



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

Date: January 23, 2024

Time: 9:00 AM

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**Join Zoom Meeting**

<https://us02web.zoom.us/j/84741752682?pwd=VkJWQ2FkWjR1d1BMODRxc3VIbUNuQT09>

Meeting ID: 847 4175 2682

Passcode: 303711

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**Customer Communication:**

- Customer Meetings

**Board Action Items for February 7 Board Meeting:**

- *AFE's / Resolutions to be presented to the Board: None*
- *Contracts to be presented to the Board:*
  - Contract # 20993 – Atlas Tower 1, LLC - Portage

**Briefing / Update**

Seward

- Dock traffic
- Dock and depot projects

Anchorage

- Depot Drive
- Fur Rondy Festival February 22-March 3

Whittier

- Head of the Bay Project update

Fairbanks

- Meeting with Fairbanks International Airport
- Customer party February 5

Nenana

- Land bill

Other Topics

## Executive Session

- Utility permits
- If aspects of agenda items appropriate for Executive Session are identified, those issues may be added to the Executive Session upon motion.

Committee Members: Committee of the whole

**PERMIT SUMMARY**

**PERMITTEE:** Atlas Tower 1, LLC.

**CONTRACT NO:** 20993

**PERMIT DESCRIPTION:** A parcel of land 65' by 65' in size in the ARRC Portage Reserve near Portage Glacier Highway.

**KEY CONTRACT PROVISIONS:**

**Estimated Effective Date:** March 1, 2024

**Base Annual Rent:** \$21,600.00.

**Permit Term:** Five (5) Years

**Prior Annual Rent:** N/A

**Option to Extend:** Seven options to extend, Five (5) years each

**Rental Rate:** N/A

**Rent Adjustment:** Annual 3% increases.

**Lease Area:** 4,225 SF

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**PUBLIC NOTICE:** Yes, public comment period expired February 6, 2024

**LEGAL REVIEW:** Yes

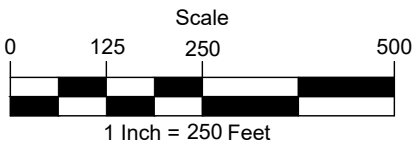
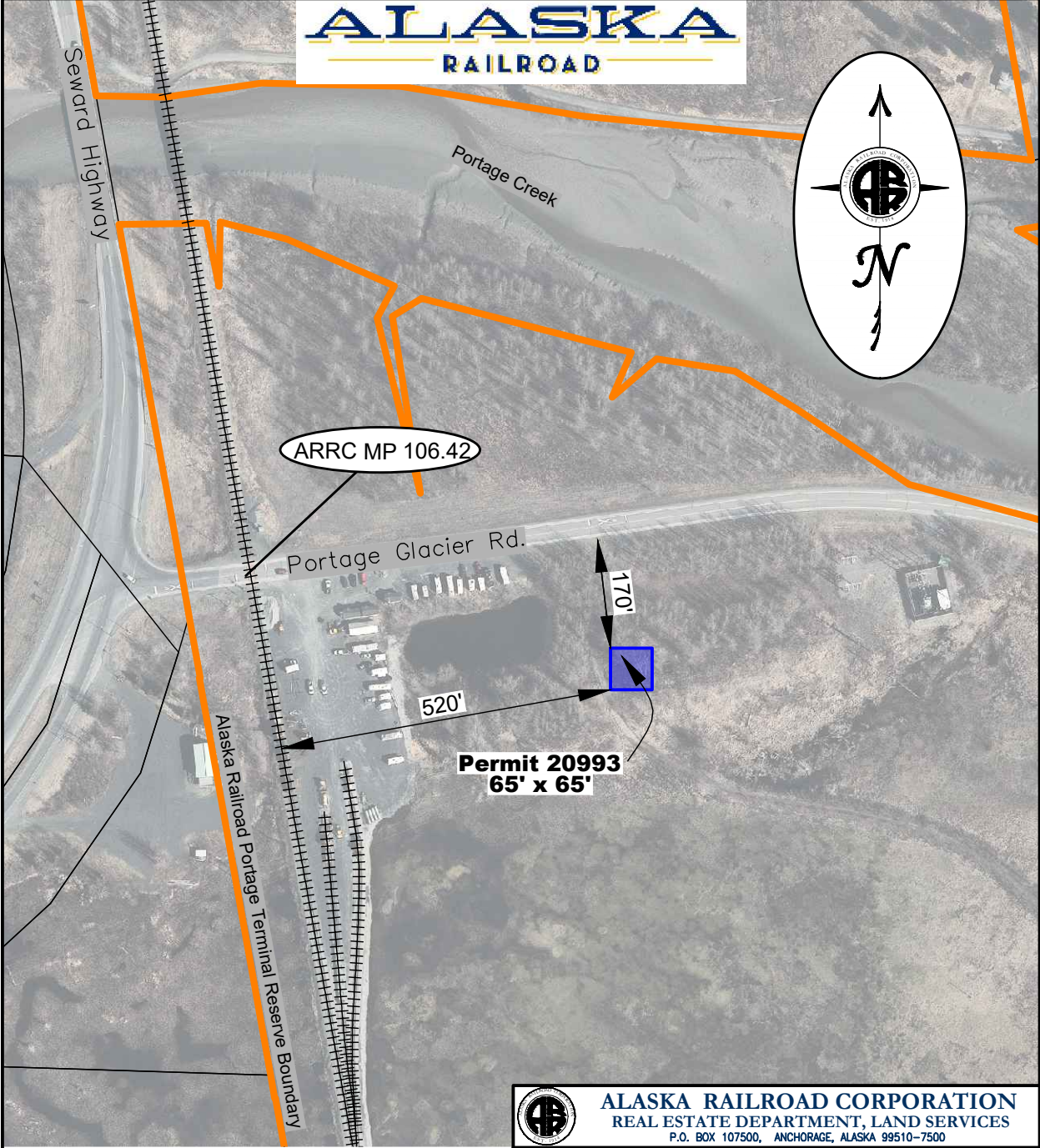
**INTENDED USE:** Cell Tower Site.

