dear Representative Dahlstrom:

At our February 19th Government Hill Community Council meeting, Ron Pollock, Executive Director and Sue Lukens, Development Director of Anchorage Community Development Authority, asked us to support the bill authorizing the exchange of Alaska Railroad land in Government Hill for Municipality of Anchorage land. Following their presentation and discussion, our council voted to support this legislation.

Two railroad parcels within Government Hill are under consideration for trade. One is a small triangle of land near the entrance to Government Hill Elementary School. Last year, the Municipality of Anchorage purchased a business on this site and razed the derelict building. Mr. Pollock and Ms. Lukens report that this parcel, if owned by the Municipality, will be modified to improve the entrance to the school, which could enhance appearance, traffic flow and student safety.

The second railroad parcel is approximately 1.77 acres located on the south side of Hollywood Drive. Currently, it is leased from the railroad but is included in the Northpointe Bluff Subdivision. If traded to the Municipality, this parcel could be sold to the developer/owner of the subdivision, who, in turn, could sell lots to individual buyers for single family, owner/occupied homes.

Given the future uses of the above two parcels, as stated by the Municipality, Government Hill Community Council supports this land trade. We ask for your support as well.

Sincerely,



Thomas Pease
Acting President
Government Hill Community Council



**Anchorage
School
District**

5530 E. Northern Lights Blvd.
Anchorage, Alaska 99504-3135
(907) 742-4000

March 10, 2009

The Honorable Nancy Dahlstrom
State of Alaska
House of Representatives

Re: Alaska Railroad/Municipality of Anchorage Land Trade; HB 171

Dear Representative Dahlstrom:

It is my understanding that the above-mentioned bill is being considered at this legislative session.

The land trade proposed between the Alaska Railroad and the Municipality of Anchorage will result in a small parcel of land, directly in front of the entrance to the Government Hill Elementary School, being transferred to the Municipality of Anchorage. Last year the Municipality purchased the business located there, and razed the derelict building. If the parcel is owned by the Municipality it can be used to improve the entrance to the school and enhance student safety there.

The Anchorage School District is in support of this legislation and we urge the legislature to pass the bill in this session.

Thank you for your consideration.

Sincerely yours,

Carol Comeau, Superintendent
Anchorage School District

February 17, 2008

Representative Nancy Dahlstrom
State Capitol, Room 409
Juneau, AK 99801-1182

Re: Alaska Railroad Exchange – Detail Shop

Dear Representative Dahlstrom:

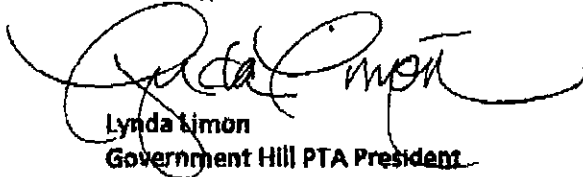
Ron Pollock of the Anchorage Community Development Authority presented information to the Government Hill Elementary PTA on February 12, 2009 regarding the Alaska Railroad Exchange with the Municipality of Anchorage for the following properties:

- 566 E Bluff – AKRR property known as the “Detail Shop”
- 201 W 3rd Avenue - MOA property known as the A/C couplet parking lot
- Northpointe Bluff Property – AKRR property located along Hollywood Wood Drive in Government Hill

We understand that Anchorage Community Development Authority has completed full demolition of the blighted building (formally known as the “detail shop”) in support of the redevelopment of the Government Hill area and in anticipation that a land exchange could occur to make improvements to the entrance/exit to the Government Hill Elementary School.

We fully support the Alaska Railroad exchange with the MOA property as the location of the detail shop/gas station has impeded easy access to the Government Hill Elementary School making it unsafe for drivers and children walking to school.

Sincerely,



Lynda Limon
Government Hill PTA President

cc: Jim Kubitz, Alaska Railroad



Adopted: February 17, 2009

Resolution No. 2009-006

Approving Transfer of Real
Property to the Municipality of
Anchorage

WHEREAS, the Alaska Railroad Corporation (ARRC) is the owner of two separate parcels of land on Government Hill that are proposed for a land swap with the Municipality of Anchorage; and

WHEREAS, one of the parcels, shown on the attached Exhibit A as ARRC Parcel 1, is not contiguous with other ARRC property and does not currently produce lease revenue; all improvements were previously removed from the parcel to expedite the Municipality's movement of gravel from a nearby site to the Port of Anchorage; the parcel presents a physical and legal obstruction to safe and efficient access to the Municipality's Government Hill Elementary School; and

WHEREAS, the second parcel, covered under a long-term lease and shown on the attached Exhibit A as ARRC Parcel 2, is surrounded by municipally owned or controlled property known as the Hollywood Vista site; the site is currently being redeveloped into a residential subdivision after years of planning by the Government Hill community and the Municipality of Anchorage, and ARRC's parcel will be incorporated into the redevelopment; and

WHEREAS, the Municipality would like to acquire the ARRC Parcel 2 in order to more efficiently develop the entire site, allowing the ARRC parcel to be subdivided as part of the overall development which would otherwise be restricted in its use; and

WHEREAS, the Municipality has offered to transfer the land shown on Exhibit A as MOA Parcel 1, which is more desirably located for ARRC use or development, in exchange for both ARRC parcels; and

WHEREAS, the ARRC and municipal properties proposed for exchange have been independently appraised and valued at \$602,800 and \$645,000, respectively; the Municipality has indicated it expects no additional consideration for its slightly higher valued property; and

WHEREAS, ARRC management recommends approval of this land exchange because the corporation will acquire property of equivalent or greater value that will increase the development potential of a central business district site or could potentially be incorporated in the development ARRC's existing Ship Creek land

holdings, which would increase the value of ARRC's property that surrounds MOA Parcel 1; and

WHEREAS, both ARRC Board approval and legislative approval are required for conveyance of the corporation's entire interest in land under AS 42.40.120(c)(14) and AS 42.40.285(1), respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors has reviewed the proposed transaction and approves the conveyance of Parcels A and B as shown on Exhibit A to the Municipality of Anchorage in exchange for conveyance of MOA Parcel 1 as shown on Exhibit A; and

FURTHER RESOLVED, the President and CEO or his designee is authorized to negotiate such other conditions of transfer and take such other steps as he deems are appropriate and in the best interests of the corporation, including but not limited to seeking legislative approval of the conveyance of the corporation's entire interest in land as required by law.

This is to certify that I am the Secretary of the Board of Directors of the Alaska Railroad Corporation, and the above Resolution No. 2009-006 is a true and correct copy of the resolution adopted by the Alaska Railroad Corporation's Board of Directors at its regular meeting on February 17, 2009.

Date

Feb 17, 2009 James B. Blasingame
James B. Blasingame
Board Secretary

Corporate Seal



Block 21, Lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

U.S. Survey 1874 - James W. Cook
Superintendent of the Survey
1874

Block 21, Lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ALASKA RAILROAD CORPORATION
OFFICE OF THE CHIEF ENGINEER
P.O. BOX 1000, ANCHORAGE, ALASKA 99510-1000 (907) 266-7000



PARCEL LOCATION	
BASEMAP	
ISSUED BY:	SCALE: N/A
REVISION BY:	DATE: January 13, 2009
DESIGNED BY:	APPROVED BY:
PROJECT NO.:	SHEET NO.:
OF	OF