

Trust

Alaska Mental Health
Trust Authority

Resource Management Committee Quarterly Meeting

January 5, 2017

ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING
DRAFT AGENDA
January 5
10:10 a.m. – 11:00 a.m.

Teleconference Information
Call in Number: (844) 740-1264
Meeting/Session Number: 800 309 228 #
Attendee Number: #

Call to Order (Chair Carlton Smith)

Committee Members (Voting):

Larry Norene
Laraine Derr
Paula Easley
Russ Webb
Mary Jane Michael
Jerome Selby
John Morrison, Staff

Announcements

Approval of Agenda

Approval of Minutes

- 2016-08-11
- 2016-10-26

1. Consultation

a) 2017 – 2019 Statewide Land Sale Program (Item A)

2. Approval

a) Yosemite Drive Utility Extension and Road Access Improvements - Project #2014-83
(Item 1)

3. Updates

4. Monthly Report Questions

5. Other

6. Adjourn

Memorandum



To: Carlton Smith, Chair
Resource Management Committee

Date: January 5, 2017

From: Leann McGinnis, Business Manager

Subject: Request Revisions to the August 11, 2016 Resource Management Committee Minutes

During the Resource Management Committee (RMC) Meeting of October 26, 2016, Trustee Derr questioned why there were two copies of Official Minutes for the August 11, 2016 RMC Meeting. She mentioned two specific revisions along with directions for appropriately correcting meeting minutes. The meeting adjourned without the approval of the August 11, 2016 Official Minutes.

The copies attached as back-up were issued by Northern Lights Realtime Reporting (NLRR) and distributed to Trust and TLO staff per standard process for the August 11, 2016 RMC meeting. The copy of the Official Minutes includes six (6) redlines indicating where the TLO would like to have changes made. The Verbatim attachment includes the pages correlating to the six requested corrections.

The final attachment is the Revised Official Minutes and reflect the corrections noted above. It is this copy we submit for approval and acceptance by the Resource Management Committee.

The Trust Land Office requests the following revisions to the Official Minutes of the Resource Management Committee Meeting of August 11, 2016.

1. Page 3: The word "there" has been used incorrectly.

Replace with a different spelling: "their"

2. Page 3: The sentences read: Apache declared bankruptcy. Although they previously held leases directly with the Trust, they did end earlier this year under normal circumstances without exploration on those leases. He adds that the Trust does continue to have some smaller ancillary interaction with them through some State leases that we own.

Request to delete these sentences and replace with: Apache let their leases expire and are no longer active in the State.

Reason: Apache has not declared bankruptcy in Alaska.

3. Page 5: The word "MAR." has been used incorrectly.

Replace with "Mr."

4. Page 6: A blank redline has been inserted following this statement: MS. WOODS states that she is Sue Woods from Petersburg and had called in to listen to the update on the land exchange, which was appreciated.

The following sentence can be found on Page 34 of the printed verbatim.

CHAIR NORENE: Okay. It may be in your interest to call back. Let's move forward and get into executive session.

Request the following sentence be inserted:

CHAIR NORENE says it may be in her interest to call back and moves forward into Executive Session.

5. Page 6: Towards the end of MR. SLENKAMP'S paragraph, it says: "He continues that there is legislation passed with the Senate, 5-3006, at this time to move this land exchange forward."

There are two corrections to this sentence and they are underlined here for your convenience:

- 5.1 In the verbatim (page 36) Mr. Slenkamp used the word "passed"; however, that was spoken in error. The legislation has been "introduced" in the Senate.
5.2 In the verbatim, it reads, Senate, S-3006 versus 5-3006. The prefix "S" is correct.

Request the sentence be revised to:

He continues that there is legislation introduced in the Senate, S-3006, at this time to move this land exchange forward.

ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING

August 11, 2016
8:30 a.m.

Taken at:

3745 Community Park Loop, Suite 120
Anchorage, Alaska

OFFICIAL MINUTES

Trustees present:

Larry Norene, Chair
Carlton Smith
Laraine Derr
Russ Webb
Paula Easley
Mary Jane Michael
Jerome Selby

Trust staff present:

Jeff Jessee
Steve Williams
Miri Smith-Coolidge
Amanda Lofgren
Kevin Buckland
Mike Baldwin
Katie Baldwin-Johnson
Heidi Wailand
Luke Lind
Kat Roch
Valette Keller

TLO staff present:

John Morrison
Wyn Menefee
Craig Driver
Karsten Eden
Sarah Morrison
Paul Slenkamp

Others participating:

Sue Woods, Petersburg, Alaska

PROCEEDINGS

CHAIR NORENE calls the Resource Management Committee meeting to order. He states that Carlton Smith will be late and he wants to be involved with a particular issue of concern. He continues that there is a change in the agenda and asks that the director's report be presented early.

TRUSTEE SELBY makes a motion to approve the agenda, as amended.

TRUSTEE MICHAEL seconds.

CHAIR NORENE moves to the minutes of April 14, 2016.

TRUSTEE SELBY makes a motion to approve the minutes of April 14, 2016.

TRUSTEE MICHAEL seconds.

There being no objection, the motions are approved.

CHAIR NORENE moves to the minutes of May 2, 2016.

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CHAIR NORENE moves to the director's report and recognizes Mr. Morrison.

MR. MORRISON begins by sharing a few pictures starting with some of the Cat Island timber harvest which was consulted on a few short months ago.

MR. SLENKAMP states that the timber sale went quite smoothly. There were some public concerns prior to the sale, but since the timber sale commenced with the logging, which will be finished soon, there has been no public comment, negative comments or calls about it. It was a very successful operation and may exceed the \$500,000 return that was initially anticipated.

MR. MORRISON moves to an update on the Chuitna Mine issue, and goes through the slides and the graphics, explaining as he goes along. He states that the determination happened on the area identified as a traditional cultural landscape. The court declined to make a determination because not enough evidence was produced. He continues that the State Historical Preservation Office declined to comment one way or the other on the interpretation. He adds that the next step is that it is currently headed to the Keeper in Washington, D.C. for a final determination. This will continue to be monitored. Another struggle that Chuitna is facing, which has not yet been determined, is the water reservation issue. An initial reservation of water has been made on

some of the lower parts of the streams leading from the mine site. He continues that the Trust was approached by the City and Borough of Yakutat with a need in their community for new residential parcels, and they do happen to have a platted subdivision. He states that, to test the market, a special land sale was held. He reports that three of the six lots sold for a total of \$166,000, which is 17-and-a-half percent over appraised value. He continues that some additional parcels that are specially selected into another land sale to try to get some more value out of this before taking the next step of putting the roads in, will be added. He moves on, stating that an online application solution has been developed that prompts an applicant to enter the data and then delivers that data in an electronic format where it can be moved through the approval system within the office. He continues that it also dovetails with a system that allows a more efficient identification of a parcel of land that someone is interested in. He adds that on the website there is a link to begin this system with step-by-step instructions. It also allows online payment for application fees. When "submit" is clicked, the applicant gets to keep a copy and it also submits a copy, which prevents duplication of efforts to enter the data and helps in the approval process. He states that staff has developed this from the ground up and, in its beta stage, has proven to be very useful. He moves on to a quick update on the land exchange and states that Wyn Menefee was critical in getting through the Legislature a bill that helps facilitate the State side of the land exchange process. He continues that it was passed and signed by the Governor. He states that the successful closing of the Austin acquisition occurred on August 2nd, and reports that it went smoothly and we have taken ownership. He continues that, currently, there are three separate licensees or vendors that have recently declared bankruptcy. Link American Energy declared bankruptcy. They were working on the underground coalbed methane project in Tyonek and elsewhere. He continues that Black Range Minerals, who held the lease on the only coast prospect with a mine permit on property the Trust owns, declared bankruptcy and walked away from there project. Apache declared bankruptcy. Although they previously held leases directly with the Trust, they did end earlier this year under normal circumstances without exploration on those leases. He adds that the Trust does continue to have some smaller ancillary interaction with them through some State leases that we own.

TRUSTEE DERR asks about Chickaloon.

MR. MORRISON replies that Chickaloon is Riversdale and they are not bankrupt, but there is no guarantee. He states that the PRI position recruitment has ended, and we were able to discuss an offer with the top candidate. He continues that he has not yet heard back about an acceptance or not. He concludes his update.

TRUSTEE DERR asks if Karsten will speak about the trip to Yakutat.

MR. MORRISON replies that Dr. Eden is prepared to give a presentation, and recognizes him.

DR. EDEN begins with his update on the Icy Cape Gold Industrial Heavy Minerals Project and states that the project started thirteen months ago with a satellite image and no information

except for a report from '95 that mentioned there was gold there and a potential for heavy minerals. He continues that he developed a geological model for the area with two different sequences for the sediments: the coastal plain, with individual terraces and strat lines, and the delta area. Both contain heavy minerals, industrial heavy minerals and gold. He states that Phase No. 1 was completed a few months ago and goes through explaining some of the results. He continues that Phase 2 was run this summer with the goal of collecting a few tons of heavy mineral concentrates that are being shipped out and separated into all the different mineral fractions. He adds, that campaign was a big success and gained a lot of valuable knowledge for next year. He goes through some pictures of the different activities, explaining as he goes along. He states that it is an interesting project which is also gaining international recognition. He adds that Phase 2 is still continuing, and that Phase 3 is next year with a need to do stratigraphic and resource drilling in order to attract big industry to invest. He thanks all.

MR. MORRISON thanks Dr. Eden and states that he would be happy to hear some of the trustees' insights from the site visit. He asks for any questions or comments.

TRUSTEE SMITH asks if Dr. Eden could share the difference between this site and a hard-rock site.

DR. EDEN replies that this is not a hard-rock operation, but is called a soft-rock operation, which is like a gravel pit or a placer mine. He states that different rules and regulations apply in terms of permitting. Mining will be very simple. There are only two ways to do this: dry mining or wet mining with either a backhoe operation or a dredge. He continues that the dry parts will be focused on first, which are the easily accessible ones, and it will be a backhoe operation but on a larger scale.

MR. MORRISON states that this is easier from a regulatory standpoint because there is no chemical separation or other issues of that nature.

CHAIR NORENE thanks both and points out that Trustee Smith is present. There is a full complement of trustees, and continues with the agenda.

TRUSTEE WEBB comments that this approach to this particular piece of property looks to be the type of strategic approach that should probably be taken in terms of learning as much as possible about the value and developing that information to the point that the value to the Trust is increased and then move forward in developing. He also states appreciation for Dr. Eden's work and vision.

TRUSTEE SELBY commends staff on this whole report and appreciates the good job.

CHAIR NORENE moves forward on the agenda under "approvals."

MR. MORRISON adds that there is one more update and shares the results from the FY16 real estate plan.

CHAIR NORENE thanks Mr. Morrison and states that item 1 is the Fahrenkamp Center to increase its operating funding.

MR. MORRISON states that Craig Driver, asset manager, is here to make the presentation for the Fahrenkamp Center. He adds that, for clarity, this is called Item A.

MR. DRIVER states that this approval request is pretty straightforward, and explains it in great detail. He continues that the previous approved amount for operating expenses was approximately \$63,000 for the fiscal year. With the six months of additional vacancy, that new number is approximately \$95,000. He adds that in the budgeted amount of \$166,000 total, there is an earmark for \$70,000 for a roof replacement project during this fiscal year. He states that the proposal is to approve an additional appropriation of \$32,000, in addition to what was approved in May.

TRUSTEE SELBY makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees approve additional funding for expenditures on the Fahrenkamp Center property in the amount of \$32,000 for fiscal year '17, which appropriation shall not lapse.

TRUSTEE WEBB seconds.

#3 MAR. BUCKLAND states that the RMC has the ability to approve up to \$50,000 on project-specific expenditures. This does not require referral to the Full Board.

TRUSTEE SELBY makes an amendment to the motion, changing it to "the Resource Management Committee approves."

TRUSTEE WEBB seconds.

There being no objection, the motion is approved.

CHAIR NORENE asks Mr. Buckland for comments on proposed motion No. 2.

MR. BUCKLAND replies that he does not think a motion No. 2 is necessary if the trustees are all okay with him transferring the money upon request.

CHAIR NORENE moves on to the next item.

TRUSTEE DERR makes a motion to recommend that the Alaska Mental Health Trust Authority Board of Trustees approve the Trust Land Office operating budget for FY18 in the amount of \$4,473,600.

TRUSTEE SELBY seconds.

There being no objection, the motion is approved.

