

Date of Action: 8.24.15	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: <i>Kornis</i>	

O'Barr, Buswell, Graham, Wilson in favor
Sullivan - Leonard opposed
Wall absent

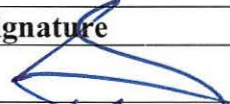


CITY COUNCIL ACTION MEMORANDUM

AM No. 15-31: Authorizing the Mayor to Purchase Parcel A006 Section 10, Township 17 North, Range 1 West, as part of the Main Street Couplet project for the relocation of train passenger service in Wasilla.

Originator: Public Works Director

Date: August 5, 2015

Agenda of: August 24, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director		8/5/15
X	Finance Director		8-5-15
X	Deputy Administrator		8/5/15
X	City Clerk	<i>Kornis</i>	8.6.15

Reviewed by Mayor Bert L. Cottle:  August 5, 2015

Fiscal Impact: yes \$1,500,000 **Funds Available:** yes

Account name/number: Main St Couplet/160-4320-432.45-61

Attachments: Appraisal Summary (3 pages)
 Alaska Railroad Correspondence (4 pages)
 Development Plan (9 pages)

Summary Statement: The attached July 15, 2015 letter from the Alaska Railroad confirms the Wasilla Main Street project design will require the relocation of the existing passenger boarding activities to another location. In addition, the Alaska Railroad has confirmed that Parcel A006 Section 10 T17N R1W is a suitable location for passenger boarding activities once the Main Street project is constructed. This will allow the train to continue stopping in Wasilla without blocking Knik-Goose Bay Road or the Talkeetna-Yenlo portion of the couplet project.

Funding for the property acquisition will be from a \$5 million State Grant the City received in 2012 for the Main Street Couplet project.

Staff Recommendation: Adopt AM No. 15-31.



July 15, 2015

Kelly Petersen
ADOT & PF
4111 Aviation Avenue
PO Box 196900
Anchorage, AK 99519-6900

RE: Wasilla Main Street project

Dear Ms. Petersen:

As we have been discussing since the first part of this year, the proposed Alaska Department of Transportation and Public Facilities (ADOT) Wasilla Main Street project design will require the relocation of the Alaska Railroad Corporation's (ARRC) existing passenger boarding activities to another location. Although the project is in final design, ADOT is concerned that the Federal Transit Administration (FTA) may require level platform boarding at the new location.

We do not believe that will be the case. Alaska Railroad passenger trains do not (and will not) stop at the Wasilla loading platform unless we have advance notice that there is a passenger getting on or getting off there. That makes the Wasilla platform a "conditional stop" rather than a "station" under 49 CFR § 37.3. Since the level platform boarding requirements only apply to "stations" as defined by Section 37.3, the level platform boarding requirements will not apply to the Wasilla platform.

Though the Wasilla location is a conditional stop, it provides the only public access on the Alaska Railroad between Anchorage and Talkeetna. ARRC therefore respectfully reiterates this conditional stop must be reconstructed at the new boarding location. We must jointly ensure there is no reduction in the level of service provided to passengers in the provision of public transportation access in the Matanuska Susitna Valley.

If you have any further questions regarding this matter, please feel free to contact me at your convenience.

Sincerely,

FOR
Brian Lindamood, PE, SE
Director, Capital Projects

cc: Judi Shapiro
Clark Hopp
Roy Thomas
Shawnessy Leon
Kristen McDonald
Blake Adolfae
Rachel Maddy

Archie Giddings

From: Shawnessy Leon <LeonS@akrr.com>
Sent: Wednesday, July 15, 2015 9:02 AM
To: Archie Giddings
Cc: 'kelly.petersen@alaska.gov'; Brian Lindamood; Clark Hopp
Subject: RE: Wasilla Main Street Railroad siding
Attachments: sysadmin@ci.wasilla.ak.us_20150714_155329.pdf; Wasilla Main St ltr_7.15.2015.pdf

Archie and Kelly, yes the ARRC passenger loading activities may be moved to the noted parcel, once the MSB acquisition is complete. And, Archie is correct, the Kenai Supply location at this time is not set up for passenger loading / offloading activities.

Attached is a pdf of a letter we just finalized. Hopefully this answers some of the questions regarding potential relocation of existing railroad services. Kelly, the original will be coming to you by regular mail.

If you do have any questions, please do let us know.