**SUMMARY AND RECOMMENDATIONS:** Permittee will need to obtain all necessary permits to proceed with proposed development. ARRC Staff has confirmed that this site will not interfere with future ARRC Wetland Bank Mitigation plans. Accordingly, approval of the proposed permit is recommended.

**APPROVED:** \_\_\_\_\_ **Board Meeting Date:** \_\_\_\_\_

**Jennifer Mergens**  
**ARRC Board Secretary**

# ALASKA RAILROAD



For indexing purposes this property is located in the Sec. 5, T8N, R3E, S.M.

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

**Contract No. 20993 - Exhibit A**  
**Atlas Tower 1, LLC**  
**Area = 4,225 sq ft±**

**ARRC title - Patent 50-50-2005-0042 - USS 7012 Lot 30**

DRAWN BY: DCA	SCALE: 1" = 250'	DATE: 2023-11-15
CHECKED BY: JSR	<b>Portage Terminal Reserve</b>	
APPROVED BY: JSR		
R:\00 RED\PERMITS\POR\20993-P.dwg		

**HOUSE BILL NO. 199**

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-THIRD LEGISLATURE - FIRST SESSION

BY THE HOUSE TRANSPORTATION COMMITTEE

Introduced: 5/10/23

Referred: House Special Committee on Tribal Affairs, Resources

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act approving the transfer of land owned by the Alaska Railroad Corporation to**  
2 **the Nenana Native Association; and providing for an effective date."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 \* **Section 1.** The uncodified law of the State of Alaska is amended by adding a new section  
5 to read:

6 APPROVAL OF THE TRANSFER OF REAL PROPERTY TO THE NENANA  
7 NATIVE ASSOCIATION. (a) The Alaska Railroad Corporation shall convey the  
8 corporation's interest in the surface estate of the following parcels of real property located in  
9 Sections 13, 14, and 23 of Township 8, North, Range 4, West, Fairbanks Meridian to the  
10 Nenana Native Association:

