

CITY OF WHITTIER, ALASKA
RESOLUTION 2025- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA, ACCEPTING THE ALASKA RAILROAD CORPORATION’S REVISED LAND PURCHASE PROPOSAL FOR AREAS OF INTEREST ARRC AOI 1, AOI 2, AND AOI 3, AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE PURCHASE PROCESS CONSISTENT WITH THE TERMS PROVIDED BY THE ALASKA RAILROAD CORPORATION IN THE TOTAL ESTIMATED AMOUNT OF \$4,893,321 AND APPROPRIATING FUNDS

WHEREAS, the city submitted a revised land acquisition proposal dated July 7, 2025, requesting consideration for the purchase or exchange of several Areas of Interest (AOIs) to facilitate long-term municipal development, harbor improvements, and community growth; and

WHEREAS, on September 23, 2025, the City received a formal response from the Alaska Railroad Corporation (“ARRC”) Real Estate Department outlining the terms of a counterproposal approved by the ARRC Real Estate Committee at its September 11, 2025 meeting; and

WHEREAS, ARRC’s counterproposal authorizes the sale of three parcels—AOI 1 (“Sportsman’s Lounge,” approx. 0.8 acres), AOI 2 (“Harbor Parking Area/Whittier Creek/Well Site,” approx. 36 acres), and AOI 3 (“Harbor Uplands,” approx. 10.2 acres)—to the City at Fair Market Value, as determined by the Black-Smith, Bethard & Carson, LLC appraisal dated November 8, 2024; and

WHEREAS, the proposed transaction represents a significant milestone in advancing mutual goals of responsible development, improved harbor operations, and municipal planning consistency within the Whittier Terminal Reserve; and

WHEREAS, the ARRC proposal includes five conditions, including completion of the sale by January 31, 2027 (unless mutually extended in writing) and establishment of final pricing based on surveyed parcel configurations and appraised values estimated at approximately \$4,893,321; and

WHEREAS, ARRC and the City of Whittier have expressed a shared commitment to continue working collaboratively on additional ARRC-owned lands to develop appropriate land-use permits that support City economic development or municipal uses, including, but not limited to, coordinated permitting for City activities at the Head of the Bay;

WHEREAS, the Administration has reviewed the terms of the counterproposal and finds the proposed sale structure to be fiscally responsible, aligned with Council’s legislative priorities, and in the City’s long-term economic development interests.

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41 **NOW, THEREFORE, THE WHITTIER CITY COUNCIL HEREBY RESOLVES:**

42 **Section 1.** The City Council of the City of Whittier hereby accepts the Alaska Railroad
43 Corporation’s land sale proposal dated September 23, 2025, for AOI 1, AOI 2, and AOI 3, and
44 authorizes the City Manager to proceed with necessary due diligence, survey coordination, legal
45 review, and negotiation of purchase agreements consistent with the ARRC’s conditions.

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47 **Section 2.** The City Manager is authorized to execute all necessary documents and take
48 such administrative actions as are required to advance the transaction and return to Council with
49 final sale agreements for approval prior to closing.

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51 **Section 3.** This resolution shall be effective immediately upon adoption.

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53 **PASSED AND APPROVED** by a duly constituted quorum of the Whittier City Council
54 on this 18th day of November, 2025.

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58 **Victor Shen**
59 Mayor

60 AYES:
61 NOES:
62 ABSENT:
63 ABSTAIN:

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66 **ATTEST:**

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70 **Shelby Carlson**
71 Acting City Clerk

(City Seal)