



June 11, 2014

The Honorable Lisa Murkowski
The Honorable Mark Begich
The Honorable Don Young

Dear Sen. Murkowski, Sen. Begich, and Rep. Young:

I am writing to urge that you continue efforts to see that HR 3786 (introduced in the House by Rep. Young), a bill to convey the vacant National Archives and Records Administration parcel in Anchorage, is enacted into law this session of Congress.

First, Congressman Young, the Municipality and I are grateful for your efforts to introduce HR 3786 and get it considered and reported to the House floor in April. The Municipality is hoping it can pass the full House under expedited procedures very soon.

Second, Senator Murkowski and Senator Begich, I continue to respectfully urge you to do all you can to advance this legislation, whether in the form of introduction of a Senate companion bill, or expediting HR 3786 through the Senate after it passes the House.

- The vacant NARA property is the preferred site for the new MOA Transit Center. The site is centrally-located to the transit system, whereas the current downtown site is on the edge of the system.
- Anchorage has an acute housing shortage, especially lower income housing. The plan calls for "Transit Oriented Development" and for lower income housing to be part of the development.
- The Anchorage Assembly unanimously passed Resolution AR No.2014-822 in support of HR3786.
- NARA desires to dispose of the property, while the MOA desires to acquire the property and will pay fair market value, which is written into HR3786.
- The Congressional Budget Office determined HR3786 not only has no scoring impediment, but since NARA informed CBO the property would be sold over the next 10 years anyway, CBO determined HR3786 "would accelerate the process of selling the property" and accelerate collection of sale proceeds, in other words, the bill has a slight positive scoring impact and there is a value to the federal government of disposing of the property via legislation.
- The MOA has responded to and answered all information requests from the Alaska delegation and staff.

- The MOA submitted a request to the Legislature for funding towards the new Transit Center, which the Legislature this past session did not fund, but the new Transit Center is not dependent on funds from the Legislature. The MOA is willing and able to purchase the NARA parcel as soon as the bill is enacted with MOA funds now on hand and set aside for that purpose. While funds from the Legislature will continue to be sought for the overall development, the overall development also involves a mixture of bond proceeds, Federal Transit Administration funds, and private sector investments. However, the purchase by the MOA of the vacant NARA lot can happen immediately.

In summary, I thank you for your efforts thus far. Please continue your efforts to have this noncontroversial legislation enacted into law during this session of Congress.

Sincerely,



Dan Sullivan
Mayor