



Executive Director's Report

For the 7/30/2020 Resource Management Committee



Introduce New Staff

- Tracy Andis
 - Admin Assistant (Front Desk Reception)
 - Started mid- May
- David MacDonald
 - Senior Commercial Real Estate Asset Manager
 - From California
 - Started the 7th



By Asset Types

- Commercial Real Estate
- Minerals and Materials
- Timber
- Land
- General



Community Park Assessment Update

The project team is a little more than half-way through the project's first stage: value estimation and market research. COVID-19 has created difficulty, but the team is on task.

Wrapping up

- Property Appraisals
- Wetlands Delineation and Functional Assessment
- Building Conditions Surveys

In progress

- Stream Alignment and Rehabilitation Study
- Sketch initial financial models
- Extend the wetlands jurisdictional determination
- Analyze the wetlands credit market
- Cost estimate building repairs and stream rehabilitation.
- Identifying utility locations and relocation potentials

Photo of the wetlands and paved trail west of the ARC of Anchorage



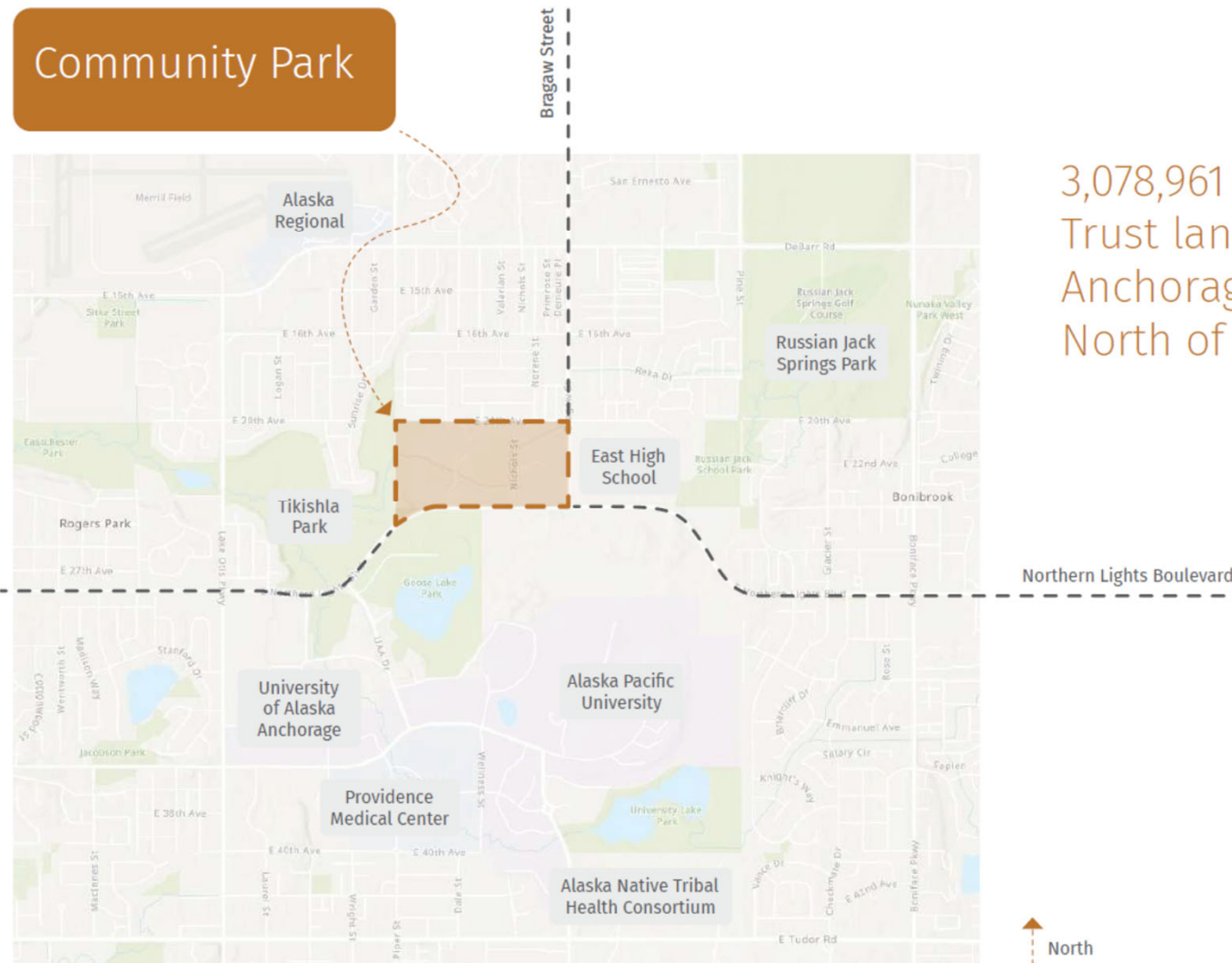
Discoveries: the class A Wetlands west of the ARC of Anchorage are healthy, this is good from a monetization perspective. The wetlands market analysis will determine their value as healthy functioning wetlands.