CHAIR NORENE asks anyone on the line to hang up and call back in 30 minutes because of Executive Session.

#4 MS. WOODS states that she is Sue Woods from Petersburg and had called in to listen to the update on the land exchange, which was appreciated.

CHAIR NORENE moves forward into Executive Session.

(Executive session from 9:27 a.m. to 10:40 a.m.)

CHAIR NORENE states that they are back from Executive Session and calls the meeting back to order. He moves to consultations, beginning with Item A, timber sale, the K3 timber sale in Ketchikan. He recognizes Paul Slenkamp.

#5.2 MR. SLENKAMP states that he is senior resource manager with the Trust Land Office and introduces the proposal to harvest timber in Item A, which is Petersburg. He continues that this is the P-1 timber sale, MHT 9100855. This was originally put before the trustees on October 7, 2005, under MHT 9100411. It comprises basically 2600 acres of land close to the community of Petersburg. The anticipated partial cut volume of 17,500,000 feet with a revenue projection of \$2,673,250 to principal and \$471,522 to income. He states that this sale is happening after ten years of negotiation for a land exchange with the U.S. Forest Service in various communities through Southeast. After great due diligence by the Trust and the Forest Service, this land exchange has become uneconomical. He continues that there is legislation passed with the #5.1 Senate, 5-3006, at this time to move this land exchange forward. He explains in greater detail and states that it would be in the best interest of the Mental Health Trust to not move this land exchange forward and harvest this timber and fulfill the mandate of providing revenue for Trust assets to beneficiaries.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of timber through a negotiated sale on Trust land near Petersburg, as proposed, no later than January 15, 2017, unless legislation directing the Secretary of Agriculture to effect an exchange of land from the Forest Service to the Trust is passed affecting the subject parcel.

TRUSTEE SELBY seconds.

TRUSTEE WEBB clarifies, on the record, his understanding of the circumstance. He states that the timber industry is, essentially, in a position where there is no timber available and is dying, and within a year or less will exit Alaska, specifically Southeast Alaska. He continues, that would reduce the potential value of any timber lands that the Trust owns in Southeast Alaska to virtually nothing. He states that either a land exchange be brought about, which has been under discussion for ten years, or begin to harvest the timber and get the value out of the land.

There being no objection, the motion is approved.

CHAIR NORENE moves to another timber sale, Item B, which is essentially the same situation. He recognizes Mr. Slenkamp.

MR. SLENKAMP states that this is timber sale K-3, MHT 9100854, and is comprised of about 898 acres, about 10 million board feet, located south of Ketchikan, with anticipated revenue in principal of \$1,785,000 and \$335,000 in income. He continues that this is much the same situation as in Petersburg. This involved a land sale back in 2002, and explains more fully. He recommends moving forward with this timber sale.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of timber through a negotiated sale on Trust land near Ketchikan, as proposed, no later than January 15, 2017, unless legislation passes Congress directing the Secretary of Agriculture to exchange land of equal value to the subject parcel to the Trust.

TRUSTEE SELBY seconds.

There being no objection, the motion is approved.

CHAIR NORENE states that there are no further items on the Resource Management Committee agenda and asks if the trustees have any comments.

TRUSTEE WEBB states that it will be expected that these actions will not be viewed positively by all and it is incumbent on the Trust to move forward as quickly as possible and suggests that these actions go forward to the Full Board. He suggests that, once these are passed, staff begin the process of informing affected parties of these actions and explaining the reasons for the action and the basis to retain the value and gain that value from the land in the hope of gaining support and understanding of the interests of beneficiaries.

CHAIR NORENE asks for any other comments.

MR. MORRISON adds to remind people that at the beginning of the Trust Land Office existence, the timber was almost the sole provider of revenue to the Trust, and over the course of time has provided roughly 40 percent of all the revenue the TLO has earned.

TRUSTEE SELBY makes a motion to adjourn the committee meeting.

TRUSTEE EASLEY seconds.

There being no objection, the meeting is adjourned.

CHAIR NORENE thanks all.

(Resource Management Committee adjourned at 11:00 a.m.)

1 The successful closing of the
2 Austin acquisition occurred on August 2nd, so
3 we're happy to report that that has gone
4 smoothly. We've taken ownership. We will be
5 hopefully reporting on that as we move
6 forward.

7 A couple other updates, kind of
8 speaking to the larger market and issues in
9 the broader economy. We do currently have
10 three separate licensees or vendors that we're
11 doing business with who have recently declared
12 bankruptcy. Link American Energy declared
13 bankruptcy earlier this year. They were
14 working on the underground coalbed methane
15 project in Tyonek and elsewhere.

16 Black Range Minerals, who
17 actually held the lease on the only coal
18 prospect the Trust owns that had a mine
19 permit, declared bankruptcy and walked away
20 from their project.

#1

#2

21 Apache declared bankruptcy.
22 Although Apache had previously held leases
23 directly with the Trust, they did end earlier
24 this year under normal circumstances without
25 exploration on those leases. But we do

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1 continue to have some smaller ancillary
2 interaction with them through some State
3 leases that we own a small part of.

7 TRUSTEE SELBY: Move approval.
8 CHAIR NORENE: Is there a second?
9 TRUSTEE WEBB: Second.
10 CHAIR NORENE: Is there any
11 objection?

#3 — 12 MR. BUCKLAND: Mr. Chair, I'll
13 just add one thing. Although this is being
14 referred to the full board, under the current
15 bylaws, I believe, RMC actually has the
16 ability to approve up to \$50,000 on
17 project-specific expenditures. So I don't
18 believe it would require referral to the full
19 board. It's also on the Finance Committee, so
20 if you want to skip both the full board and
21 the Finance, I believe that you can do that.

22 CHAIR NORENE: That would be
23 convenient and faster. So we could modify
24 that motion to state: The Resource Management
25 Committee recommends approval, instead of to

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1 the board of Trustees.

2 MR. MORRISON: The Resource
3 Management Committee approves.

4 TRUSTEE SELBY: Mr. Chairman, I
5 would move to amend the motion.

6 CHAIR NORENE: Is there a second?

7 TRUSTEE WEBB: Second.

8 CHAIR NORENE: Any objection?

9 without objection, we'll approve it.

13 move we move into executive session for the
14 purposes of discussing items that would have a
15 significant financial impact on the Trust.

16 CHAIR NORENE: Is there a second?

17 TRUSTEE SELBY: Second.

18 CHAIR NORENE: Objection?

19 Miri, do we have callers on the
20 line?

21 MS. SMITH-COOLIDGE: Yeah. So
22 I'm just going to hang up the phone.

23 CHAIR NORENE: If there's anyone
24 on the line -- how much time do we need for
25 executive session?

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1 MR. MORRISON: I would guess a
2 solid 30 minutes.

3 CHAIR NORENE: It could be your
4 preference to call back in about 30 minutes
5 or, say, 10 o'clock, or stay on the line.

6 MS. WOODS: This is Sue Woods
7 from Petersburg. I had called in to listen to
8 the update on the land exchange, which I
9 appreciated. So I probably won't need to call
10 back.

#4

11 CHAIR NORENE: Okay. It may be
12 in your interest to call back. Let's move
13 forward and get into executive session.

14 (Executive session from 9:27 a.m. to
15 10:40 a.m.)

19 land exchange with the U.S. Forest Service in
20 various communities through Southeast. After
21 great due diligence by the Trust and the
22 Forest Service and many, many meetings through
23 the years, this land exchange has become
24 apparently uneconomical. There is legislation

#S.1
and
#S.2
♀

25 passed with the Senate, S-3006, at this time

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1 to move forward this land exchange. It had
2 become increasingly obvious that the Trust
3 would spend, by moving through the
4 administrative process for the land exchange,
5 federal land exchange as it has in the past,
6 that the NEPA process, National Environmental
7 Policy Act, would take at least three to five
8 years to complete, cost 3 million-plus
9 dollars, which the Trust would be obligated to
10 pay, and would also be open to litigation.

11 It was apparent at this time that
12 the timber operators in Southeast Alaska that
13 would be interested in purchasing this timber
14 would not be viable under the current
15 conditions it looks like is going to happen
16 through lack of timber and other
17 infrastructure. So it would be in the best
18 interest of the Mental Health Trust that if we
19 cannot move this land exchange forward under
20 legislation in the next two years, that we
21 should harvest this timber and fulfill our

ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING

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8:30 a.m.

Taken at:

3745 Community Park Loop, Suite 120
Anchorage, Alaska

REVISED OFFICIAL MINUTES

Trustees present:

Larry Norene, Chair
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Russ Webb
Paula Easley
Mary Jane Michael
Jerome Selby

Trust staff present:

Jeff Jessee
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CHAIR NORENE thanks Mr. Morrison and states that item 1 is the Fahrenkamp Center to increase its operating funding.

MR. MORRISON states that Craig Driver, asset manager, is here to make the presentation for the Fahrenkamp Center. He adds that, for clarity, this is called Item A.

MR. DRIVER states that this approval request is pretty straightforward, and explains it in great detail. He continues that the previous approved amount for operating expenses was approximately \$63,000 for the fiscal year. With the six months of additional vacancy, that new number is approximately \$95,000. He adds that in the budgeted amount of \$166,000 total, there is an earmark for \$70,000 for a roof replacement project during this fiscal year. He states that the proposal is to approve an additional appropriation of \$32,000, in addition to what was approved in May.

TRUSTEE SELBY makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees approve additional funding for expenditures on the Fahrenkamp Center property in the amount of \$32,000 for fiscal year '17, which appropriation shall not lapse.

TRUSTEE WEBB seconds.

MR. BUCKLAND states that the RMC has the ability to approve up to \$50,000 on project-specific expenditures. This does not require referral to the Full Board.

TRUSTEE SELBY makes an amendment to the motion, changing it to "the Resource Management Committee approves."

TRUSTEE WEBB seconds.

There being no objection, the motion is approved.

CHAIR NORENE asks Mr. Buckland for comments on proposed motion No. 2.

MR. BUCKLAND replies that he does not think a motion No. 2 is necessary if the trustees are all okay with him transferring the money upon request.

CHAIR NORENE moves on to the next item.

TRUSTEE DERR makes a motion to recommend that the Alaska Mental Health Trust Authority Board of Trustees approve the Trust Land Office operating budget for FY18 in the amount of \$4,473,600.

TRUSTEE SELBY seconds.

There being no objection, the motion is approved.

CHAIR NORENE asks anyone on the line to hang up and call back in 30 minutes because of Executive Session.

MS. WOODS states that she is Sue Woods from Petersburg and had called in to listen to the update on the land exchange, which was appreciated.

CHAIR NORENE says it may be in her interest to call back and moves forward into Executive Session.

CHAIR NORENE moves forward into Executive Session.

(Executive session from 9:27 a.m. to 10:40 a.m.)

CHAIR NORENE states that they are back from Executive Session and calls the meeting back to order. He moves to consultations, beginning with Item A, timber sale, the K3 timber sale in Ketchikan. He recognizes Paul Slenkamp.

MR. SLENKAMP states that he is senior resource manager with the Trust Land Office and introduces the proposal to harvest timber in Item A, which is Petersburg. He continues that this is the P-1 timber sale, MHT 9100855. This was originally put before the trustees on October 7, 2005, under MHT 9100411. It comprises basically 2600 acres of land close to the community of Petersburg. The anticipated partial cut volume of 17,500,000 feet with a revenue projection of \$2,673,250 to principal and \$471,522 to income. He states that this sale is happening after ten years of negotiation for a land exchange with the U.S. Forest Service in various communities through Southeast. After great due diligence by the Trust and the Forest Service, this land exchange has become uneconomical. He continues that there is legislation introduced with the Senate, S-3006, at this time to move this land exchange forward. He explains in greater detail and states that it would be in the best interest of the Mental Health Trust to not move this land exchange forward and harvest this timber and fulfill the mandate of providing revenue for Trust assets to beneficiaries.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of timber through a negotiated sale on Trust land near Petersburg, as proposed, no later than January 15, 2017, unless legislation directing the Secretary of Agriculture to effect an exchange of land from the Forest Service to the Trust is passed affecting the subject parcel.

TRUSTEE SELBY seconds.

TRUSTEE WEBB clarifies, on the record, his understanding of the circumstance. He states that the timber industry is, essentially, in a position where there is no timber available and is dying, and within a year or less will exit Alaska, specifically Southeast Alaska. He continues, that would reduce the potential value of any timber lands that the Trust owns in Southeast Alaska to

virtually nothing. He states that either a land exchange be brought about, which has been under discussion for ten years, or begin to harvest the timber and get the value out of the land.

