

RESOLUTION NO. 4824

**A RESOLUTION IN SUPPORT OF SENATE BILL 86, AN ACT
RELATING TO THE SALE OR OTHER DISPOSAL, LEASING, OR
ENCUMBRANCE OF ALASKA RAILROAD CORPORATION LAND**

WHEREAS, the Alaska Legislature is considering amendment of AS 42.40.120(c) to incorporate the authorization for the Alaska Railroad (ARRC) to dispose or encumber its entire interest in land; and

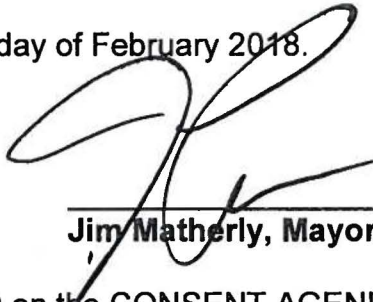
WHEREAS, the ARRC will be able to react much more quickly with respect to real estate opportunities that could potentially be funded by sale or encumbrance of ARRC land; and

WHEREAS, the sale of ARRC land could increase private development and expand the local tax base; and

WHEREAS, sale of ARRC land will provide the opportunity for individuals to acquire investment and recreational property, promoting economic growth and development.

NOW, THEREFORE, BE IT RESOLVED that the Fairbanks City Council supports the passage of Senate Bill 86.

PASSED and APPROVED this 5th day of February 2018.



Jim Matherly, Mayor

AYES: PASSED and APPROVED on the CONSENT AGENDA
NAYS: None
ABSENT: None
APPROVED: February 5, 2018

ATTEST:

APPROVED AS TO FORM:



D. Danyielle Snider, CMC, City Clerk



Paul Ewers, City Attorney

SENATE BILL NO. 86

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTIETH LEGISLATURE - FIRST SESSION

BY SENATOR COGHILL

Introduced: 3/10/17

Referred: Resources, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to the sale or other disposal, leasing, or encumbrance of Alaska**
2 **Railroad Corporation land; and providing for an effective date."**

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

4 *** Section 1.** AS 42.40.120(b) is amended to read:

5 (b) Within 60 days after its first meeting, the board shall delegate the
6 following activities of the corporation to the chief executive officer or other executive
7 officers designated by the board:

8 (1) leasing subject to **AS 42.40.350(b) and (d)** [AS 42.40.285 AND
9 42.40.350(b) AND (d)], granting easements in, issuing permits for the use of, or
10 conveying other interests in property that do not constitute a transfer of the
11 corporation's entire interest in land;

12 (2) establishing specific rates, tariffs, divisions, and contract rate
13 agreements;

14 (3) making routine changes in service levels;

1 (4) establishing procurement and accounting procedures for the
2 corporation; and

3 (5) performing procurement activities.

4 * **Sec. 2.** AS 42.40.120(c) is amended to read:

5 (c) Notwithstanding (a) and (b) of this section, specific board approval is
6 required for the following:

7 (1) issuing bonds upon approval by the legislature;

8 (2) mortgaging or pledging corporation assets;

9 (3) donating property or other assets belonging to the corporation;

10 (4) acting as a surety or guarantor;

11 (5) adopting a long-range capital improvement and program plan;

12 (6) adopting annual reports;

13 (7) effecting general, comprehensive increases and decreases in rates;

14 (8) expanding or reducing services in a major way;

15 (9) expanding the main or branch rail lines including spur, industrial,
16 team, switching, or side tracks, other than performing routine track alignment as
17 necessary to maintain existing service levels;

18 (10) selecting independent auditors and accountants;

19 (11) entering into collective bargaining agreements;

20 (12) adopting annual budgets;

21 (13) beginning a capital project with an estimated completion cost of
22 more than \$500,000 or an estimated completion time of more than one year;

23 (14) exchanging, donating, selling, or otherwise conveying, **disposing**
24 **of, or encumbering** its entire interest in land [SUBJECT TO APPROVAL BY THE
25 LEGISLATURE];

26 (15) exercising the power of eminent domain.

27 * **Sec. 3.** AS 42.40.350(b) is amended to read:

28 (b) Railroad utility corridors shall be of a width at least 100 feet on both sides
29 of the centerline of the extended main or branch line, unless the corporation does not
30 own or control sufficient land to allow a corridor of that width. Railroad utility
31 corridors may be surveyed by the metes and bounds method. The corporation may not

1 convey **or encumber** its entire interest in land within a utility corridor except as
 2 provided in **AS 42.40.120(c)(14)** [AS 42.40.285], 42.40.370(d), and 42.40.400.
 3 However, the corporation may lease, subject to [AS 42.40.285 AND] (d) of this
 4 section, grant easements in or permits for, or otherwise authorize use of portions of a
 5 utility corridor for transportation, communication, and transmission purposes and
 6 support functions associated with those purposes, and for commercial and other uses
 7 authorized under this chapter if the use does not restrict other parallel uses of the
 8 utility corridor.

9 * **Sec. 4.** AS 42.40.350(c) is amended to read:

10 (c) The corporation may lease, subject to [AS 42.40.285 AND] (d) of this
 11 section, grant easements in or permits for, or otherwise authorize use of portions of
 12 rail land. **The** [HOWEVER, THE] corporation may [NOT] convey **or encumber**
 13 its entire interest in rail land [EXCEPT] as provided in **AS 42.40.120(c)(14),**
 14 **42.40.285(2)** [AS 42.40.285, 42.40.352], 42.40.370(d), and 42.40.400.

15 * **Sec. 5.** AS 42.40.350(d) is amended to read:

16 (d) A lease, [OR] disposal, **or encumbrance** of land approved by the **board**
 17 [LEGISLATURE] under **AS 42.40.120(c)(14)** [AS 42.40.285] by the corporation to a
 18 party other than the state shall be made at fair market value as determined by a
 19 qualified appraiser or by competitive bid.

20 * **Sec. 6.** AS 42.40.352 is repealed and reenacted to read:

21 **Sec. 42.40.352. Public notice and accounting for sale or other disposal or**
 22 **encumbrance of land.** (a) Before exchanging, donating, selling, or otherwise
 23 conveying, disposing, or encumbering the corporation's entire interest in land under
 24 AS 42.40.120(c)(14), the corporation shall

25 (1) publish public notice of the proposed action; and

26 (2) provide notice to persons having a leasehold interest in the land
 27 proposed to be sold.

28 (b) The corporation shall separately account for the proceeds from the
 29 exchange, donation, sale, or other conveyance or disposal of the corporation's entire
 30 interest in land and shall report the earnings and balance in the account in the annual
 31 report required by AS 42.40.260. Money in the account may be appropriated in

1 accordance with 45 U.S.C. 1207(a) (Alaska Railroad Transfer Act of 1982).

2 * **Sec. 7.** AS 42.40.285(1) and 42.40.285(4) are repealed.

3 * **Sec. 8.** This Act takes effect immediately under AS 01.10.070(c).