Of special note is the continued involvement and participation of the Community Park organizations. The project team is comfortably proceeding with these organizations in a transparent and engaging manner. The organizations are providing great support as the team preforms field work.

Upcoming: The team will take the next 1-2 months to make sense of the estimates and research, then, in step with the TLO, reach out to Community Park organizations and outside institutions for input in the late fall, 2020.



Community Park



3,078,961 SF (70.68 acres) of Trust land in middle of Anchorage, immediately North of the UMED district.

Community Park Today

Six Beneficiary Organizations + the Trust Authority



Trust Property

ARC of Anchorage
Salvation Army
Catholic Social Services
Assets Inc.
Alaska Mental Health Trust Authority

Other's

Hope Community Resources
Anchorage School District
Whaley School

Umed Competitive Ground Lease Offering

- This offering was created and was advertised before Aaron left.
- The parcel is 4.5 acres, vacant, with utilities, and in a prime location in the medical district near Providence Hospital
- We received 1 submission although it was not a bid and deemed unresponsive to the competitive offering.



L Street Parcel

- The consultation was completed on 4/22/20 and 5/21/20
- The BID was published and limited comments received
- We have an interested party in developing the site but prefers sale versus lease.
- We have been negotiating to determine if a negotiated lease is warranted over a competitive offering.



Juneau Subport

- Norwegian Cruiselines has made their next payment on time
- They have paid \$18 Million so far that is kept in escrow until the sale is complete.
- The sale will be completed this year, although the revenues will be realized in FY21.



Northpark (San Antonio, TX)



- Marriott has publicly announced that they are leaving the building in October.
- Marisol was able to get a 6 month lease renewal until then.
- Marisol was also able to get the last three months of rent from Advantage, which they had previously refused to pay.
- In October, that will leave 47% vacant in October unless we can fill with other tenants - currently marketing and have prospective parties.
- Balloon payment on debt is October 2021.



Tumwater, WA



- Still trying to secure a lease extension for State of Washington Environmental Hearings Office
- About 10% of building or 5,653 sq ft
- Lease expires 8/31/2020



KTOO Lease Extension

- KTOO lease, across Egan Drive from the subport, has been renewed for 30 years at 9%.
- This is an increase from the previous 8% rent