There being no objection, the motion is approved.

CHAIR NORENE moves to another timber sale, Item B, which is essentially the same situation. He recognizes Mr. Slenkamp.

MR. SLENKAMP states that this is timber sale K-3, MHT 9100854, and is comprised of about 898 acres, about 10 million board feet, located south of Ketchikan, with anticipated revenue in principal of \$1,785,000 and \$335,000 in income. He continues that this is much the same situation as in Petersburg. This involved a land sale back in 2002, and explains more fully. He recommends moving forward with this timber sale.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of timber through a negotiated sale on Trust land near Ketchikan, as proposed, no later than January 15, 2017, unless legislation passes Congress directing the Secretary of Agriculture to exchange land of equal value to the subject parcel to the Trust.

TRUSTEE SELBY seconds.

There being no objection, the motion is approved.

CHAIR NORENE states that there are no further items on the Resource Management Committee agenda and asks if the trustees have any comments.

TRUSTEE WEBB states that it will be expected that these actions will not be viewed positively by all and it is incumbent on the Trust to move forward as quickly as possible and suggests that these actions go forward to the Full Board. He suggests that, once these are passed, staff begin the process of informing affected parties of these actions and explaining the reasons for the action and the basis to retain the value and gain that value from the land in the hope of gaining support and understanding of the interests of beneficiaries.

CHAIR NORENE asks for any other comments.

MR. MORRISON adds to remind people that at the beginning of the Trust Land Office existence, the timber was almost the sole provider of revenue to the Trust, and over the course of time has provided roughly 40 percent of all the revenue the TLO has earned.

TRUSTEE SELBY makes a motion to adjourn the committee meeting.

TRUSTEE EASLEY seconds.

There being no objection, the meeting is adjourned.

CHAIR NORENE thanks all.

(Resource Management Committee adjourned at 11:00 a.m.)

ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING

October 26, 2016
1:30 p.m.

Taken at:
3745 Community Park Loop, Suite 120
Anchorage, Alaska

OFFICIAL MINUTES

Trustees present:

Larry Norene, Chair
Russ Webb
Carlton Smith
Laraine Derr
Paula Easley
Jerome Selby
Mary Jane Michael

Trust staff present:

Jeff Jessee
Steve Williams
Miri Smith-Coolidge
Amanda Lofgren
Heidi Wailand
Kevin Buckland
Luke Lind
Mike Baldwin
Carley Lawrence
Carrie Predeger
Katie Baldwin-Johnson
Valette Keller

TLO staff present:

John Morrison
Karsten Eden
Mike Franger
Leann McGinnis
Wyn Menefee
Sarah Morrison
Bryan Yackel
Paul Slenkamp - via teleconference

Also present:

Kathy Craft; Kate Burkhart; Patrick Reinhart; Sherry Henshaw; Faith Myers; Dorrance Collins; Susan Musante; Lisa Cauble; Brenda Moore; Charlene Tautfest.

PROCEEDINGS

TRUSTEE NORENE states that Trustee Smith asked him to preside at this meeting. He calls the meeting to order. He states that all the trustees are present and asks for any announcements. He moves to the agenda and asks if there are any additions or deletions.

TRUSTEE SELBY states that he would like to hear an update on what is happening with the Congressional bill.

TRUSTEE NORENE moves to the approval of the minutes of the August 11th meeting.

TRUSTEE MICHAEL makes a motion to approve the minutes of the August 11, 2016, Resource Management Committee meeting.

TRUSTEE WEBB seconds.

TRUSTEE DERR states that the minutes on the Web site have been changed and wants to know who reviews the minutes and who changes them.

MR. MORRISON asks Leann McGinnis to explain.

MS. MCGINNIS replies that once the full minutes are issued, the TLO staff who speak at the meetings are given the opportunity to review the minutes to make sure the spellings are correct, the file numbers, the dollar amounts; the important things are done correctly. She states that sometimes things do not come across quite as clearly as they should be from the verbatim to the final minutes, and edits are made. She continues that they are then sent back to Northern Lights Realtime & Reporting for the changes to be made to the minutes. She explains that what happened here is that the copies have gotten switched. The intent is not changed, just the specifics.

TRUSTEE DERR states that a paragraph was eliminated, which is more than a spelling change or correction.

MS. MCGINNIS states that she will look to clarify that. She continues that there were some deletions made that were not really accurate and were removed.

TRUSTEE DERR states that her problem is that if something is not accurate and it was declared in the meeting, then whoever edits the minutes should not take the license to delete something if it was not accurate. Those are the minutes of the meeting and should come back then under correction of the minutes at a later time.

TRUSTEE DERR makes a motion to hold these minutes until the tape can be listened to and see exactly what was said.

There being no objection, the minutes will be brought back at the next Resource Management Committee meeting.

TRUSTEE NORENE moves to the Executive Director's report.

EXECUTIVE DIRECTOR'S REPORT

MR. MORRISON asks if everyone had a copy of a comment letter. He states that the sole comment letter was received this morning about the deliberations today for the timber sale. He moves to the first quarter report with an enhanced format. During interim months, the information will be more readily available directly from the State systems for efficiency, as well as accuracy and needs for reporting. Also included and distributed is the FY16 annual reports for the TLO for review and consideration. He adds that no action is needed today, but wanted to make sure that the trustees have that as soon as possible. He moves on to the business of the TLO and states that the land sale bid openings were this morning and we were able to sell 19 of the 50 parcels offered. On the land exchange, some significant time was spent with Senator Murkowski and staff, as well as many others who are very interested in this land exchange legislation. It is Senator Murkowski's intention and sincere belief that the legislation will be advanced during the lame-duck session. He reports that some progress has been made on the issues on Yosemite Drive, and it has gone well. He talks about Aaron O'Quinn, the new PRI employee and his excitement about his new position, and he looks forward to be the resource manager envisioned for this position. He concludes the Executive Director's report.

TRUSTEE NORENE asks for any questions. There being none, he moves on to the Icy Cape Gold and Industrial Heavy Metals Project.

ICY CAPE GOLD AND INDUSTRIAL HEAVY METALS PROJECT

MR. MORRISON asks Dr. Karsten Eden, the Minerals and Energy section chief, to give this consultation and approval memo.

DR. EDEN states that what is needed is to form an entity to develop mineral resources independently or through joint ventures with other commercial interests -- meaning mining companies. He continues that they want to lease the property known as Icy Cape to the newly formed entity and fund this entity for \$2 million to conduct stratigraphic framework and resource drilling. He adds the need to improve existing field camps, the infrastructure; and acquire, equip and deploy a lab for preliminary sample analyses in support of the goal. He goes through the background of Icy Cape and its needs. He briefly goes through Phase 1 and Phase 2, and states that Phase 3 has been supervised by the TLO certified professional geologist and qualified person as defined in NI 43-101 and explains the plan in greater detail. He adds that Phase 4 might consist of a test mining operation through the entity with a pilot plan for producing gold and industrial heavy mineral products for sale. He states that this proposal is consistent with the Resource Management Strategy for Trust land which was adopted in January of 2016, in

consultation with the Trust, and provides for the Trust Land Office to focus first on land or resources at the high end of their market values. He continues that the recommendation is that the allocation of principal funds to form and fund the entity and to complete a lease with the entity so it can conduct the drilling and analysis campaign at Icy Cape, so far in Phase 3. He asks the board to approve the five motions, and explains them in detail.

TRUSTEE EASLEY states that she was appointed to this Trust because of her years of experience with mining and oil and gas and timber projects. She continues that she has been associated and involved with hundreds of mining projects in Alaska and the Western States. She adds that she personally met with Jeff Foley, who was involved in this discovery in the early 1990s, and he thinks this is one of the best prospects to come down the pike. She states that she had a lot of questions, which he answered. He was particularly impressed with the person who will be doing the next phase of analysis, Andrew Grosz. She continues that the due diligence is outstanding, but she is concerned about potential regulatory and environmental roadblocks. She adds that she was told that the \$2 million that is being talked about in investing in this will add a lot of value to the prospect. She states concern about the first two motions.

A discussion ensues on the motions, and the concerns of the trustees in the wording and the meaning behind each motion.

TRUSTEE EASLEY makes a motion that the Resource Management Committee recommends the Alaska Mental Health Trust Authority Board of Trustees approve the formation of an entity by the Trust Land Office for the purpose of advancing the Icy Cape Gold and Industrial Heavy Minerals project by developing and marketing the property and pursuing joint ventures.

There being no second, the motion fails.

A discussion on the wording ensues.

TRUSTEE WEBB states that Motion No. 1 is purely a purpose statement and does not actually authorize anything; a broad-purpose statement is wanted.

The discussion continues.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees approve the formation of an entity by the Trust Land Office for the purpose of advancing the Icy Cape Gold and Industrial Heavy Minerals project by developing and operating the Icy Cape mineral project and forming joint ventures.

TRUSTEE MICHAEL seconds.

Trustee Easley objects. There being one objection, the motion is approved.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends the Alaska Mental Health Trust Board of Trustees authorize the executive director of the TLO to

represent the Trust's interests in the project to ensure a successful operation, including, but not limited to, modification to the project, plan, sale of mined goods, financing or other capital considerations and developing proposed joint venture partnerships at appropriate junctures.

TRUSTEE SMITH seconds.

TRUSTEE EASLEY wants all to realize that the trustees are approving going into a mining operation.

Trustee Easley objects. There being one objection, the motion is approved.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Board of Trustees approve the proposed action to fund the newly formed entity with principal from the Trust Authority Development Account, TADA, fund code 3320, with \$2 million. These funds do not lapse.

TRUSTEE MICHAEL seconds.

TRUSTEE WEBB on his motion, states that Mr. Morrison previously indicated that the source of the funds is immaterial; the matter is simply getting the funds.

MR. MORRISON replies that is correct. He asks to hear from Mr. Buckland.

MR. BUCKLAND states that, essentially, this would be handled the same as the Real Estate Management Plan special purpose entities and funding it with principal. He continues that he does not see an issue with that and understands that using principal would make sense. This would be treated as an investment.

A short discussion ensues.

TRUSTEE DERR asks how much money is in the TADA.

MR. BUCKLAND replies that there is \$16.7 million in cash, and approximately \$2.1 million cash available, without making further changes to the spending plans.

TRUSTEE DERR asks if this essentially depletes the cash.

MR. BUCKLAND replies yes, but that there is cash in there related to land exchange authorization and items that may not be fully expended in the future, and previously authorized real estate planning investment for development projects that have not been expended.

TRUSTEE DERR asks how to differentiate the fact that is principal and is being used for operating. She states that she thinks that the TADA account is supposed to be used only for principal.

MR. BUCKLAND replies and explains.

There being no objection, the motion is approved.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends the Alaska Mental Health Trust Board of Trustees delegate to the executive director of the TLO the authority to determine if it is necessary to modify or cancel these transactions.

TRUSTEE EASLEY seconds.

There being no objection, the motion is approved.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends the Alaska Mental Health Trust Board of Trustees concur with the leasing of the parcel known as Icy Cape to the newly formed entity for the purposes of pursuing a mine.

TRUSTEE MICHAEL seconds.

There being no objection, the motion is approved.

TRUSTEE DERR makes a motion that joint ventures must be approved by the Board.

TRUSTEE SELBY seconds.

There being no objection, the motion is approved.

TRUSTEE WEBB states that he would like to explore a couple of things regarding this project because it has been raised in some correspondence recently. He continues that it has been indicated that the TLO, and based on the actions today, the Resource Management Committee, “are using funds in an advanced mine exploration program at Icy Cape with little or no understanding of what is involved in the development of a mine.” He asks Dr. Eden to remind all of his credentials and experience.

DR. EDEN replies that he has been involved in mineral exploration and mine development for 20 years, and started his career in Western Australia, working there and all over the world. He states that his background has been in exploration and mining. As far as the project is concerned, we are working with the best of the best in the industry.

TRUSTEE WEBB asks about the paper that was presented at the conference in South Africa with Dr. Eden and four other gentlemen. He asks for a bit of information about their backgrounds.

DR. EDEN replies that the paper co-authors were Andrew Grosz of Global Mineral Sands and Jeff Foley. Both were conducting the 1991-1992 titanium evaluation project out in Icy Cape, and they have backgrounds in heavy minerals. Andrew Grosz is "the man" in North America, and we are fortunate to have him on board.