11 (1) Commencing at M.C.1 as shown on the plat of the Nenana Townsite  
12 approved February 3, 1917, said corner being also Corner No. 1 of U.S.S. 1503; thence south  
13 82 degrees 43 minutes west, 439.07 feet; thence south 84 degrees 00 minutes west, 255.0 feet;  
14 thence south 74 degrees 00 minutes west, 240 feet to a point on the Easterly end of the Alaska

1 Railroad's timber bulkhead retaining wall; thence continuing Westerly along the face of said  
2 timber bulkhead retaining wall approximately 1,090 feet to the end of said timber bulkhead  
3 retaining wall and Easterly end of the Alaska Railroad's sheet piling retaining wall; thence  
4 continuing Westerly along the face of the Alaska Railroad's sheet pile retaining wall to its  
5 end; thence continuing Westerly along the meanders of the South bank of the Tanana River 75  
6 feet; thence South, approximately 30 feet to a point located 25 feet Westerly of the centerline  
7 of the Railroad Spur Track known as the Waterfront Track; thence Southerly along a line that  
8 is 25 feet Westerly of and parallel to the centerline of said Waterfront Track to intersection of  
9 said line with the intersection of the Southerly lease boundary line extended of the Standard  
10 Oil Co. of California Alaska Railroad Lease Contract No. 14-25-0003-3128; thence north 89  
11 degrees 23 minutes east, approximately 32 feet to the Southwesterly corner of said Standard  
12 Oil Co. of California lease; thence along the South boundary of Standard Oil Co. of California  
13 lease north 89 degrees 23 minutes east, 78.7 feet to the Southeasterly corner of said lease;  
14 thence Northeasterly along a curve to the right along the Southeasterly boundary line of said  
15 Standard Oil Co. of California lease to the most Easterly corner of said Standard Oil Co. of  
16 California lease, which corner measures 23 feet from the centerline of the Alaska Railroad's  
17 Mainline Track when measured at right angles to the track; thence Northeasterly on a line that  
18 is 23 feet Northerly of and parallel to the centerline of the Alaska Railroad's Mainline Track  
19 approximately 1,530 feet to the intersection of said line with the Westerly right-of-way of "B"  
20 Street of Nenana Townsite extended; thence North along a line which is the Westerly right-of-  
21 way line of said "B" Street extended to a point on the South boundary of the Alaska Railroad  
22 Lease Contract No. 69-25-0003-5062 with J.B. Coghill; thence Easterly along the South  
23 boundary of said J.B. Coghill lease to its Southeasterly corner; thence Northeasterly 392.4  
24 feet more or less to a point 25 feet Northerly of the centerline of the Alaska Railroad's  
25 Mainline Track at Station 19510 + 86.4; thence Easterly along a line that is 25 feet Northerly  
26 of and parallel to the centerline of the Alaska Railroad's Mainline Track approximately 900  
27 feet to a point on the East property line of Lot 7, Block 53 of the Nenana Townsite; thence  
28 North along the East property lines of Lots 7 and 8, Block 53 of the Nenana Townsite to the  
29 Northeasterly corner of said Lot 8 and the Southerly boundary of the Railroad Reserve as  
30 shown on the plat of the Nenana Townsite approved February 3, 1917; thence Northeasterly  
31 along the Southerly boundary of said Railroad Reserve approximately 272.25 feet to a point

1 on the Easterly boundary of said Nenana Townsite as shown on the plat of the Nenana  
2 Townsite approved February 3, 1917; thence North along the Easterly boundary of said  
3 Nenana Townsite 149.86 feet to M.C.1 and the point of beginning.

4 (2) Commencing at the Southeast corner of Lot 5, Block 53 Nenana Townsite  
5 as shown on the plat of the Nenana Townsite approved February 3, 1917; thence Westerly  
6 along the Northerly right-of-way line of Front Street as shown on the aforesaid plat 940 feet;  
7 thence North to a point 45 feet Southerly of the centerline of the Alaska Railroad's Mainline  
8 Track; thence Easterly along a line that is 45 feet Southerly of and parallel to the centerline of  
9 the Alaska Railroad's Mainline Track approximately 950 feet to a point on the Westerly right-  
10 of-way line of the 20 foot north-south alley in Block 53 of the Nenana Townsite which point  
11 is 45 feet from the centerline of the Railroad's Mainline Track when measured at right angles  
12 from the track; thence South along said West alley right-of-way line to the Southeast corner of  
13 said Lot 5, Block 53 and point of beginning.