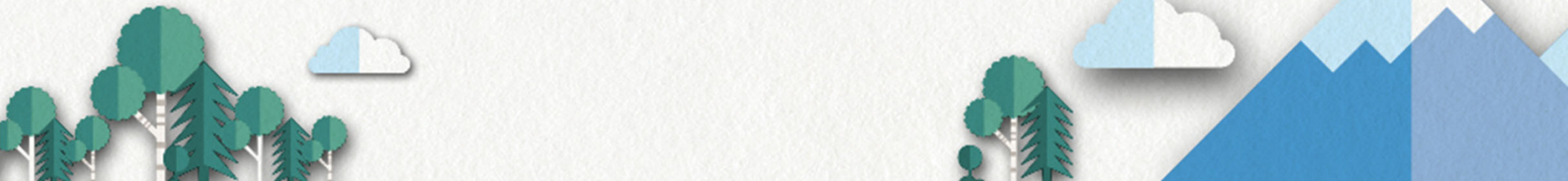
Icy Cape Mineral Exploration Project

- We hired Hatch to advise the TLO on the next prudent steps in advancing toward a mine. They have evaluated much information provided by Karsten in a confidential report along with other information communicated in regular update meetings.
- The final report is expected in the last week in July but are evaluating it before bringing recommendations before the board.
- There is no field exploration occurring this year.
- Moving some connexes up from Virginia to Eagle River before winter
- Gold assay work continues on samples



Constantine/Palmer Project

- The TLO still has not reached any agreements with Constantine about the terms of their future lease if the TLO received ownership of the lands encumbered by the federal mining claims.
- Constantine did get \$2.15M from Dowa to conduct some additional exploration work.
- Liz Cornejo is no longer VP of government relations and external affairs.
- Stock price of Constantine remains low at about \$0.14 down from \$0.68 a year ago
- Maui Case and potential DEC actions

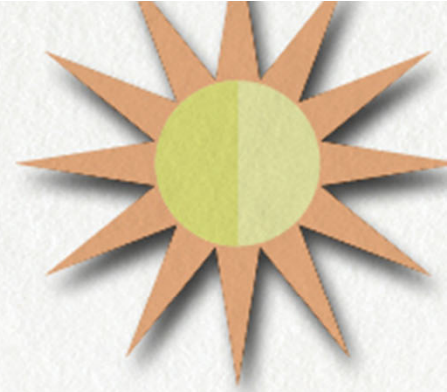


Fairbanks Gold Mining International Expansion

- Evaluating three applications from FGMI regarding their interest in expansion, but they need corporate approval before we can begin review in earnest.
- The proposal is for waste rock storage, road easement, and Gil mine site development.



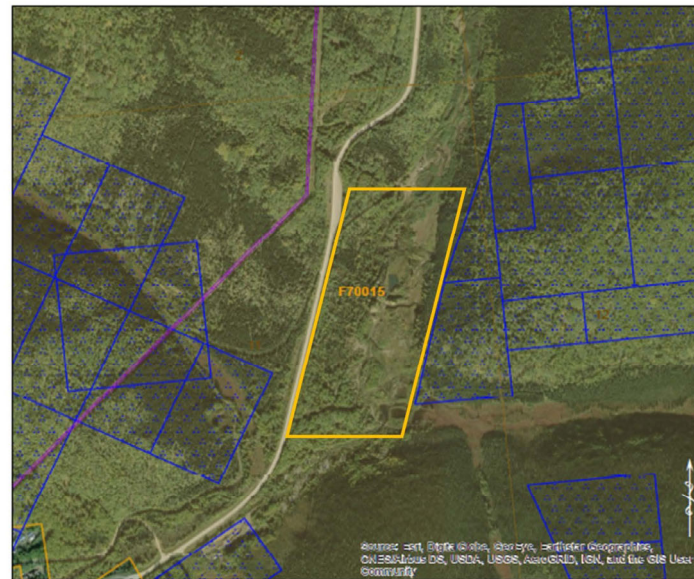
Twin Creek Placer



- 55 acres
- Consulted with CEO
- Adjacent to previous work with same individual
- \$5,000 annual and 10% royalty on product exceeding annual rent



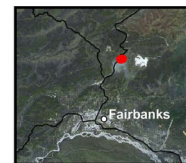
Exhibit A



MHT 9400733 - Doug Baker dba Landview Excavating, Inc.
Twin Creek, Fairbanks Mining District

Legend

- Shaded MHT Settlement Parcels
- State Mining Claims
- Easements (455)
- Section Grid
- MHT 9400733 Proposed Lease Area



0 0.075 0.15 0.225 Miles

1:10,967.26



Date Printed: 7/9/2020

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Best Interest Decision
MHT 9400733
MH Parcel F70015

Freegold Ventures

- Relinquished 546 acres per lease terms
- Now seeking to lease those same acres
- Beginning a drilling program in August
- This is near Cleary Summit off the Steese Hwy



Meadow Lakes Material Sale Potential

- Hollie is working with companies that are bidding on a DOT road project to sell material
- Now that DOT has awarded this project to QAP, we will be reaching out to see if we can sell them materials from our land and their timing needs on this material.
- Depending on whether they decide to use our land and materials, we expect to bring further consultation once we know more.