TRUSTEE WEBB states that it is their opinion that this is one of the highest potential value projects that any of them have ever been involved with and, in their general estimation, the risk seems low that the money invested in this project would receive no return.

DR. EDEN replies that the risk is pretty low. Everything indicates that there is significant potential out there.

TRUSTEE EASLEY states that she made those statements very clear in the preamble to her discussion.

TRUSTEE WEBB asks, comparing the potential recoverable material there and the value of it, weighed against the \$2 million investment, would it be a balance or imbalance in terms of the investment versus the potential return.

DR. EDEN replies that the potential return would be enormous.

TRUSTEE NORENE asks, in regard to proprietary information, if the trustees have been provided with proprietary information in the executive sessions in the past.

MR. MORRISON replies yes, on two occasions, presentations of proprietary information have been made to the trustees in a confidential nature.

TRUSTEE NORENE asks if further proprietary information has been provided individually to any trustees.

DR. EDEN replies no.

TRUSTEE DERR states that she has one comment. Under the alternatives she suggests that there might be another alternative, do nothing and hope someday that industry will approach. She continues that on the TLO Web site it said that most prospective mineral tracts are typically offered for exploration and development through a competitive leasing process. She adds that while many state of Alaska mining claims exist on Trust land; new mining claims staking is not allowed. Instead Trust minerals, like other Trust resources, are disposed of on a competitive basis. She states that there may be a couple of other alternatives for the next time one of these are done.

DR. EDEN states that competitive lease would not work in Icy Cape.

TRUSTEE NORENE calls a break.

(Break.)

TRUSTEE NORENE calls the meeting back in session, and moves to consultations. There are two items, and he begins with Alaska natural gas negotiated lease.

CONSULTATIONS

MR. MORRISON notes that there has been some administrative turnover in the office and draws attention to the packet. He states that this is not the final version of the document, and apologizes for the error. There are two corrections: on page one under revenue projections, it should say "Up to \$950,000 in bonus bids..." On page two that "bonus bids are based on \$10/acre."

MR. FRANGER explains that this is a proposal to lease on a negotiated basis 19 Trust oil and gas lease tracts that total about 95,000 acres to Alaska Natural Gas Corporation. He states that all of the tracts are located on the west side of Cook Inlet, in pretty remote areas and that these tracts have been offered for lease in the past. The proposal that Alaska Natural Gas has presented is that they would like to lease this acreage in order to develop the unconventional natural gas resources within these tracts which would be coal bed methane. He explains in greater detail and states the recommendation is to pursue these leases on a negotiated basis.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the negotiated leasing of 19 oil and gas lease tracts for exploration and development of the Trust natural gas resources, as proposed.

TRUSTEE SMITH seconds.

There being no objection, the motion is approved.

TRUSTEE NORENE states that the next item is the Juneau Subport subdivision negotiated sale.

MR. MORRISON states his excitement about this particular opportunity to generate some revenue from a particular parcel, and recognizes Bryan Yackel, the project manager, to do the consultation.

MR. YACKEL states that this consultation is for disposal through negotiated sale of a portion of Lot C2 of the Subport Subdivision; a portion of MHT Parcel C20499. In terms of benefit to the Trust, the current offer is for \$1,300,000, which was extended by a group called Develop Juneau Now which is an Alaska-based limited liability corporation. He continues that the terms of the conditions are being finalized, and we are working to evaluate their timeline for development, and the nature of their development. The recommendation is that the committee support the disposal through negotiated sale.

TRUSTEE SMITH states that there needs to be two significant things to know in this case. One is who these folks are, and what the proposed use is going to be.

MR. YACKEL agrees.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that the Trust Authority Board of Trustees concur with a negotiated sale by the TLO for the disposal

of a portion of Trust parcel C20499, further referred to as lot C2, or portions thereof, at the Juneau Subport Subdivision.

TRUSTEE MICHAEL seconds.

There being no objection, the motion is approved.

TRUSTEE WEBB asks if this is the parking lot.

MR. YACKEL replies, yes.

TRUSTEE WEBB states that he heard from folks in Juneau all manner of irritation about the fact that the parking lot was closed off. He makes a disclosure, conflict of interest, in that he parked there for many years.

TRUSTEE NORENE moves on to a reconsideration consultation. He states that there are two of them; Petersburg timber harvest, and Ketchikan timber harvest.

MR. MORRISON states that these are two unique items on the agenda and are reconsiderations due to an abundance of caution based on some concerns about previous process. He asks Mr. Slenkamp to continue.

MR. SLENKAMP states that he is the senior resource manager for the Trust Land Office with Forestry. He goes through and highlights some of the key milestones of this land exchange. He continues that after almost a year of negotiation, the Forest Service finally announced a new time and cost estimate which showed that the NEPA process would take at least five years and cost a minimum of \$3 million, without litigation. He adds that the history of the Tongass is very full of litigation, and it is very possible that could overrun that \$3 million. He states that, with the encouragement of the Alaska Forest Association and the remaining timber industry, Senator Murkowski introduced the Alaska Mental Health Trust Land Exchange Act in 2016. The Alaska Mental Health Trust and consultant, the Forest Service and Energy Committee staff worked with many parties to structure the maps and language of this bill to make it acceptable. Senator Murkowski has stated that this bill is a high priority and is supposed to be passed in this lame-duck session. He continues that the shutting down of the timber industry and associated infrastructure may result in a decrease of the value of Trust timber. It is for this reason that the TLO determined to move this project forward. The preferred alternative is to complete the land exchange. He continues explaining and states that this proposal is consistent with the Resource Management Strategy for Trust land that was adopted in January, 2016, with consultation with the Trust. He states that the Trust Land Office recommends to proceed with the competitive T1 timber sale of parcels CRM-2099, 2281, 2282, 2283, if this S3006, our land legislation, does not pass under Congress. The projected revenue is \$2,673,150 to principal, and \$471,522 to income.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that at its November 17, 2016, board meeting, or as soon thereafter as possible, the Alaska Mental Health Trust Authority Board of Trustees reconsider this consultation and advise whether or not it concurs with the proposed disposal of timber on Trust land near Petersburg through a

negotiated sale sometime after January 15, 2017, unless, by that time, legislation is enacted by Congress directing the Secretary of Agriculture to exchange with the Trust identified and approved National Forest land that is equal in value to the subject parcel.

TRUSTEE MICHAEL seconds.

TRUSTEE WEBB states that the Resource Management Committee considered this sale at the August meeting and made recommendation to the Full Board. The Full Board subsequently scheduled a meeting 12 to 14 days out for consideration, and it was the sole item on the agenda for that board meeting. It was not public- noticed or identified as fully until about two or three days before the actual meeting occurred. All of the trustees have received a good bit of public input regarding this action and the concern some have. He continues that the intention was to have a public process to give information about what was being done, why this was being done, and how it was going to be done so everyone would be fully informed. For a variety of reasons, that was unable to occur at the time. He states that it is appropriate to engage with the public and have an opportunity for them to fully understand what is being done, why and how for input before making a final decision.

TRUSTEE SELBY asks Mr. Morrison if Senator Murkowski and her staff have been briefed on this proposed action today and if there is any anticipated impact on the legislation.

MR. MORRISON replies that there is close contact with Senator Murkowski and her staff. They are aware of this action and coming actions. At the moment, it is not likely to have a negative impact on the legislation.

TRUSTEE NORENE calls the vote.

TRUSTEE SELBY objects. There being no other objections, the motion is approved.

TRUSTEE SMITH asks Mr. Slenkamp if his time line and talking points are available, as reviewed.

MR. SLENKAMP replies that he will make them available.

TRUSTEE DERR states that the public notice is out in regard to the community meetings in Petersburg and Ketchikan, and asks who is attending those meetings.

MR. MORRISON states that tomorrow will be an opportunity for public meeting in Petersburg; then on November 1st will be in Saxman in the afternoon, and then in Ketchikan proper in the evening. He continues that attending from the TLO will be himself, Wyn Menefee, Paul Slenkamp and David Griffin, Southeast land manager; and Carley Lawrence from the Trust Authority Office. He adds that Trustee Smith will also be attending the meetings in Saxman and Ketchikan.

TRUSTEE NORENE moves to Item 3.

MR. MORRISON states that this is the same scenario as the previous timber consultation, and recognizes Mr. Slenkamp.

MR. SLENKAMP states that this proposed timber sale disposes commercially viable timber on Trust land located in Ketchikan, Alaska. The proposed sale is composed of lands near the community that have high visibility and have a highly used public trail. The Deer Mountain Trail transects the western portion of the parcel, with the peak of Deer Mountain comprising the northwest corner. The remainder of the parcel is visible from the Tongass Narrows, which is utilized by cruise ships, the Alaska Marine Highway and many individuals. The parcel was included in the three-parcel land sale with the U.S. Forest Service in 2002. Two of the three parcels in that sale were sold, and this one was not. He continues that this sale will benefit the Trust with \$1,785,000 in principal and \$335,000 in income. The Trust Land Office will conduct public meetings to address some concerns on November 1st in Saxman and Ketchikan.

TRUSTEE WEBB makes a motion that the Resource Management Committee recommends that at the November 17, 2016, board meeting, or as soon thereafter as possible, the Alaska Mental Health Trust Authority Board of Trustees reconsider this consultation and advise whether or not it concurs with the proposed disposal of timber on Trust land near Ketchikan through a negotiated sale sometime after January 15, 2017, unless, by that time, legislation is enacted by Congress directing the Secretary of Agriculture to exchange with the Trust identified and approved National Forest land that is equal in value to the subject parcel.

TRUSTEE SMITH seconds.

TRUSTEE SELBY objects. There being no other objections, the motion is approved.

MR. MORRISON reiterates that this process the board is going through is really a precursor to the public process whereby the public will have ample opportunity to provide comment.

TRUSTEE NORENE asks for any other item to come before the Resource Management Committee. There being none, he asks for a motion to adjourn.

TRUSTEE WEBB makes a motion to adjourn the Resource Management Committee.

There being no objection, the meeting is adjourned.

(Resource Management Committee meeting adjourned at 3:35 p.m.)



To: Carlton Smith, Chair
Resource Management Committee
From: Victor Appolloni
Date: 1/5/2017
Re: 2017-2019 Statewide Land Sale Program - Item A
Fiscal Year: 2018 - 2020

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with creating a pool of approximately 407 subdivision lots and small to medium sized parcels to offer through the TLO’s Statewide Land Sale Program.”

Background:

Revenue Projections:	Principal Income	(up to) \$3.5 million (up to) \$2 million
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Transaction/Resource: The proposed action is to select and offer up to 100 Trust properties annually from a pool of 407 parcels between fiscal years 2018 and 2020 through the TLO’s Statewide Land Sale Program. However, if a parcel is not sold in its initial offering or within this timeframe it may be re-offered in future TLO land sales.

Parcels identified for inclusion in the Statewide Land Sale Program will be offered through one of the following scenarios:

1. A sealed bid auction, and awarded to the highest qualified bidder;
2. An outcry auction, and awarded to the highest qualified bidder;
3. Offered through an over-the-counter sale; or
4. By other method determined by the Executive Director.

Purchasers may elect to pay for the parcel in full or finance through a TLO land sale contract.

Property Description/Acreage/MH Parcel(s): Trust parcels in the pool are mostly from pre-existing subdivisions designed and platted by the Department of Natural Resources (DNR) in the 1970’s and 1980’s, subdivisions recently developed by the TLO, or parcels 20 acres or smaller in size. These parcels have characteristics that are typical of residential and recreational properties that do not lend themselves to other types of resource development.

The pool of parcels to be offered are listed on Exhibit 1 of this consultation document. Descriptions include Trust parcel number, general locations, meridian, township, range, section, survey number, lot, block, subdivision name, and acreage.

It is important to note that certain parcels may be deleted from the list as a result of the public notice process, title reviews, or parcel inspections.

General Background: The TLO has been selling parcels through the Statewide Land Sale program since 1998 on behalf of the Trust. In previous years, the TLO would select a limited number of parcels on an annual basis to offer during the next fiscal year sale. The TLO concluded that an inventory of parcels the TLO could select from over the next three years and beyond would better maximize revenues from the Statewide Land Sale program.

Anticipated Revenues/Benefits: By having a pool of parcels to select from that went through the TLO's administrative process, the TLO can consolidate costs such as appraisals and parcel inspections over multiple land sale years, have more flexibility to public interest and market trends, and more effectively market the parcels.