14 (3) Commencing at corner W.C.M.C.1 of U.S.S, 1138; thence West 400 feet  
15 more or less to a point on the Easterly right-of-way line of the State of Alaska Parks Highway  
16 as granted by the Alaska Railroad Permit No. 14-25-0003-2907; thence Southeasterly along  
17 said Easterly right-of-way line to the point of intersection of said right-of-way line with East  
18 boundary line of U.S.S. 1138; thence North along the East boundary line of U.S.S. 1138 to  
19 corner W.C.M.C.1 and the point of beginning.

20 (4) Commencing at a point on the South boundary of the Standard Oil Co. of  
21 California Alaska Railroad Lease Contract No. 14-25-0003-3128 said point being 50 feet  
22 from the centerline of the Alaska Railroad's Mainline Track when measured at right angles to  
23 said track; thence Southerly along a line that is 50 feet Westerly of and parallel to the  
24 centerline of the Alaska Railroad's Mainline Track approximately 750 feet to a point opposite  
25 of Alaska Railroad Mainline Track Station 19479 + 39.7; thence continuing Southwesterly in  
26 a curve to right along a line that is 50 feet Westerly and Northerly of the centerline of the  
27 Alaska Railroad's wye track to the point of tangent of said wye track; thence Southwesterly  
28 along a line that is 50 feet Northerly of and parallel to the centerline of said wye track 508.5  
29 feet to its end; thence continuing Westerly along a line that is 50 feet Northerly of and parallel  
30 to the centerline of said wye extended approximately 300 feet to a point on East meanderline  
31 of the Nenana River; thence Northerly along the East meanderline of the Nenana River

1 approximately 1,700 feet to the intersection of said meanderline with the South meanderline  
 2 of the Tanana River; thence Easterly along the Southerly meanderline of the Tanana River to  
 3 a point 75 feet West of the West end of the Alaska Railroad's sheet pile bulkhead; thence  
 4 South 30 feet to a point which point is located 25 feet from the centerline of the Railroad's  
 5 Waterfront Track when measured at right angles to said track; thence Southerly along a line  
 6 that is 25 feet Westerly of and parallel to the centerline of said Waterfront Tracks to its point  
 7 of intersection with the South boundary of the Standard Oil Co. of California Lease Contract  
 8 No. 14-25-0003-3128 extended; thence N 89 degrees 23 minutes east, to the point of  
 9 beginning on the South boundary of said Standard Oil Co. of California Lease said point  
 10 being 50 feet from the centerline of the Alaska Railroad's Mainline Track when measured at  
 11 right angles.

12 (5) All that portion of U.S.S. No. 1138 Southerly of a line 100 feet South of  
 13 and parallel to the section line common to aforesaid Sections 14 and 23 and Westerly of a line  
 14 located 100 feet Westerly of the centerline of the Alaska Railroad's Mainline Track.

15 Excepting, however, there shall be reserved to the Alaska Railroad a track right-of-  
 16 way 100 feet each side of the centerline for future construction of a mainline track to serve the  
 17 area West of the Nenana River.

18 (6) Lots 4 and 5, Block 11 and Lots 23 and 24, Block 12 of the Nenana  
 19 Townsite according to the plat of said Nenana Townsite approved February 3, 1917.

20 (b) In consideration for the conveyance authorized in (a) of this section, the Alaska  
 21 Railroad Corporation may accept cash equivalent to the fair market value of the land being  
 22 conveyed.

23 (c) This section constitutes legislative approval under AS 42.40.285(1) for the Alaska  
 24 Railroad Corporation to convey its entire interest in the land described in (a) of this section.

25 \* **Sec. 2.** This Act takes effect immediately under AS 01.10.070(c).



## AN ACT

Authorizing the transfer of land owned by the Alaska Railroad Corporation to the Nenana Native Association; and providing for an effective date.