Regards,

Shawnessy Leon

Director Grants and Operations Budgets

907.265.2510 office | 907.242.3190 mobile
mailing: PO Box 107500, Anchorage, AK 99510
physical: 327 W. Ship Creek Ave, Anchorage, AK 99501
web: www.AlaskaRailroad.com



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From: Archie Giddings [<mailto:agiddings@ci.wasilla.ak.us>]
Sent: Tuesday, July 14, 2015 4:39 PM
To: Shawnessy Leon
Subject: FW: Wasilla Main Street Railroad siding

Try again

From: Archie Giddings
Sent: Tuesday, July 14, 2015 4:08 PM
To: 'Shawnessy Leon'; 'kelly.petersen@alaska.gov'
Subject: FW: Wasilla Main Street Railroad siding

Kelly, the Kenai Supply property does not function for a train stop as I understand it, but what we were talking about is the parcel shown on attached map which the city is seeking to purchase.

Shawnessy, can you confirm that the train stop can be moved to this location once it is purchased by the city, without the development of a siding with ADA access?

thanks

From: Petersen, Kelly L (DOT) [<mailto:kelly.petersen@alaska.gov>]

Sent: Tuesday, July 14, 2015 2:40 PM

To: Archie Giddings

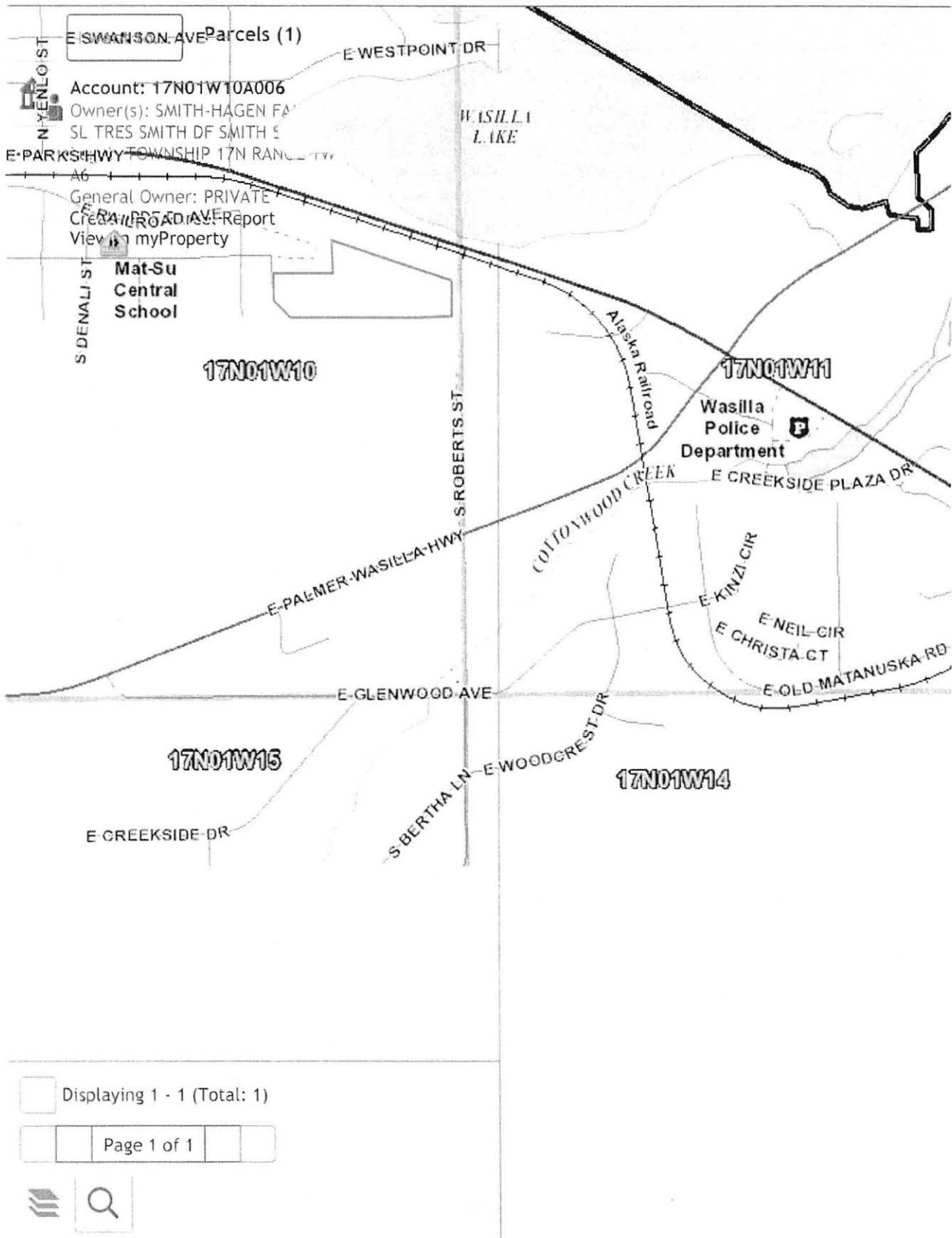
Subject: Wasilla Main Street Railroad siding