The TLO will offer approximately \$7 million in total land value over the next three fiscal years. Based on historic land sale data, the TLO anticipates over the next three fiscal years receiving bids on 50% of the parcels offered in the amount of \$3.5 million in total bids. This sales data also indicates, the TLO will receive \$1 million of the \$3.5 million in down payments and parcels paid in full. The remaining \$2.5 million will be financed under TLO sale contracts which will generate an additional \$2 million in interest (Income).

The TLO's goal is to generate \$5.5 million during the three-year sale period. Remaining parcels may continue to generate revenue in future years as they are sold. Exact revenues received will be dependent on number of land sale contracts issued, payoffs, and interest rates. These anticipated revenues will be realized over a twenty-year period for each land sale year.

Anticipated Risks/Concerns: There are no significant risks or concerns associated with the project. This assessment is based on the TLO's experience from previous sales. Minor risks include defaults on parcel sales by buyers. These risks will be mitigated through a land sale contract which includes contemporary language to limit risk to the Trust, ensure performance by the buyer, and allow for termination in the event of default.

Project Costs: Project costs over the three-year period are estimated at approximately \$300,000 (from TLO operating budget) with the primary costs being appraisals, title reports, parcel inspections, and marketing.

Due Diligence: Prior to sale TLO staff, contract appraiser, or surveyor will inspect each parcel. Minimum parcel bids will be established via standard appraisals or other appropriate valuation

methods. All parcels will have a title report completed prior to issuing a sale contract or quit claim deed. Contract documents were reviewed by Department of Law; no separate independent review is required.

Alternatives: The primary alternative is to hold the parcels for future sales. This alternative would delay receipt of revenues and could result in additional costs and risks to the Trust without significant increases in value.

Currently, the TLO has assessed the highest and best use of these parcels as residential or recreational properties. If an alternative resource development proposal is identified for a specific parcel in the future, the TLO may re-evaluate the highest and best use and may elect an alternative use which would require separate decision and consultation.

Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted March 2016 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets. Past experience has demonstrated that it is unlikely that these parcels will appreciate at a rate that would justify holding them for a later sale. It is also not cost effective for the TLO to hold these parcels for a long period of time and incur the associated management costs and liabilities.

Also, by designating a pool of parcels to select from and offer over the next three-year period, the TLO Lands Section will more effectively meet the Land Resource Management Strategy objectives to maintain a three-year inventory of lots through subdivision developments in support of the competitive land sale program during fiscal years 2018 – 2020.

Trust Land Office Recommendation: The TLO recommends that it is in the Trust’s best interest to select and offer Trust properties from a pool of 407 existing subdivision lots and parcels 20 acres in size between fiscal years 2018 and 2020 through the TLO’s Statewide Land Sale Program. If not sold in the initial offering, the parcels may be re-offered in future land sales.

Applicable Authority: Alaska Statutes 37.14.009(a), and 38.05.801, and 11 AAC 99 (key statutes and regulations applicable to Trust land management and disposal).

Trust Authority Consultation: This briefing document fulfills the consultation requirements that are applicable to the transaction. In the event that significant changes to the transaction are made necessary by the public notice process, the Trust Authority will be consulted regarding the changes.

Exhibit(s): Exhibit 1 - Parcel List

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
C20805	Edna Bay	Edna Bay S/D	C68S76E21	ASLS 81-116	Tract E		7.062
C20806	Edna Bay	Edna Bay S/D	C68S76E21	ASLS 81-116	Tract F		9.207
CRM-1039	Gustavus	Gustavus	C40S59E10	USRS	1		13.150
CRM-0259	Haines	Chilkat River	C28S56E30	USRS	1		12.080
CRM-0827	Haines	Glacier River	C32S60E30	USRS	1		4.910
CRM-0091	Haines	Haines Hwy	C28S54E24	USRS	10		2.88
CRM-0392	Haines	Haines Hwy	C29S57E15	USRS	14		2.280
CRM-0085	Haines	Klehini River	C28S54E23	USRS	5		0.5
CRM-0752	Haines	Mud Bay	C31S60E28	USRS	2		1.680
C30019.002	Hollis	Hollis	C74S84E4	Metes & Bounds			11.746
CRM-1249	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	24		1.27
CRM-1250	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	25		1.51
CRM-1251	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	26		1.46
CRM-1252	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	27		1.37
CRM-1253	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	28		1.27
CRM-1254	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	29		1.18
CRM-1255	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	30		1.09
CRM-1256	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	31		1.9
CRM-1257	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3258	32		1.52
CRM-1258	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	33		1.07
CRM-1259	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	34		1.16
CRM-1260	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	35		1.25
CRM-1261	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	36		1.3
CRM-1262	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	37		1.31
CRM-1263	Juneau	Glacier Higway Small Tract Unit	C40S66E33	USS 3259	38		1.34
CRM-1264	Juneau	Glacier Higway Small Tract Unit	C40S66E32	USS 3259	39		1.4
CRM-1265	Juneau	Glacier Higway Small Tract Unit	C40S66E32	USS 3259	40		1.48
CRM-1266	Juneau	Glacier Higway Small Tract Unit	C40S66E32	USS 3259	41		1.53

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MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
CRM-1267	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	42		1.36
CRM-1268	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	43		1.55
CRM-1269	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	44		1.48
CRM-1270	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	45		1.51
CRM-1271	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	46		1.51
CRM-1272	Juneau	Glacier Highway Small Tract Unit	C40S66E32	USS 3259	47		1.5
CRM-1273	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	48		1.51
CRM-1274	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	49		1.51
CRM-1275	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	50		1.5
CRM-1276	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	51		1.51
CRM-1277	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	52		1.51
CRM-1278	Juneau	Glacier Highway Small Tract Unit	C40S66E33	USS 3259	53		1.5
CRM-1319	Juneau	N. Douglas Hwy	C41S66E1	USS 3544	161		1.430
CRM-3394-02	Ketchikan	Gravina Pt.	C76S91E8,17	ASLS 84-54	3B		13.9
CRM-5086	Ketchikan	Ketchikan Lakes Rd	C75S91E29	USMS 769	No Lot #		5
CRM-7056	Ketchikan	Mountain Point S/D	C76S91E2	ASLS 80-187	Tract I		0.527
CRM-3274	Ketchikan	Mountain Pt.	C76S91E2,11	USS 2402	LL		2.080
CRM-3284	Ketchikan	Mountain Pt.	C76S91E11	USS 2402	78		0.860
CRM-3096	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	17	6	0.55
CRM-3097	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	18	6	0.49
CRM-3103	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	6	7	0.56
CRM-3110	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	13	7	0.53
CRM-3117	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	1	8	0.53
CRM-3120	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	4	8	0.61
CRM-3121	Ketchikan	Mud Bight Alaska S/D	C74S90E33	ASLS 79-243	5	8	0.53
CRM-2676	Ketchikan	Survey Pt.	C74S89E12	USS 3275	195		1.62
CRM-2677	Ketchikan	Survey Pt.	C74S89E12	USS 3275	201		4.09
CRM-2678	Ketchikan	Survey Pt.	C74S89E11,12	USS 3275	201A		1.830
C20956	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	8	6	1.189

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MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
C20957	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	1	7	4.36
C20958	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	2	8	3.46
C20959	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	1	9	4.945
C20960	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	6	9	3.774
C20961	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	1	10	3.73
C20962	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	7	10	3.845
C20963	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	2	7	3.935
C20964	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	3	7	3.625
C20965	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	2	9	4.868
C20966	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	3	9	4.334
C20967	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	4	9	3.772
C20968	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	2	10	4.446
C20969	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	3	10	3.472
C20970	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	4	10	3.598
C20971	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	5	10	4.467
C20972	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	8	10	3.45
C20973	Ketchikan	Upper George Inlet S/D	C73S92E32	ASLS 84-39	9	10	3.566
CRM-3159	Ketchikan	Ward Cove	C75S90E3	USS 3833	No Lot #		5
CRM-3160	Ketchikan	Ward Cove	C75S90E3	USS 3834	No Lot #		5
CRM-2127	Kupreanof	Kupreanof	C59S79E4	USRS	33		5
CRM-1986	Kupreanof	Wrangell Narrows	C58S79E28	USRS	11		2.210
CRM-2136	Kupreanof	Wrangell Narrows	C59S79E9	ASLS 79-182	Tract D		5.33
CRM-2533	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	40C		0.847
CRM-2536	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	40F		0.977
CRM-2537	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	40G		1.01
CRM-2538	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	40H		0.972
CRM-2539	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	40I		1.029
CRM-2543	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	41D		1.170
CRM-2544	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	41E		0.938
CRM-2545	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	43A		0.696
CRM-2554	Meyers Chuck	Meyers Chuck S/D	C71S86E5	ASLS 85-93	43J		0.689
CRM-2179	Petersburg	Mitkof Hwy	C59S79E15	USS 2461	A		3.660

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MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
CRM-2191	Petersburg	Mitkof Hwy	C59S79E23	USS 2465	T		3.360
CRM-2198	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 1		0.270
CRM-2199	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 2		0.670
CRM-2200	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 3		0.004
CRM-2201	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 4		0.010
CRM-2202	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 5		0.340
CRM-2203	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 6		0.800
CRM-2204	Petersburg	Mitkof Hwy	C59S79E22	EPF 56-1	Tract 7		0.990
CRM-2206	Petersburg	Mitkof Hwy	C59S79E22,23	EPF 56-2	Tract 9		0.320
CRM-2207	Petersburg	Mitkof Hwy	C59S79E23	EPF 56-2	Tract 10		0.780
CRM-2208	Petersburg	Mitkof Hwy	C59S79E23	EPF 56-2	Tract 11		0.930
CRM-2209	Petersburg	Mitkof Hwy	C59S79E23	EPF 56-2	Tract 12		0.930
CRM-2210	Petersburg	Mitkof Hwy.	C59S79E22	USRS	4		12.76
CRM-1930	Petersburg	Petersburg	C58S79E26	USRS	12		1.34
CRM-2049	Petersburg	Petersburg	C58S79E33	USRS	22		5
CRM-2050	Petersburg	Petersburg	C58S79E33	USRS	23		6.15
CRM-2051	Petersburg	Petersburg	C58S79E33	USRS	24		6.15
CRM-2052	Petersburg	Petersburg	C58S79E33	USRS	25		6.15
CRM-5030	Petersburg	Scow Bay Group of Homesites	C59S79E35	USS 2470	14		3.6
CRM-1658	Sitka	Boidarkin Isalnd	C56S63E13	USS 3926	141		8.33
C81096	Sitka	Middle Island S/D	C55S63E17	ASLS 87-129	9	3	2.139
CRM-5018	Sitka	Thimbleberry Bay	C56S64E8	USS 3926	166		0.15
C20539	Tenakee Springs	Tenakee Springs	C47S64E19	USS 6975	1		2.71
C20540	Tenakee Springs	Tenakee Springs	C47S64E17,18,19,20	USS 6975	2		7.78
C30014.001	Thoms Place	Thoms Place S/D	C66S86E6,7	ASLS 81-234	5	Block 2, Unit 2	3.474
CRM-7001	Windham Bay	Windham Bay	C50S74E1	USS 3082	Not Lot#		4.51
CRM-2463	Wrangell	Shoemaker Bay	C63S84E19,20	USS 2921	1		1.650