**Section 1.** The uncodified law of the State of Alaska is amended by adding a new section to read:

### APPROVAL OF THE TRANSFER OF REAL PROPERTY TO THE NENANA NATIVE ASSOCIATION.

(a) The Alaska Railroad Corporation is authorized to convey the Corporation's entire interest in approximately 188 acres, more or less, of railroad land and right-of-way located as follows:

- 1) A portion of Lot 2, U.S Survey No. 1138, within Sections 14 and 23 of Township 4 South, Range 8 West, Fairbanks Meridian, according to the plat of survey officially filed April 10, 1998;
- 2) Lots 1 and 2 of Block 1, Lots 23 and 24 of Block 2, Lots 4 and 5 of Block 11, and Lots 23 and 24 of Block 12, U.S. Survey No. 1127, within Section 14 of Township 4 South, Range 8 West, Fairbanks Meridian, according to the plat of survey approved February 3, 1917;
- 3) A portion of the Railroad Reserve Lot, U.S. Survey No. 1127, within Sections 13 and 14 of Township 4 South, Range 8 West, Fairbanks Meridian, according to the plat of survey approved February 3, 1917;






Subject to and in benefit of all valid existing rights.

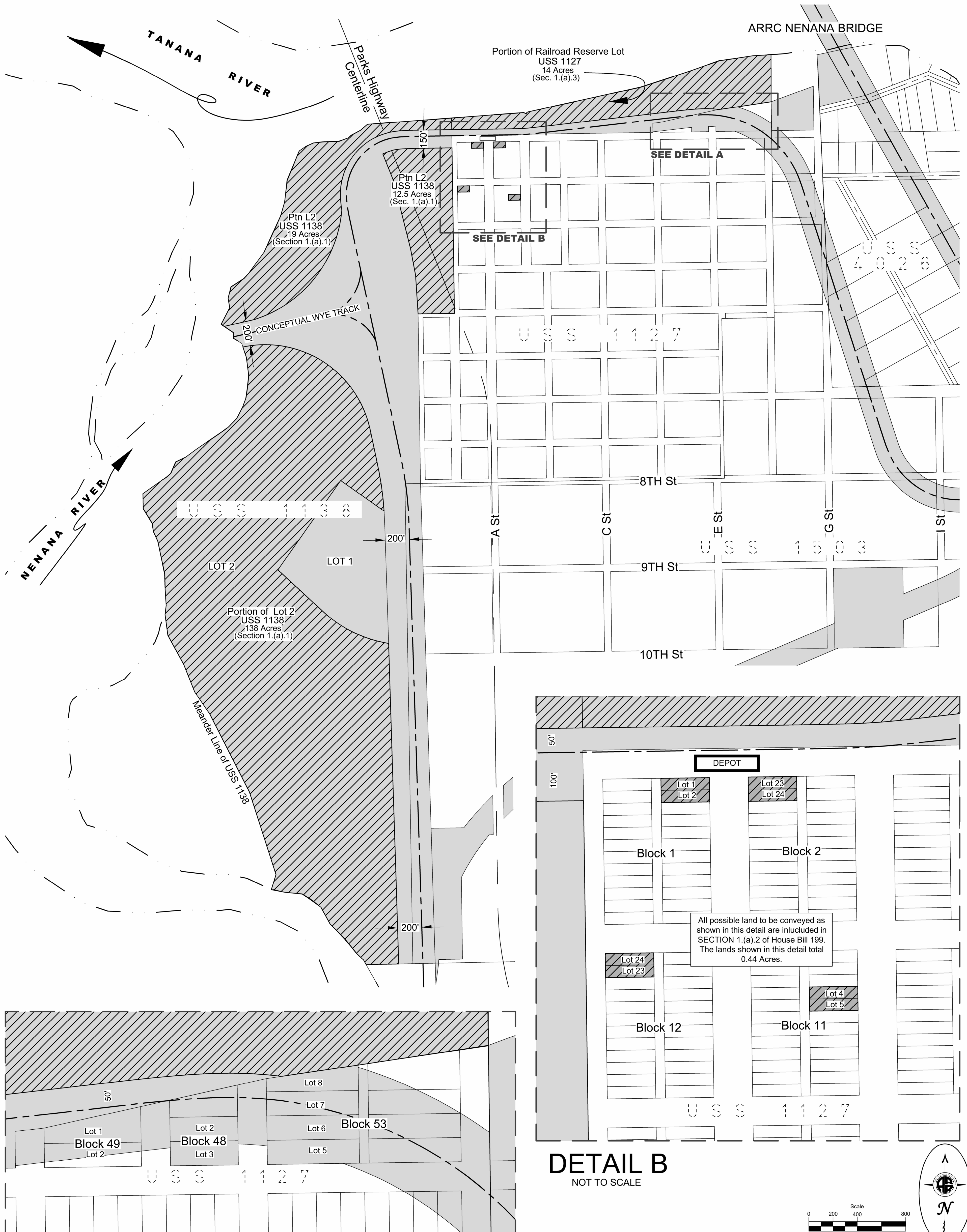
The lands described herein as being portions of existing lots do not currently exist as discrete separate parcels and will therefore need to be surveyed to define and create the final property boundaries. Said survey shall be developed by agreement between the Alaska Railroad Corporation and the Nenana Native Association.