Hi Archie,

Do you have any written documentation regarding our Main Street project not being required to build a parallel siding if we were to relocate the function of the depot to Kenai Supply? Anything you can send me is appreciated.

Thanks,
Kelly

Kelly Petersen, P.E.
Project Manager
State of Alaska
Department of Transportation & Public Facilities
Preliminary Design & Environmental
Phone (907) 269-0546



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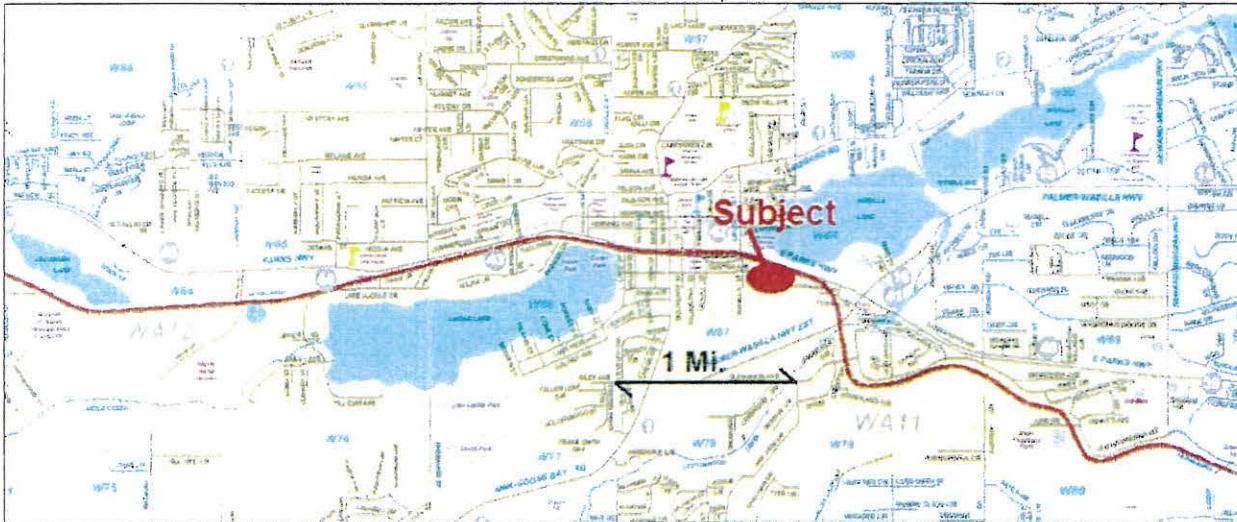
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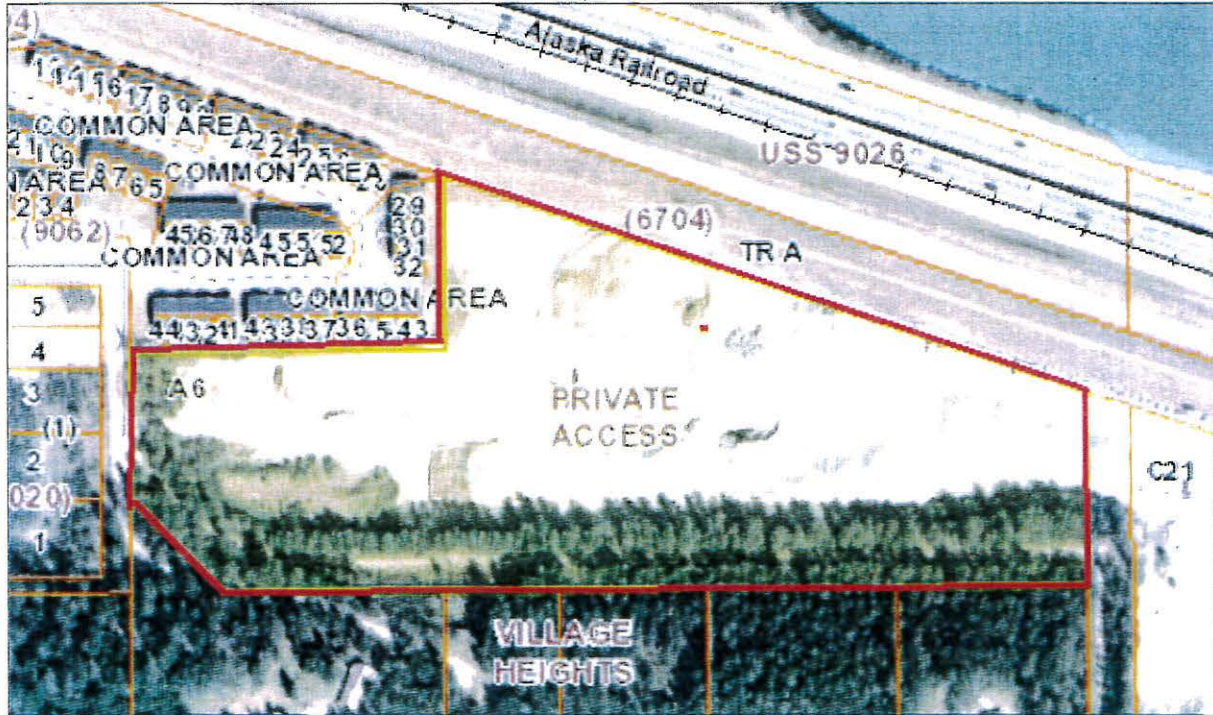
**NARRATIVE APPRAISAL REPORT
VACANT 11.14 AC +/- COMMERCIAL TRACT
17N01W10A006 (MAT-SU BOROUGH TAX ID#)
WASILLA, ALASKA 99654**

