

MEETING AGENDA

Meeting: Board of Trustee
Date: November 18, 2020
Time: 8:30 AM
Location: online via webinar and teleconference
Teleconference: (844) 740-1264 / Meeting Number: 133 529 4963 # / Attendee No: #
<http://thetrust.webex.com>
Trustees: Chris Cooke (Chair), Verné Boerner, Rhonda Boyles, Annette Gwalthney-Jones, Anita Halterman, Ken McCarty, John Sturgeon

Wednesday, November 18, 2020

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8:30a	Call to Order – Chris Cooke, Chair	
	Roll Call	
	Announcements	
	Approval of Agenda	
	Review of Guiding Principles	5
	Ethics Disclosure	
	Approval of Minutes	
	• August 26-27, 2020	12
	Current Bylaws	39
	Finance Chair Appointment	
8:40	Mission Moment	
	Direct Support Professional (DSP) Hire App	46
	• Kim Champney	
9:10	Ratification of Board Actions	74
	• Stuart Goering, Senior Assistant Attorney General, Department of Law	
9:40	Staff Report	
	CEO Update	
10:00	Audit & Risk Committee Report / Update	82
	• FY20 Audit Approval	
10:15	Finance Committee Report / Update	86
	• TADA / Balance Transfer Authority	
	• Commercial Real Estate Financing	
10:45	Break	

Wednesday, November 18, 2020 (continued)

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11:00	Resource Management Committee Report / Update	97
	<ul style="list-style-type: none"> • Land Sale Program Parcels • Fairbanks Gold Mining, Inc. Kinross Gil Project • Fairbanks Gold Mining, Inc. Kinross Victoria Creek Project • Gardes Holding Mat-Su Gas Exploration 	
11:30	Program & Planning Committee Report / Update	100
	<ul style="list-style-type: none"> • FY21 Amended Budget 	
11:45	CEO Annual Performance Evaluation	
	Executive session – (if necessary)	
	<i>In accordance with the Open Meetings Act, AS 44.62.310(c).</i>	
11:45	Lunch Break	
12:45	Statutory Advisor Update	129
	<ul style="list-style-type: none"> • Kristin Vandagriff, Executive Director, Governor’s Council on Disabilities and Special Education • Bev Schoonover, Executive Director, Alaska Mental Health Board / Advisory Board on Alcoholism and Drug Abuse • Lesley Thompson, Acting Executive Director, Alaska Commission on Aging 	
2:15	Break	
2:30	Communications Update	158
3:15	Trustee Comments	
3:35	Public Comment	
	<ul style="list-style-type: none"> • For Public Comment Guidelines click here 	
	Adjourn	

Future Meeting Dates

Full Board of Trustee / Program & Planning / Resource Management / Audit & Risk / Finance

(Updated – October 2020)

- | | | |
|--|-----------------------------|------------------------|
| • Full Board of Trustee | November 18-19, 2020 | (Wed, Thu) - Anchorage |
| | | |
| • Program & Planning Committee | January 6, 2021 | (Wed) |
| • Audit & Risk Committee | January 7, 2021 | (Thu) |
| • Finance Committee | January 7, 2021 | (Thu) |
| • Resource Mgt Committee | January 7, 2021 | (Thu) |
| • Full Board of Trustee | January 27-28, 2021 | (Wed, Thu) – TBD |
| | | |
| • Audit & Risk Committee | April 21, 2021 | (Wed) |
| • Finance Committee | April 21, 2021 | (Wed) |
| • Resource Mgt Committee | April 21, 2021 | (Wed) |
| • Program & Planning Committee | April 21, 2021 | (Wed) |
| • Full Board of Trustee | May 26, 2021 | (Wed) – TBD |
| | | |
| • Program & Planning Committee | July 27-28, 2021 | (Tue, Wed) |
| • Audit & Risk Committee | July 29, 2021 | (Thu) |
| • Resource Mgt Committee | July 29, 2021 | (Thu) |
| • Finance Committee | July 29, 2021 | (Thu) |
| • Full Board of Trustee | August 25-26, 2021 | (Wed, Thu) – Anchorage |
| | | |
| • Audit & Risk Committee (tentative) | October 20, 2021 | (Wed) |
| • Finance Committee (tentative) | October 20, 2021 | (Wed) |
| • Resource Mgt Committee (tentative) | October 20, 2021 | (Wed) |
| • Program & Planning Committee (tentative) | October 21, 2021 | (Thu) |
| • Full Board of Trustee | November 17-18, 2021 | (Wed, Thu) – Anchorage |

Future Meeting Dates Statutory Advisory Boards (Updated – October 2020)

Alaska Mental Health Board / Advisory Board on Alcoholism and Drug Abuse

- Executive Committee – monthly via teleconference (Second Wednesday of the Month)

Governor’s Council on Disabilities and Special Education

- February 1-2, 2021 – via zoom

Alaska Commission on Aging

- TBD

**The Trust's
Guiding Principles /
Mission Statement /
Trust Budget
Process Flowcharts**

Trust Guiding Principles

To improve the lives of Trust beneficiaries, The Trust is committed to:

Education of the public and policymakers on beneficiary needs;

Collaboration with consumers and partner advocates;

Maximizing beneficiary input into programs;

Continually improving results for beneficiaries;

Prioritizing services for beneficiaries at risk of institutionalization or needing long-term, intensive care;

Useful and timely data for evaluating program results;

Inclusion of early intervention and prevention components in programs;

Provision of reasonably necessary beneficiary services based on ability to pay.