# NENANA - ALASKA RAILROAD LAND STATUS

1. This map is intended to be a conceptual depiction of the legal descriptions in HB199. Under no circumstances should the land depicted as "Non-operational Alaska Railroad Corporation ("ARRC") land determined to be transferable" be considered a final depiction of any future conveyances. In Section 1.(a) of House Bill ("HB") 199. As stated in HB 199, "The land described herein as being a portion (Ptn) of an existing do not currently exist as discrete separate parcels and will therefore need to be surveyed to define and create the final property boundaries. Said survey shall be developed by agreement between the Alaska Railroad Corporation and the City of Nenana."
2. This map does not display the complete land status of land depicted. Easements, parcels, and other rights may exist not shown herein. This map is not a land survey.
3. The areas depicted herein are not a representation of lands leased to the City of Nenana in ARRC Lease Number 5278.
4. The effective date of this map is January 1, 2024 and was drafted by Jonathon S. Roder, PLS (S-129562) of ARRC Land Services.

## Legend

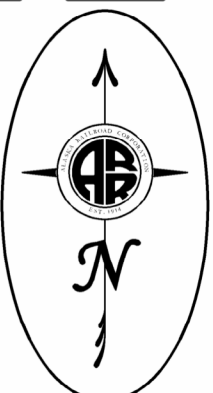
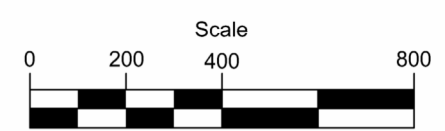
-  Lands where the Alaska Railroad Corporation has an interest. This may include fee ownership or Rights-of-Way.
-  Non-Operational ARRC lands determined to be Transferable. Section references in parentheses below the acreage shown herein reference HB 199 text.
-  Alaska Railroad Mainline Centerline from ARRC GIS data.
-  Parks Highway Centerline from Aerial Imagery.
-  River Edge from Aerial Imagery.