Value Estimate Effective Date: August 7, 2014
Report Preparation and Certification Date: August 7, 2014
(File No. 1123-14)

Wasilla Location Map



Aerial Photo; boundaries close



CLIENT: STEVEN F. SMITH

August 7, 2014

Steven F. Smith
PO Box 877563
Wasilla, Alaska 99687-7563

RE: Narrative Appraisal Report (Vacant 11.16 AC +/- Commercial Tract)
17N01W10A006 (MSB Tax ID #)
Wasilla, Alaska 99654 (File No. 1123-14)

Dear Mr. Smith:

As agreed, following this transmittal letter is a narrative appraisal of the above-referenced property, which is a large (11.14 AC +/-) vacant tract located in the core area of Wasilla, Alaska, that is zoned for general commercial use. It is understood that this appraisal report is to be utilized by you for "in-house" decision making purposes, including the possibility of listing the property. Development of the appraisal complies with the "Scope of Work Rule" and Standards Rule 1-1(h) of the Uniform Standards of Professional Appraisal Practice (2014-2015). Reporting of the appraisal complies with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (2014-2015) pertaining to "Appraisal Report" preparation. The format utilized also complies with the former (2012-2013) Uniform Standards of Professional Appraisal Practice pertaining to "Summary Report" preparation. Information and analyses are specific to the needs and intended use of the client.


Readers/users are advised to familiarize themselves with the citations, beginning on Page 4 in the body of the report, under the general heading "Premise of the Appraisal". The appraisal can not be understood without familiarity with these statements:

- "Scope of Work" (page 2)
- "Assumptions and Limiting Conditions" (page 3)
 - Special Economic Assumptions (page 3)
 - Extraordinary Assumptions (page 4)
 - General Assumptions and Limiting Conditions (page 5)

Following is the estimated market value of the fee-simple estate of the subject property "As Is", effective as of August 7, 2014. This estimate is subject to the "special economic assumptions", "extraordinary assumptions", and "general assumptions and limiting conditions" beginning on page 3 in the body of the report, and is based on cash or equivalent terms. **Absent a survey, size as noted in Mat-Su Borough data is utilized, which may include easement areas. A survey will be required for more definitive analyses.**