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CRM-2464	Wrangell	Shoemaker Bay	C63S84E19,20	USS 2921	2		1.800
CRM-2465	Wrangell	Shoemaker Bay	C63S84E19,20	USS 2921	3		1.790
CRM-2466	Wrangell	Shoemaker Bay	C63S84E19	USS 2921	4		1.650
CRM-2467	Wrangell	Shoemaker Bay	C63S84E19	USS 2921	5		1.350
CRM-2477	Wrangell	Shoemaker Bay	C63S84E19	USS 2922	12		1.110
C20794	Wrangell	Thoms Place S/D	C65S86E31, C66S85E1, C66S86E6	ASLS 81-234	7	Block 2, Unit 1	2.671
C20795	Wrangell	Thoms Place S/D	C66S86E6	ASLS 81-234	1	Block 3, Unit 1	2.869
C20796	Wrangell	Thoms Place S/D	C66S86E5	ASLS 81-234	8	Block 2, Unit 3	4.377
C20723	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	5	2	1.077
C20724	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	10	2	2.042
C20725	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	17	2	3.309
C20726	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	6	2	1.343
C20727	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	7	2	1.147
C20728	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	11	2	2.38
C20729	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	12	2	2.24
C20730	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	13	2	1.99
C20731	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	18	2	3.19
C20732	Wrangell	Wrangell Island East S/D	C62S84E27	ASLS 83-8	19	2	2.71
C20733	Wrangell	Wrangell Island East S/D	C62S84E27,34	ASLS 83-8	20	2	2.53
C20734	Wrangell	Wrangell Island East S/D	C62S84E28	ASLS 83-8	2	1	1.571
C20735	Wrangell	Wrangell Island East S/D	C62S84E28	ASLS 83-8	5	1	1.222
C20738	Wrangell	Wrangell Island East S/D	C62S84E34	ASLS 83-8	22	2	1.88
C20739	Wrangell	Wrangell Island East S/D	C62S84E34	ASLS 83-8	23	2	1.496
C20740	Wrangell	Wrangell Island East S/D	C62S84E34,35	ASLS 83-8	24	2	1.704
C20741	Wrangell	Wrangell Island East S/D	C62S84E34,35	ASLS 83-8	25	2	1.878
C20742	Wrangell	Wrangell Island East S/D	C63S84E12	ASLS 83-8	2	3	3.470
C20743	Wrangell	Wrangell Island East S/D	C63S84E12	ASLS 83-8	4	3	4.154
C20744	Wrangell	Wrangell Island East S/D	C63S84E12	ASLS 83-8	6	3	4.979

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MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
C20745	Wrangell	Wrangell Island East S/D	C63S84E12	ASLS 83-8	10	3	2.85
C20747	Wrangell	Wrangell Island East S/D	C63S84E12	ASLS 83-8	8	4	4.691
C20749	Wrangell	Wrangell Island East S/D	C63S84E13	ASLS 83-8	1	7	4.074
C20750	Wrangell	Wrangell Island East S/D	C63S84E13	ASLS 83-8	3	7	4.249
C20752	Wrangell	Wrangell Island East S/D	C63S84E13	ASLS 83-8	5	6	2.922
C20753	Wrangell	Wrangell Island East S/D	C63S84E13,24	ASLS 83-8	8	7	2.644
C20760	Wrangell	Wrangell Island East S/D	C64S84E17	ASLS 83-8	5	3	4.999
C81114	Wrangell	Wrangell Island East S/D	C63S84E12,13	ASLS 83-8	1	5	4.145
CRM-2493	Wrangell	Zimovia Hwy	C63S84E31	USS 2968	13		1.400
F20595	Big Delta	Quartz Lake	F7S10E8	EPF69-53	1	1	2.910
F20596	Big Delta	Quartz Lake	F7S10E8,17	EPF69-54	2	1	3.860
F20597	Big Delta	Quartz Lake	F7S10E8,17	EPF69-55	3	1	4.080
F20598	Big Delta	Quartz Lake	F7S10E8,17	EPF69-56	4	1	3.450
F20599	Big Delta	Quartz Lake	F7S10E17	EPF69-57	5	1	2.260
FM-0824-02	Birch Lake	Birch Lake State Recreation Site	F7S6E18	USRS	Portion of 1		9.96
FM-0825-A	Birch Lake	Birch Lake State Recreation Site	F7S6E18	USRS	2		7.17
FM-0826	Birch Lake	Birch Lake State Recreation Site	F7S6E18	USRS	10		11.24
FM-0215	Chena Hot Springs	Chena River	F3N8E29	AS PLAT 81-26	Tract O		5.3
FM-0216	Chena Hot Springs	Chena River	F3N8E29	AS PLAT 81-26	Tract N		5.59
FM-0217	Chena Hot Springs	Chena River	F3N8E29	AS PLAT 81-26	Tract P		1.43
FM-0227	Chena Hot Springs	Chena River	F3N8E31	AS PLAT 81-26	Tract G		2.36
FM-0102	Chena Hot Springs	North Fork Chena River	F3N8E19	AS PLAT 81-26	Portion Tract B		15.69
F20697	Circle	Yukon River	F12N18E31	TLS 2005-02	5		11.91
F80944	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	7	3	4.533
F80958	Delta Junction	Greely S/D	F10S11E31	ASLS 79-164	1	6	4.626
F80959	Delta Junction	Greely S/D	F10S11E31	ASLS 79-164	2	6	4.626
F80960	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	3	6	4.576
F80964	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	8	6	4.575

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MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
F80965	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	9	6	4.575
F80966	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	10	6	4.575
F80968	Delta Junction	Greely S/D	F10S11E31	ASLS 79-164	12	6	4.624
F80969	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	3	7	7.255
F80970	Delta Junction	Greely S/D	F10S11E32	ASLS 79-164	4	7	7.037
F80975	Delta Junction	Greely S/D	F10S11E30	ASLS 79-164	Parcel A		4.809
F80976	Delta Junction	Greely S/D	F10S11E30	ASLS 79-164	2		3.847
F80978	Delta Junction	Greely S/D	F10S11E30	ASLS 79-164	3		3.847
F80979	Delta Junction	Greely S/D	F10S11E30	ASLS 79-164	4		3.847
F20640	Delta Junction	North and West Additions to Delta Junction Townsite	F10S10E23	EPF 23-21		8 of the West Addition	3.31
F20672	Delta Junction	West Richardson Highway	F10S10E26	USS 3292 excluding EPF 23-21	42 in Tract B		0.10
F20673	Delta Junction	West Richardson Highway	F10S10E26	USS 3292 excluding EPF 23-22	43 in Tract B		0.44
F20674	Delta Junction	West Richardson Highway	F10S10E26	USS 3292 excluding EPF 23-23	44 in Tract B		0.52
F20675	Delta Junction	West Richardson Highway	F10S10E26	USS 3292	45 in Tract B		0.500
F20676	Delta Junction	West Richardson Highway	F10S10E26	USS 3292	46 in Tract B		0.460
FM-1005	Ester	Alder Creek	F1S3W31	AS PLAT 75-2	Track E		16.020
FM-0981	Ester	Aspenwood S/D	F1S3W23	AS PLAT 85-20	Portion or 8	5	15.800
FM-0989	Ester	Aspenwood S/D	F1S3W26	AS PLAT 85-20	1-7 & Portion of 8, 1-13, 1-6 & 10-15, and 1-3	5, 6, 7, & 8	107.000
FM-0991	Ester	Aspenwood S/D	F1S3W26	AS PLAT 85-20	4-9, 1-4	1, 2	89.327
FM-0905	Fairbanks	Wenrich Island	F1S2W34	USRS	5		20.2
F20292	Fox	Gilmore Creek	F2N1E28	USRS	SE1/4NW1/4 EXCLUDING U.S. MINERAL SURVEY NOS. 1744, 1782 AND 1634.		20
F20294	Fox	Gilmore Creek	F2N1E29	USRS	5		10.220
F20296	Fox	Gilmore Creek	F2N1E29	USRS	8		15.590
F20297	Fox	Gilmore Creek	F2N1E29	USRS	9		2.000

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
F20385	Fox	Olnes East S/D	F3N1E19	ASLS 80-178	11	2	5.074
F20386	Fox	Olnes East S/D	F3N1E19	ASLS 80-178	12	2	5.072
F20394	Fox	Olnes East S/D	F3N1E19	ASLS 80-178	37	3	6.256
F20396	Fox	Olnes East S/D	F3N1E19	ASLS 80-178	14	5	15.152
F20404	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	7	5	4.464
F80411	Fox	Olnes East S/D	F3N1E19	ASLS 80-178	13	2	9.889
F80422	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	1	5	4.008
F80423	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	2	5	4.580
F80424	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	3	5	4.927
F80425	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	4	5	4.927
F80426	Fox	Olnes East S/D	F3N1E30	ASLS 80-178	6	5	4.286
F20415	Fox	Olnes West S/D	F3N1W23,26	ASLS 81-38	9	1	4.467
F20416	Fox	Olnes West S/D	F3N1W23,26	ASLS 81-38	10	1	6.841
F20417	Fox	Olnes West S/D	F3N1W23,26	ASLS 81-38	12	2	4.926
F20418	Fox	Olnes West S/D	F3N1W23	ASLS 81-38	13	2	4.891
F20419	Fox	Olnes West S/D	F3N1W23	ASLS 81-38	14	2	4.163
F20420	Fox	Olnes West S/D	F3N1W23	ASLS 81-38	15	2	5.057
F20429	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	2	1	4.538
F20430	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	4	1	7.918
F20431	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	3	1	5.011
F20433	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	1	2	4.917
F20434	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	3	2	4.981
F20435	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	4	2	4.961
F20436	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	6	2	9.989
F20437	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	8	2	4.942
F20438	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	9	2	4.995
F20439	Fox	Olnes West S/D	F3N1W23,26	ASLS 81-38	11	2	4.941
F80275	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	1	1	4.888
F80276	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	10	2	4.889
F80277	Fox	Olnes West S/D	F3N1W26	ASLS 81-38	1	3	4.230
FM-7031	Lake Minchumina	Lake Minchumina Airport	F12S24W4,5	USS 3786	1		6.55

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
FM-7032	Lake Minchumina	Lake Minchumina Airport	F12S24W4,5	USS 3786	2		5.84
FM-7033	Lake Minchumina	Lake Minchumina Airport	F12S24W4,5	USS 3786	3		6.56
FM-7034	Lake Minchumina	Lake Minchumina Airport	F12S24W8,9	USS 3786	5		7.31
FM-7035	Lake Minchumina	Lake Minchumina Airport	F12S24W7	USS 3315	1		2.04
FM-1566	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	2	1	4.990
FM-1567	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	3	1	4.991
FM-1568	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	1	2	4.999
FM-1569	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	2	2	4.997
FM-1570	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	3	2	4.998
FM-1572	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	5	2	4.985
FM-1573	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	6	2	4.991
FM-1574	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	7	2	4.995
FM-1578	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	11	2	4.95
FM-1579	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	12	2	4.8
FM-1580	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	13	2	4.805
FM-1582	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	15	2	5

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

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FM-1583	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	16	2	5
FM-1584	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	17	2	5
FM-1586	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	19	2	4.982
FM-1589	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	22	2	4.943
FM-1593	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	4	3	4.95
FM-1596	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	7	3	4.98
FM-1597	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	1	4	4.95
FM-1598	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	2	4	4.921
FM-1599	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	3	4	4.949
FM-1600	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	4	4	4.95
FM-1601	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	5	4	4.98
FM-1602	Lake Minchumina	Lake Minchumina II S/D	F11S24W28	ASLS 81-168	1	5	4.966
FM-1162	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	Portion of 6	1	6
FM-1163	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	Portion of 7	1	15
FM-1164	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	Portion of 8	1	17.801
FM-1172	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	1	6	23.556
FM-1173	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	2	6	25.614
FM-1174	Nenana	Farmview S/D	F4S8W1	ASLS 82-123	3	6	24.372
FM-1091	Nenana	Tanana River	F4S7W19		10		20.5
FM-1124	Nenana	Tanana River	F4S7W30	ASLS 80-106	Tract B		9.413

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
FM-1125	Nenana	Tanana River	F4S7W30	ASLS 80-106	Tract C		17.913
FM-1127	Nenana	Tanana River	F4S7W30	ASLS 80-106	Tract E		16.42
FM-1128	Nenana	Tanana River	F4S7W30	ASLS 80-106	Tract F		4.72
FM-1140	Nenana	Tanana River	F4S7W30	ASLS 80-106	9		4.966
FM-1144	Nenana	Tanana River	F4S7W30	ASLS 80-106	13		4.835
FM-1180	Nenana	West Parks Highway	F4S8W2	AS PLAT 83-12	Tract F		10.23
FM-0552	North Pole	Tanana River	F2S1E2	USRS	5		11.86
FM-0553	North Pole	Tanana River	F2S1E2	USRS	6		13.95
FM-0554	North Pole	Tanana River	F2S1E3	USRS	1		13.69
FM-0555	North Pole	Tanana River	F2S1E3	USRS	2		2.48
FM-0556	North Pole	Tanana River	F2S1E3	USRS	3		3.91
FM-0561	North Pole	Tanana River	F2S1E12	USRS	Tract 51		9.4
FM-0570	North Pole	Tanana River	F2S1E2	USRS	Tract 56		1.29
FM-0572	North Pole	Tanana River	F2S1E2,3	USRS	Tract 71		14.82
FM-0703	Salcha	Country Road	F5S4E28	USRS	N1/2SE1/4NE1/4		20
FM-7008	Salcha	Hartman Lake	F6S4E2	USRS	41		16.830
FM-0683	Salcha	Salcha River	F5S4E13	USRS	6		7.22
FM-0684	Salcha	Salcha River	F5S4E13	USRS	7		13.85
FM-0689	Salcha	Salcha River	F5S4E14	USRS	5		5.73
FM-0691-G01	Salcha	Salcha River	F5S4E16	USRS	Tract A		14
FM-0697	Salcha	Salcha River	F5S4E23	USRS	11		5.04
FM-0698	Salcha	Salcha River	F5S4E23	USRS	19		2.56
SM-2200	Big Lake Area	Big Lake	S17N4W27	ASLS 72-76	Tract 3		0.918
SM-2202	Big Lake Area	Big Lake	S17N4W27	ASLS 72-76	Tract 5		1.966
SM-2267	Big Lake Area	East Papoose Lake	S17N4W30	USRS	1		4.690
SM-2268	Big Lake Area	East Papoose Lake	S17N4W30	USRS	2		0.840
SM-2269	Big Lake Area	East Papoose Lake	S17N4W30	USRS	3		3.800
SM-2270	Big Lake Area	East Papoose Lake	S17N4W30	USRS	4		2.600
SM-2271	Big Lake Area	East Papoose Lake	S17N4W30	USRS	5		3.130
SM-2284	Big Lake Area	East Papoose Lake	S17N4W30	USRS	18		2.090