**DETAIL A**  
NOT TO SCALE

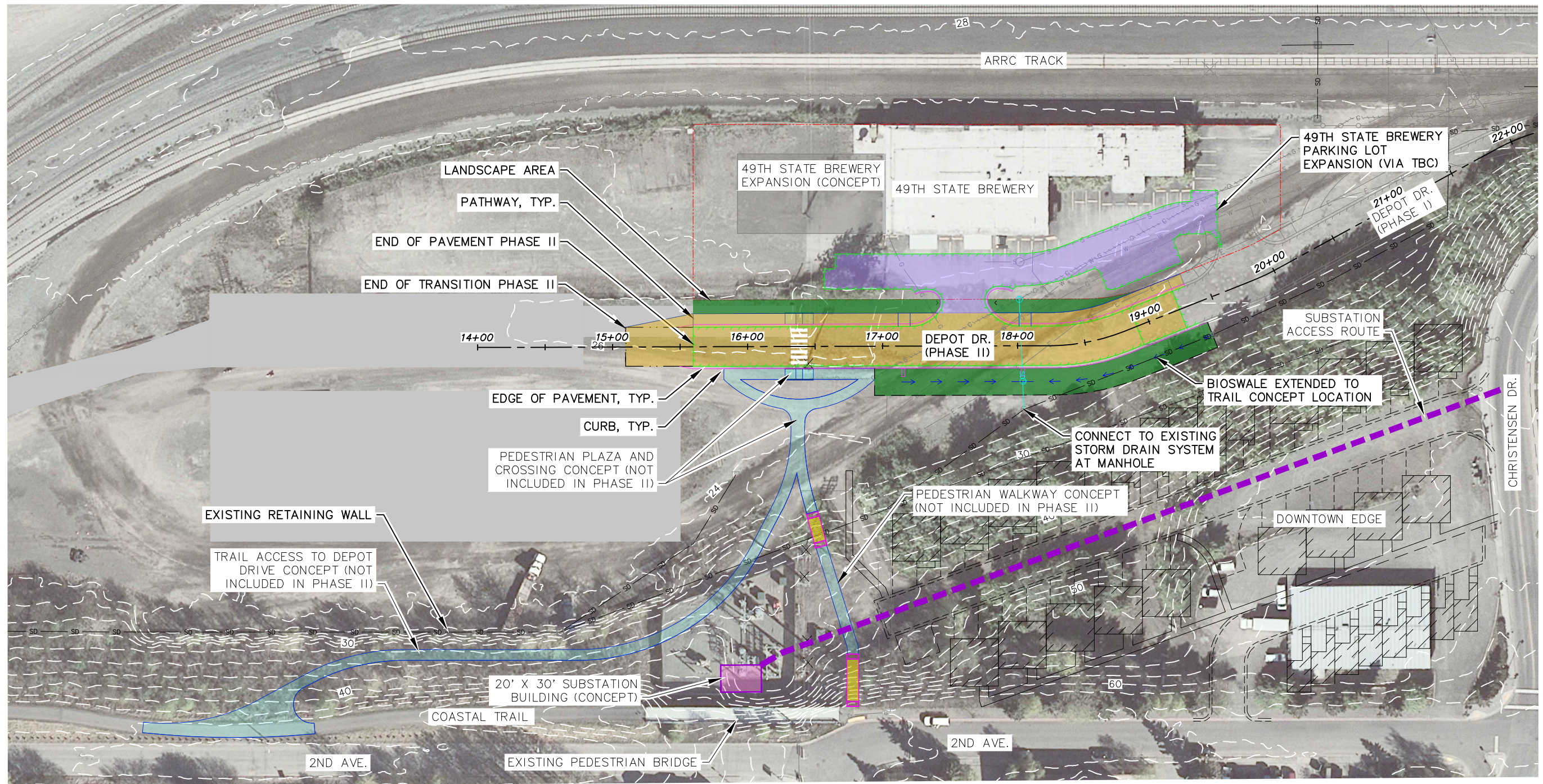
**DETAIL B**  
NOT TO SCALE

All possible land to be conveyed as shown in this detail are included in SECTION 1.(a).2 of House Bill 199. The lands shown in this detail total 0.44 Acres.



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

File: J:\JobsData\31105.03 Depot Drive Ph II\00 CADD 2019\02 Figures\05 Site Plan\31105.03 Site Plan.dwg



**LEGEND:**

	LEASE BOUNDARY
	DEPOT DRIVE ROADWAY (PHASE II)
	49TH STATE BREWERY EXPANSION (CONCEPT VIA TBC)
	TRAIL/WALKWAY ACCESS (CONCEPT)
	REDUCED SUBSTATION (CONCEPT)
	SUBSTATION ACCESS ROUTE
	DEPOT DRIVE PHASE II LANDSCAPE AREAS

- NOTES:**
1. AERIAL IMAGE: 2015 MUNICIPALITY OF ANCHORAGE
  2. TOPOGRAPHY: COMPOSITE OF 2019 ARRC SURVEY AND 2015 MUNICIPALITY OF ANCHORAGE LIDAR DATA.
  3. CONTOURS SHOWN AT 2' INTERVALS.



PROJECT: 31105.03  
STATUS: CONCEPT



DEPOT DRIVE  
PHASE II  
SITE FIGURE

DATE	04 2023
SCALE	GRAPHIC
FIGURE	1