ONE MILLION FIVE HUNDRED THOUSAND DOLLARS
\$ 1,500,000

Respectfully submitted,



Vince Coan, AA-132
Certified General Real Estate Appraiser

CERTIFICATION OF APPRAISAL


I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one other than the undersigned, or those whose services are specifically acknowledged herein, prepared the analyses, conclusions, and opinions concerning the real estate that are set forth in this appraisal report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Vince Coan is currently certified by the State of Alaska as a General Real Estate Appraiser (Certificate No. AA-132).
- As of the report date, Vince Coan has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

Property Rights Appraised: Fee Simple Estate

Value Estimate Effective Date: 8/7/14 (last inspection date)

Report Preparation Date: 8/7/14

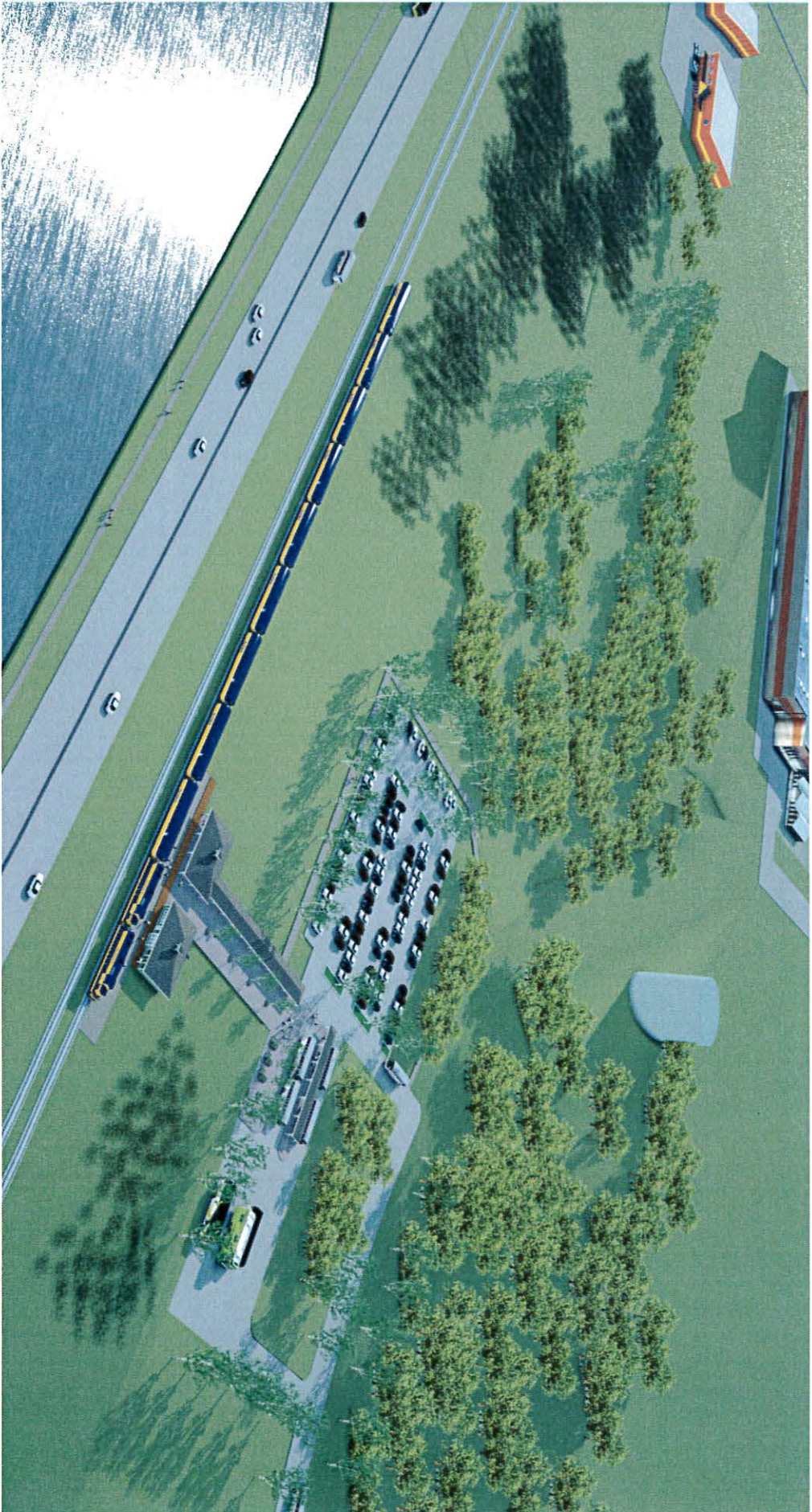


Vince Coan, AA-132

Certified General Real Estate Appraiser

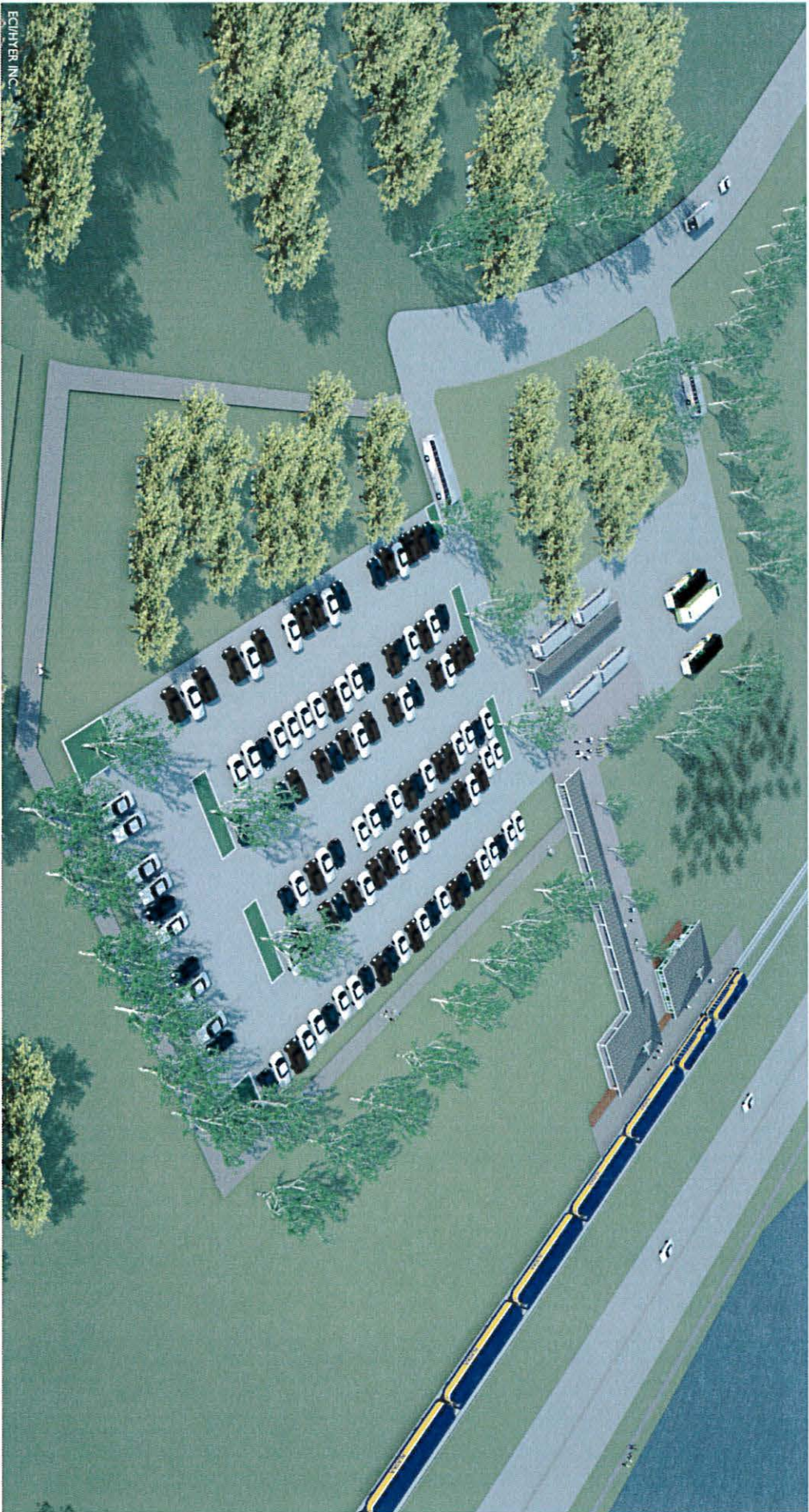


WASILLA INTERMODAL FACILITY
OVERALL REDEVELOPMENT





WASILLA INTERMODAL FACILITY
AERIAL OVERVIEW





ECIHYER INC.