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

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SM-2302	Big Lake Area	East Papoose Lake	S17N4W30	USRS	29		10.000
SM-2206	Big Lake Area	Flat Lake	S17N4W27	USRS	16		2.200
SM-2235	Big Lake Area	Flat Lake	S17N4W29	USRS	1		5.000
SM-1975	Big Lake Area	Horseshoe Lake	S17N4W12	USRS	12		4.100
SM-1993	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	1		7.440
SM-1994	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	2		1.460
SM-1995	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	3		4.010
SM-1996	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	4		9.820
SM-2005	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	17		4.980
SM-2006	Big Lake Area	Horseshoe Lake	S17N4W13	USRS	18		4.980
SM-2037	Big Lake Area	Hourglass Lake	S17N4W14	USRS	38		1.000
SM-2041	Big Lake Area	Hourglass Lake	S17N4W14	USRS	42		5.960
SM-1943	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	25		4.450
SM-1945	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	27		3.830
SM-1946	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	28		5.540
SM-1947	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	29		5.440
SM-1948	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	30		5.050
SM-1949	Big Lake Area	Muleshoe Lake	S17N4W11	USRS	31		7.140
SM-2392	Big Lake Area	Never-Never Lake	S17N4W34	USRS	1		3.630
SM-2365	Big Lake Area	Sara Lake	S17N4W33	USRS	1		2.920
SM-1929	Big Lake Area	West Lake	S17N4W11	USRS	3		5.000
SM-1930	Big Lake Area	West Lake	S17N4W11	USRS	6		4.780
SM-1931	Big Lake Area	West Lake	S17N4W11	USRS	7		5.920
SM-1932	Big Lake Area	West Lake	S17N4W11	USRS	8		4.750
SM-1935	Big Lake Area	West Lake	S17N4W11	USRS	14		2.000
SM-1936	Big Lake Area	West Lake	S17N4W11	USRS	18		3.970
SM-1937	Big Lake Area	West Lake	S17N4W11	USRS	19		4.510
SM-1938	Big Lake Area	West Lake	S17N4W11	USRS	20		4.560
SM-1939	Big Lake Area	West Lake	S17N4W11	USRS	21		6.210
SM-1940	Big Lake Area	West Lake	S17N4W11	USRS	22		5.000
SM-1944	Big Lake Area	West Lake	S17N4W11	USRS	26		4.400
SM-1950	Big Lake Area	West Lake	S17N4W11	USRS	32		4.620

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

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SM-1951	Big Lake Area	West Lake	S17N4W11	USRS	33		2.080
SM-1952	Big Lake Area	West Lake	S17N4W11	USRS	34		1.960
SM-1953	Big Lake Area	West Lake	S17N4W11	USRS	35		0.710
SM-1954	Big Lake Area	West Lake	S17N4W11	USRS	36		1.370
SM-1955	Big Lake Area	West Lake	S17N4W11	USRS	41		5.000
SM-1956	Big Lake Area	West Lake	S17N4W11	USRS	42		5.000
SM-1957	Big Lake Area	West Lake	S17N4W11	USRS	43		5.000
SM-1958	Big Lake Area	West Lake	S17N4W11	USRS	44		5.000
SM-1959	Big Lake Area	West Lake	S17N4W11	USRS	45		5.000
SM-1960	Big Lake Area	West Lake	S17N4W11	USRS	48		5.000
SM-1961	Big Lake Area	West Lake	S17N4W11	USRS	N1/2NW1/4SW1/4		20.000
SM-1962	Big Lake Area	West Lake	S17N4W11	USRS	SW1/4NE1/4SW1/4		10.000
SM-1964	Big Lake Area	West Lake	S17N4W11	USRS	NE1/4NW1/4NE1/4		10.000
SM-2017	Big Lake Area	West Lake	S17N4W14	USRS	9		4.100
SM-2018	Big Lake Area	West Lake	S17N4W14	USRS	10		5.000
SM-0045	Butte	Butte	S17N2E25	USRS	E1/2NW1/4NW1/4SW1/4, N1/2SW1/4NW1/4SW1/4		10.000
SM-0044	Butte	Butte Road	S17N2E25	USRS	N1/2NE1/4NW1/4SE1/4		5.000
C20246.002	Cordova	Saddle Point S/D	C15S3W32	ASLS 81-28	6		3.640
SM-7009	Eagle River	Cates Avenue	S14N1W14	USRS	W1/2SE1/4SW1/4		20.000
SM-7019	Eagle River	White Spruce Dr.	S14N1W24	USRS	SW1/4NW1/4SW1/4		10.000
C1001	Glennallen	Glennallen	C4N2W20,21	ASLS 79-36	11		17.920
C1002	Glennallen	Glennallen	C4N2W20,21	ASLS 79-36	33		8.540
SM-0414	Kachemak Bay	Oyster Cove	S8S13W21	USS 4700	4		3.060
SM-0476	Kasilof	Spetz Avenue	S3N11W30	USRS	11		19.950
SM-0997-H	Kenai	Candlelight Dr. and Aliak Ave	S6N11W34	USRS	SW1/4SW1/4SW1/4NE1/4, SE1/4SE1/4NW1/4		12.500

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

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SM-0997-I	Kenai	Candlelight Dr. and Aliak Ave	S6N11W34	USRS	N1/2NE1/4NE1/4SW1/4		5.000
SM-0997-K	Kenai	Highbush Lane	S6N11W34	USRS	NE1/4NW1/4NE1/4		10.000
SM-1032	Kenai	Highbush Lane	S6N11W34	USRS	3		2.500
SM-1033	Kenai	Highbush Lane	S6N11W34	USRS	4		2.500
SM-1034	Kenai	Highbush Lane	S6N11W34	USRS	5		2.500
SM-1024	Kenai	Princess Lane	S6N11W33	USRS	W1/2SW1/4SE1/4		20.000
SM-5020	Little Tutka Bay	Little Tutka Bay	S8S13W15,16,21,22	USRS	Portion of Tract B lying north of USS 3903 and USS 4700		16.000
SM-0349	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W21	EPF 69-3	7	1	2.520
SM-0372	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W21	EPF 69-3	13	2	1.740
SM-0373	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W21,22	EPF 69-3	14	2	1.670
SM-0374	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W21,22	EPF 69-3	15	2	1.860
SM-0375	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W22	EPF 69-3	16	2	1.810
SM-0376	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W22	EPF 69-3	17	2	1.980
SM-0377	Little Tutka Bay	S. Kachemak Alaska S/D	S8S13W22	EPF 69-3	18	2	1.900
S20087	Moose Pass	Trail Lake Group Homesites	S4N1W1	USS 2528	9		3.990
S20088	Moose Pass	Trail Lake Group Homesites	S4N1W1	USS 2528	10		4.190
S20089	Moose Pass	Trail Lake Group Homesites	S4N1W1	USS 2528	11		4.050
S20096	Moose Pass	Trail Lake Group Homesites	S4N1W1	USS 2528	33		4.690
SM-1093	Nikiski	Beck Lake	S7N11W1	USRS	3		2.650
SM-1142-01	Nikiski	Bishop Lake	S7N11W16	USRS	Portion of Lot 10		11.100
SM-1154-A	Nikiski	Bishop Lake	S7N11W21	USRS	12		20.000
SM-5011	Nikiski	Bishop Lake	S7N11W21	USRS	SW1/4SE1/4NE1/4		10.000
SM-1434	Nikiski	Daniels Lake	S8N11W34	USRS	17		5.160
SM-1438	Nikiski	Daniels Lake	S8N11W34	USRS	35		5.000
SM-1439	Nikiski	Daniels Lake	S8N11W34	USRS	36		5.000
SM-1104	Nikiski	Georgina Lake	S7N11W4	USRS	9		20.070
SM-1365-03	Nikiski	North of Daniels Lake	S8N11W26	USRS	N1/2NE1/4SW1/4NE1/4		5.000

Exhibit 1 - Trust Land Office 2017-2019 Land Sale Parcel List

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SM-1375	Nikiski	North of Daniels Lake	S8N11W26	USRS	24		6.570
SM-1376	Nikiski	North of Daniels Lake	S8N11W26	USRS	29		5.470
SM-1377	Nikiski	North of Daniels Lake	S8N11W26	USRS	4	S1/2NE1/4SW1/4NE1/4	5.000
SM-1333	Nikiski	Unnamed Lake	S8N11W25	USRS	5		3.290
SM-1344	Nikiski	Unnamed Lake	S8N11W25	USRS	16		5.030
S20518	Pt. MacKenzie	Pt MacKenzie	S15N3W6	USRS	S1/2SW1/4SE1/4		20.000
SM-1668	Pt. MacKenzie	Terrane Terrace Alaska S/D	S14N4W8,9	EPF 57-72	Tract C		3.230
SM-1736	Pt. MacKenzie	Twin Island Lake	S14N4W17	Plat 84-176, Palmer Recording District	Tract B-1		8.360
SM-0595	Sterling	Kenai River	S5N8W22,27	EPF 36-27	19A		3.680
SM-0596	Sterling	Kenai River	S5N8W22,27	EPF 36-27	19B		5.390
SM-0655	Sterling	Kenai River	S5N8W26	EPF 36-28	4D		1.590
SM-0282	Sutton	Matanuska River	S20N6E31	USRS	1		10.460
SM-0291	Sutton	Matanuska River	S20N6E32	USRS	1		3.200
SM-0292	Sutton	Matanuska River	S20N6E32	USRS	2		3.650
SM-0293	Sutton	Matanuska River	S20N6E32	USRS	3		13.800
SM-0298	Sutton	Matanuska River	S20N6E33	USRS	1		24.070
SM-0299	Sutton	Matanuska River	S20N6E33	USRS	2		19.670
SM-0304	Sutton	Matanuska River	S20N6E34	USRS	1		13.510
SM-0159	Sutton	Mile 74.5 Glenn Hwy	S19N5E3	USRS	13		2.030
SM-0160	Sutton	Mile 74.5 Glenn Hwy	S19N5E3	USRS	14		3.320
SM-0150	Sutton	Mile 76 Glenn Hwy	S19N5E2	USRS	4		3.720
SM-0201	Sutton	Mile 76.5 Glenn Hwy	S20N5E35	USRS	17		0.540
SM-0285	Sutton	Mile 78 Glenn Hwy	S20N6E31	USRS	4		4.420
SM-0243-02	Sutton	Rush Lake	S20N6E13	USRS	7		14.650
SM-2503	Talkeetna	Chase II Alaska S/D	S26N4W6	ASLS 79-149	Tract J	Unit 1B	16.362
SM-2546	Talkeetna	Chase II Alaska S/D	S26N4W6	ASLS 79-149	Tract A	Unit 1A	6.277
S80542	Wasilla	Bruce Lake S/D	S18N2W36	ASLS 79-155	14	6	1.180
S20581	Willow	Mile 71.5 Parks Hwy	S19N4W21	USRS	4		2.220
S20575	Willow	Parks Hwy	S19N4W6	USRS	E1/2NW1/4SE1/4		11.000
SM-0104	Wolverine Lake	Wolverine Lake	S18N3E8	USRS	20		4.360