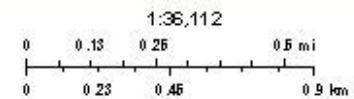


Topo Parcel S20525 @ Pitman Rd.



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 MHT Settlement Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Alaska Department of Natural Resources | Metanaska-Sustina Borough GIS, Esri, HERE, Garmin, USGS, METNUSA, EPA, USDA |

Icy Cape Timber

- We received \$3.7M (28.7mmbf) through this sale to Sealaska.
- The harvest operations are complete and ships loaded with logs.
- The equipment and camps are being shipped out on barges over the course of the summer.
- There will also be a final payment on some uncut stumpage.



Yak Timber

- The harvest has begun on the Yak Timber sale in Yakutat
- This includes approximately 3 mmbf
- This contract requires about 2.5 miles of road construction which also adds significant value to Trust lands for future subdivision sales.
- Community appears to support the project
- Expected to be complete this year



Naukati Sale

- \$2.2 M has been received to date from this sale of old growth timber from phase 1 exchange lands
- Viking has begun road building operations for the Phase 2b tracts
- Inspections show that they have a good clean operation

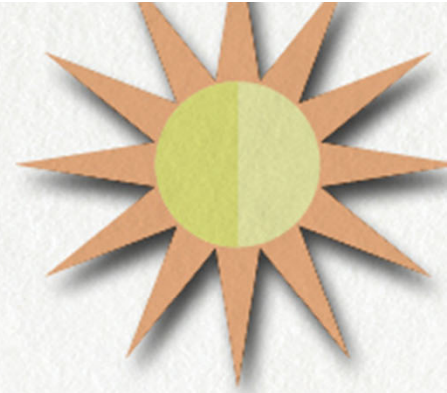


Shelter Cove Timber Sale

- To be discussed in the context of the consultation by Paul



Big Game Guide Permit Program



- Icy Cape - 5 applications
- Tyonek - 3 applications - one being a transporter
- Kodiak - 1 application
- One tie requiring rebid with a realized increase in bid in the second round
- The TLO will receive a minimum of \$90.0 in the first full calendar year of operations



Icy Cape

- Dave working on securing services for general caretaking of buildings and roads
- Dave is doing general maintenance efforts this summer as well as some inspections of the demobilization efforts



Fall Land Sale

- Staff selected the parcels to be included in the Fall land offering
- Approximately 62 parcels or 256 acres will be offered in a sealed bid auction
- These parcels are in each of the three regions
- Auction to be held September 14 - November 16
- The OTC parcels are still regularly selling. 19 parcels have sold this year from the OTC offering with a value of \$638,000.



Nenana Bridge

- Bruce recently inspected the new bridge
- This provides public access to 11,000 acres of Trust lands that could have year-round access
- This may provide new opportunities for land disposals, gas development, or timber harvest



Untitled Map

Write a description for your map.

Legend

- Feature 1
- MHT
- Monderosa Bar
- nenana
- Nenana
- Nenana Municipal Airport
- Rough Woods Inn

Google Earth

© 2020 Google

Four Mile Rd

Nenana
Nenana

2 mi

10:10 AM
7/27/2020



Victory in Supreme Court

- The TLO prevailed in the Supreme Court case considering the sale of five lots near Kenai to the Olivas as challenged by the Wests
- Affirmed that the decision was in the best interest of the Trust
- Agreed that the West arguments lacked merit and were not supported by the record
- Emphasizes the need for good decisions and solid records of our decision process
- Jusdi and Colleen did a great job