WASILLA INTERMODAL FACILITY
VIEW FROM PLAZA TO THE BUS STATION





WASILLA INTERMODAL FACILITY

VIEW FROM THE COVERED WALK TOWARDS THE BUS STOP





WASILLA INTERMODAL FACILITY

VIEW FROM THE WASILLA DEPOT TOWARDS THE BUS STOP AND PARK&RIDE





WASILLA INTERMODAL FACILITY

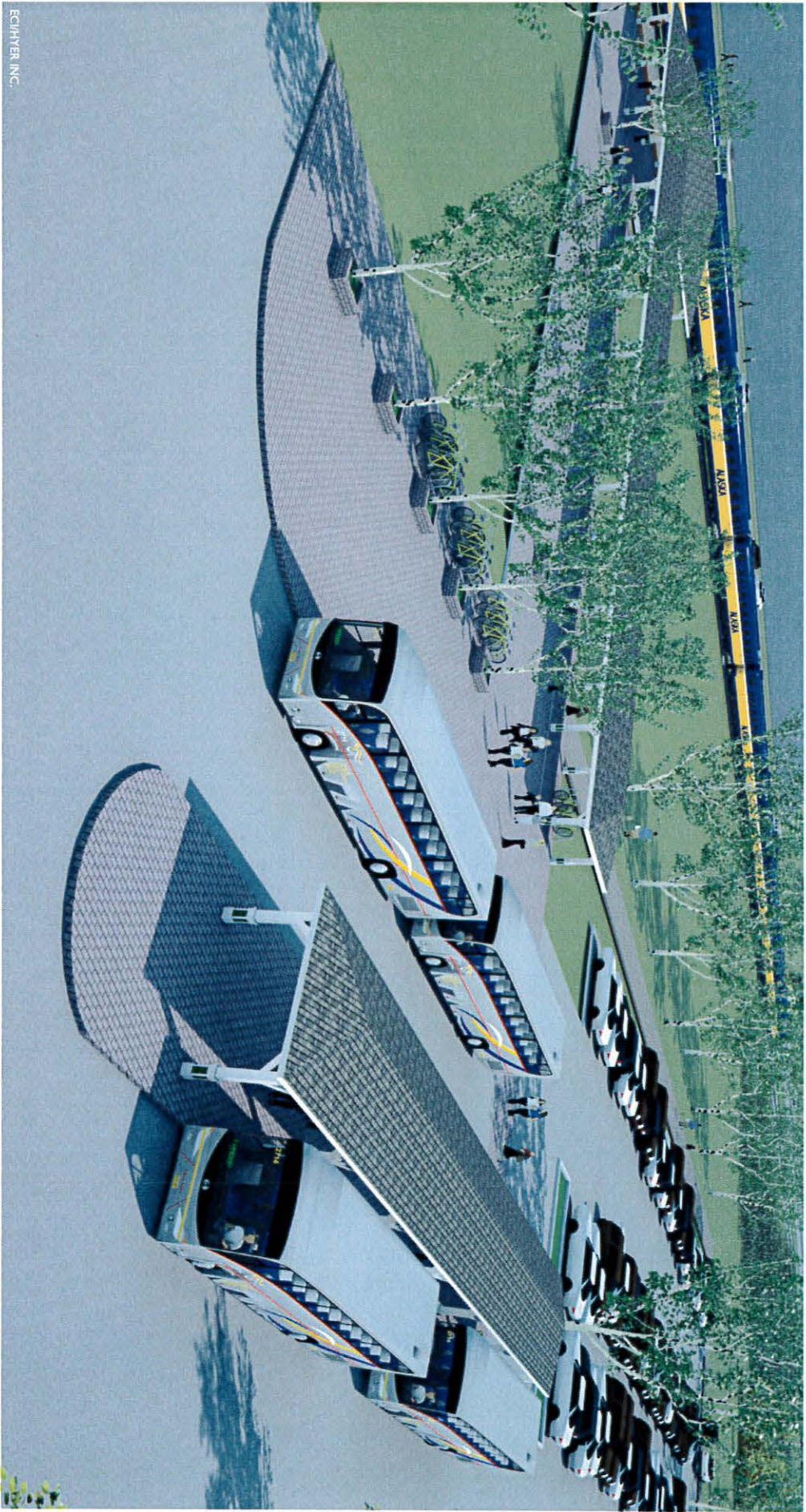
VIEW FROM THE WASILLA DEPOT TOWARDS THE BUS STOP AND PARK&RIDE



ECI/HYER, INC.