To: Carlton Smith, Chair
Resource Management Committee
From: Bryan Yackel
Date: 1/5/2017
Re: Yosemite Drive Utility Extension and Road Access
Improvements - Project #2014-83
Fiscal Year: 2017
Amount: \$485,000.00

Approval

Proposed RMC Motion:

Proposed Motion One: *“The Resource Management Committee recommends that the Alaska Mental Health Trust board of trustees approve a reallocation of original budget previously approved for the expenditure of principal funds for sewer and water infrastructure improvements to and for a portion of the parcel known as Yosemite. The original Yosemite budget request was for \$900,000 and the available balance is \$485,000. The reallocation request will make the \$485,000 now available for Yosemite road access improvements.”*

Proposed Motion Two: *“Following approval of Motion One, the Resource Management Committee recommends that the Alaska Mental Health Trust board of trustees authorize the Executive Director of the TLO to represent the Trust’s interests in the Yosemite Drive Utility Extension and Road Access Improvements Project (Project #2014-83). This will include reallocations to the expenditure of the approved budget resultant to future Yosemite changes in project scope if necessary.”*

Background:

Transaction/Resource: Principal Fund expenditure for a Trust Parcel improvement project formerly to include design and construction of sanitary sewer and water main line utility extensions, and now to include a water main line utility extension and road access improvements. The proposed road access improvements are in place of the utility extension for sanitary sewer. More specifically, this is a request for reallocation of previously approved budget. The prior approval allocated approximately \$415,000 for water main line utility extension and \$485,000 for sewer main line utility extension from the TADA (IRIS fund 3320). The reallocation utilizes the same source of funding, and results in an unchanged overall budget amount, but with \$485,000 now intended for use on the construction of road access improvements to include a “bypass lane” for the section of roadway fronting Trust land on both the east and west side of Yosemite Drive. The budget for the water utility extension remains consistent with the original request. The installation of the sewer utility has been deferred to a later date for reasons further explained herein.

Property Description/Acreage/MH Parcel(s): A portion of Parcel SM-1623, (approximately 55 acres) located at the northwest and northeast corners of the intersection of Eagle River Loop Road and Yosemite Drive, Eagle River, Alaska. The parcel is legally described as a portion of the N2NE4, Section 23, Range 4 West, Township 14 North, Seward Meridian.

General Background: In calendar year 2017 the Municipality of Anchorage (MOA) intends to undergo a major road improvement project to Yosemite Drive. The Yosemite Drive Upgrade Project will upgrade Yosemite Drive to a “collector” street. Features of the upgrade will include widening the roadway, establishing adjacent paved pathways and/or sidewalks, and installing street lighting, curb and gutter. The TLO intends to capitalize on the timing of this project by extending water utilities to the Yosemite parcels concurrently with the road improvement. Additionally, the TLO intends to construct a section of “bypass lane” for northbound traffic and along the full frontage of the Trust’s land for the section fronting Yosemite Drive.

Resultant to the prior approval by the Finance Committee Meeting occurring on January 27th, 2015, \$900,000 of budget was made available for water and sanitary sewer utility main line extensions. The installation of the sanitary sewer utility has been deferred. This is attributable to the effect site development will have on the design of this system. Conceptual planning for sewer needs revolved around the work completed to date on the conceptual design of a residential housing project at Yosemite East. Given the current climate for residential construction, the land to the west of Yosemite Drive has moved up in priority with a focus on eventual commercial development. Commercial development might become the best option for both (east and west) parcels. Regardless of the eventual form of development, site topography requires that the sanitary sewer main will be a force main. Designing this infrastructure in advance of a master plan for the site(s) was deemed to be undesirable where ensuring optimal future functionality is concerned. Additionally, through collaborative planning sessions with Anchorage Water and Wastewater Utility (AWWU), who would be the grantee of the completed infrastructure, there was an impetus placed on the Trust to design a regional sanitary sewer system that could provide services for adjacent lands to the east owned by Eklutna, Inc. and the Alaska Department of Transportation & Public Facilities. Neither of these parties have near term development plans for these properties, and neither showed an interest in collaborating in design, or sharing in the cost of construction, so these were additional factors in deciding to defer the installation of sanitary sewer utilities until such time as one or both Trust sites will be developed.

Through extensive review of the design for the proposed scope of road improvements, the TLO identified the ability to expand the area and scope of improvements to make the TLO’s lands more accessible. Exhibit 1 includes the proposed extent of design to include points of access to Trust land at Yosemite East and West as well as the “bypass lane”, which will ensure future land occupants will be able to access Trust land with reduced operational conflict and/or further impact to traffic along the section of roadway fronting Trust land.

Anticipated Revenues/Benefits: Completing the water utility extensions and road access improvements concurrently with the MOA's project will result in shared project efficiencies ultimately resulting in considerable cost savings to the Trust. In addition to the cost savings, disruption to area residents is further mitigated in comparison to a scenario whereby this work is completed at some point in the future, and after completion of the MOA's project. This might also entail working in close proximity to existing underground utilities, which decreases efficiency and adds to project cost and uncertainty. The road access improvements will provide overall flexibility to the road design, which might also include additional room for future deceleration lanes needed for Yosemite East. Building a "bypass lane" as part of this project will mitigate the risk and cost of having to construct this at a later date, at which time a bike path, site lighting, curb & gutter and associative drainage piping would all need to be removed and reinstalled.

Anticipated Risks/Concerns: A key concern is the risk of spending Trust funds without an immediate return on investment. Large residential and/or commercial developments often include absorption periods in excess of five years, resulting in a holding period without revenue offsetting the expenditure. This is standard in residential and/or commercial lot development whereby all available lots in a subdivision of this size are not typically sold and/or developed in the year of subdivision development; rather they are developed in planned stages. These improvements are necessary to encourage further development of most any kind, and to maximize value of these holdings and their revenue producing potential over time.

Project Costs: The estimated not-to-exceed total project cost for the installation of these improvements is \$900,000, with approximately \$415,000 estimated for the water main line utility extension and \$485,000 estimated for road access improvements.

Other Considerations: None.

Due Diligence: The due diligence effort for this project is ongoing, and includes assisting the MOA's management team with defining the project scope. Additive alternate pricing for the water line and road access improvements will be accomplished through the inclusion of standalone bid schedules representing only the scopes of work specific to these two proposed elements of construction. The Trust will be able to evaluate the contractor pricing received by the low responsive bidder for these two elements of construction, and will then be able to make a "go or no-go decision" in advance of construction. The inclusion of these work scopes as additive alternates will enable the TLO to forego having this work completed if the budget is exceeded in comparison to the received bid pricing.

Alternatives: Two alternatives to completing this project include to do nothing, or to defer all work to a later date. In the absence of these improvements, prospective users are confronted with additional risk that may prevent a sale or lease of the property, or a diminished return on investment through the realization of a lower land value and sales price. Deferring the work to a later date might have a similar consequence whereby the lack of utility service and uncertainty in delivering the water service would make the Yosemite Drive tracts less desirable and/or a riskier option than other

“development ready” parcels. The presence of site access issues would have the same consequence. Deferring all work creates additional concern related to the anticipated construction cost escalations and level of disruption to area traffic stemming from working within the extents of a new road, which is also the only road providing access to and from the area.

Consistency with the Resource Management Strategy: The proposal is consistent with the long term “Resource Management Strategy for Trust Land” (RMS) which was adopted January 2016 in consultation with the Trust. Completing these improvements will be a value enhancing feature of this Trust real estate that serves to support the eventual highest and best use.

Trust Land Office Recommendation: The Trust Land Office recommends the reallocation of \$485,000 in budget formerly allocated to the installation of sanitary sewer infrastructure improvements now available for road access improvements.

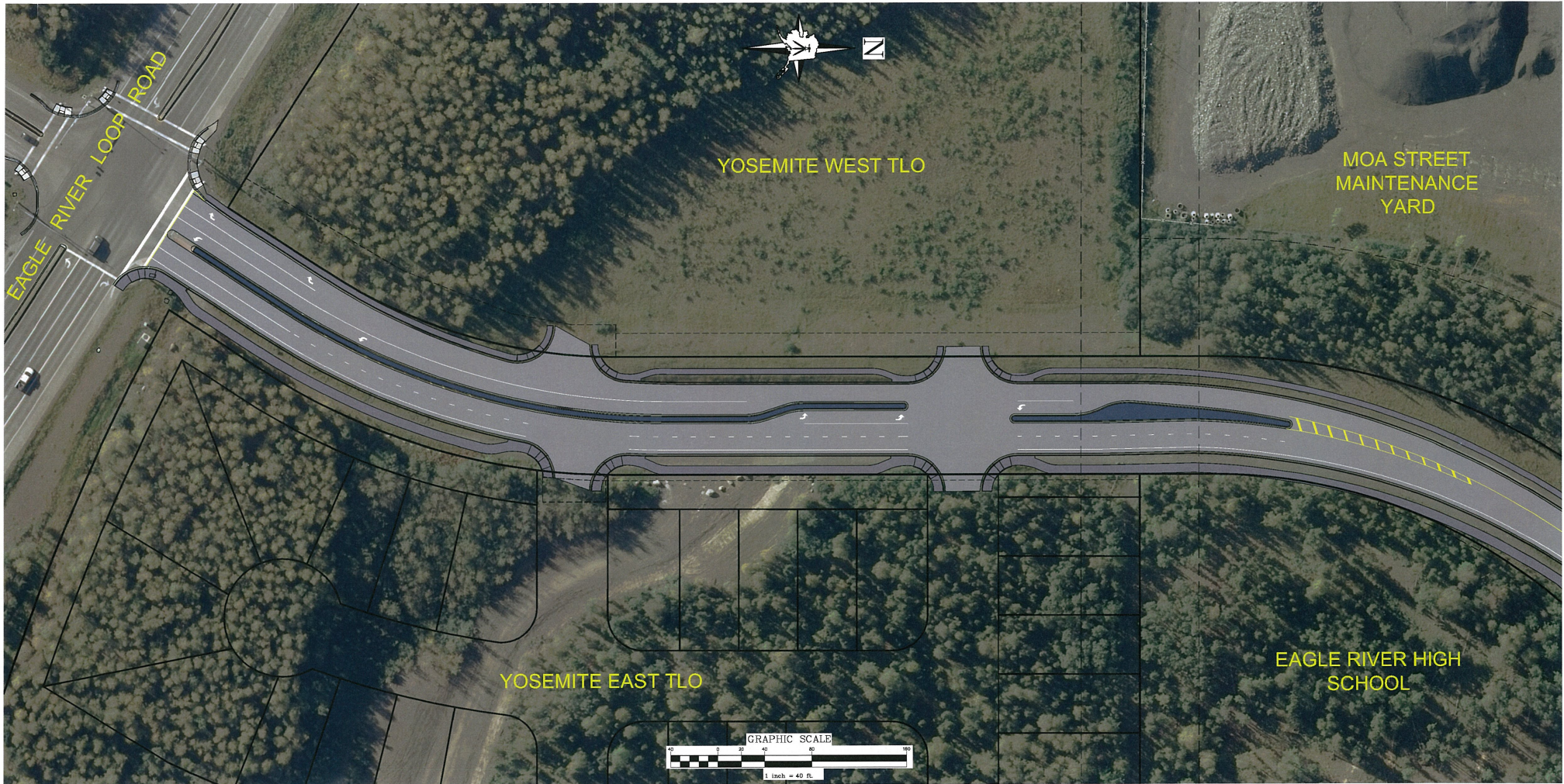
The Trust Land Office further recommends that that the Executive Director of the TLO represent the Trust’s interests in the Yosemite Drive Utility Extension and Road Access Improvements Project (Project #2014-83) to ensure a successful project. This will include reallocations to the expenditure of approved budget resultant to future changes in project scope if necessary.

Applicable Authority: Applicable authorities for this consultation include 20 AAC 40.700(c) and the policies and bylaws of the Alaska Mental Health Trust Authority.

Trust Authority Consultation: This briefing document fulfills the consultation requirements that are applicable to the transaction. In the event that significant changes to the transaction are made necessary, the Trust Authority will be consulted regarding the changes.

Exhibit(s): Exhibit 1 – Proposed Scope for Road Improvements – Yosemite Drive Upgrade Project

Appendix C - Memorandum - Yosemite Drive Upgrade Project - Summary of Progress and Request for Reallocation of Funds - created 12/8/2016



YOSEMITE DRIVE

2 LANES NORTHBOUND