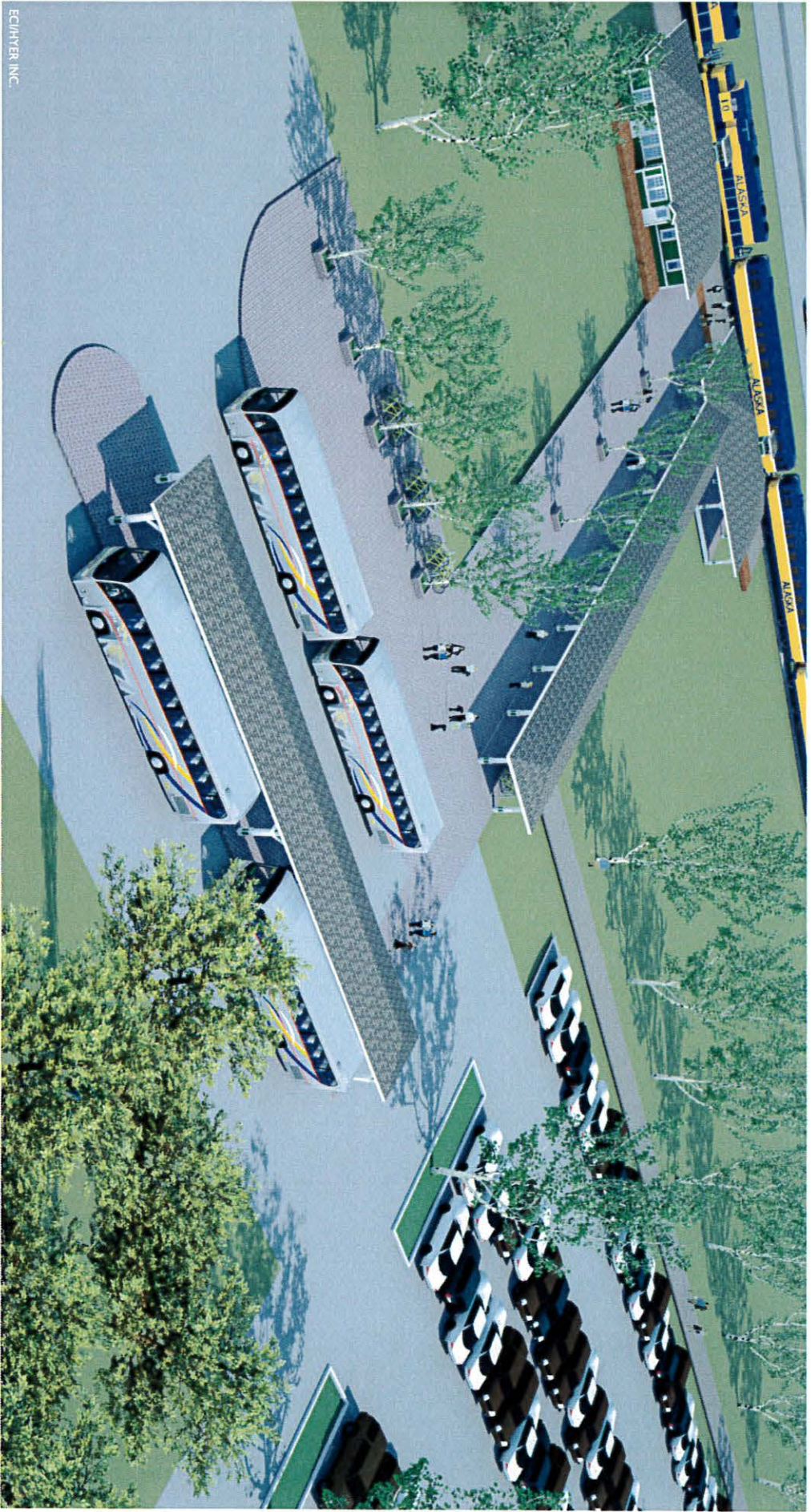
WASILLA INTERMODAL FACILITY
VIEW ALONG THE COVERED PATH TOWARDS THE WASILLA DEPOT



EQUIHYER INC.

WASILLA INTERMODAL FACILITY
OVERVIEW OF FACILITY





ECI/HYER INC.

WASILLA INTERMODAL FACILITY
OVERVIEW OF FACILITY