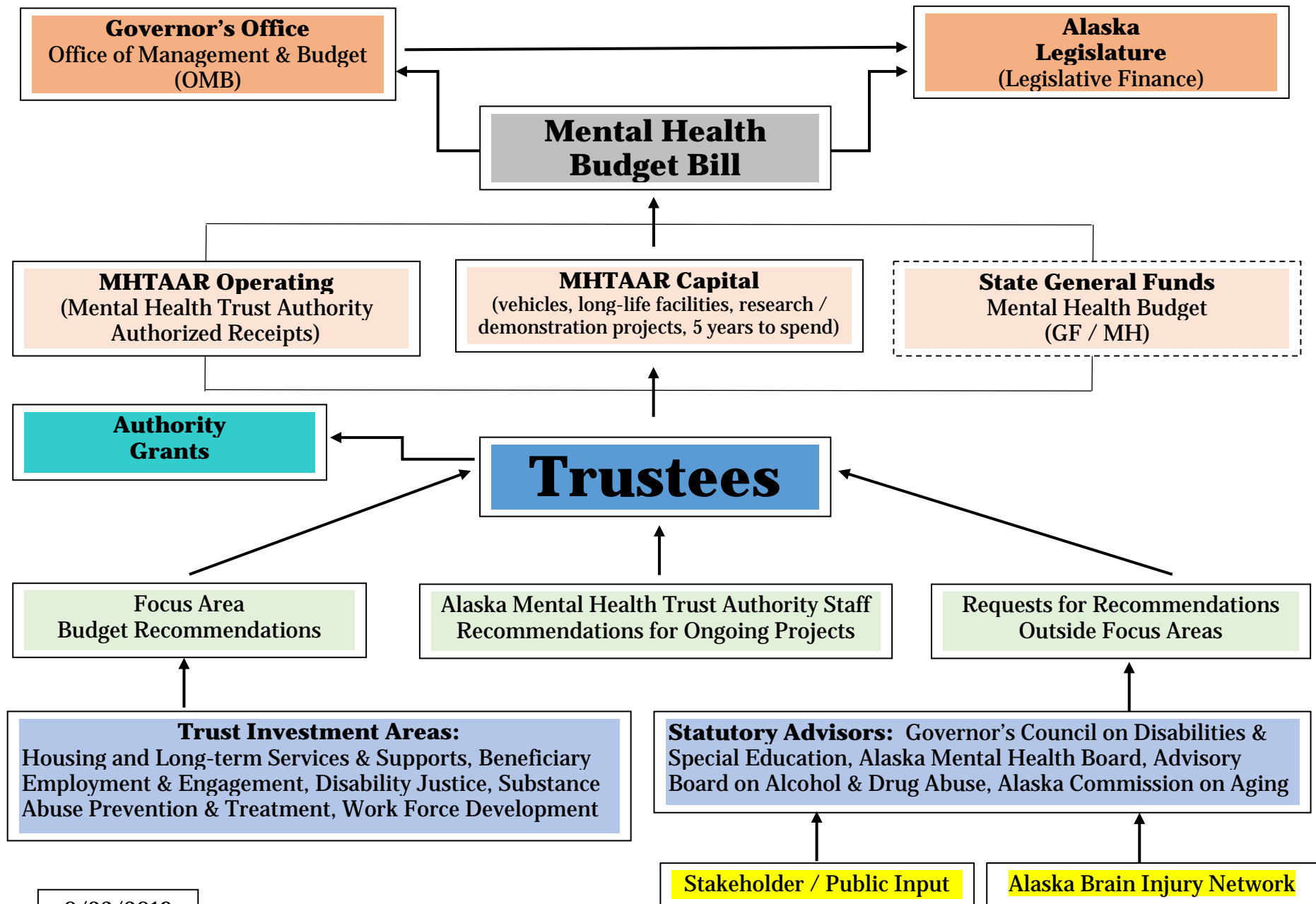
Approved 5-12-09, Board of Trustee meeting

Trust Mission Statement

The Alaska Mental Health Trust Authority (The Trust) administers the Mental Health Trust to improve the lives of beneficiaries. Trustees have a fiduciary responsibility to protect and enhance trust assets in perpetuity for the beneficiaries. The Trust provides leadership in advocacy, planning, implementing and funding of the Comprehensive Integrated Mental Health Program; and acts as a catalyst for change.

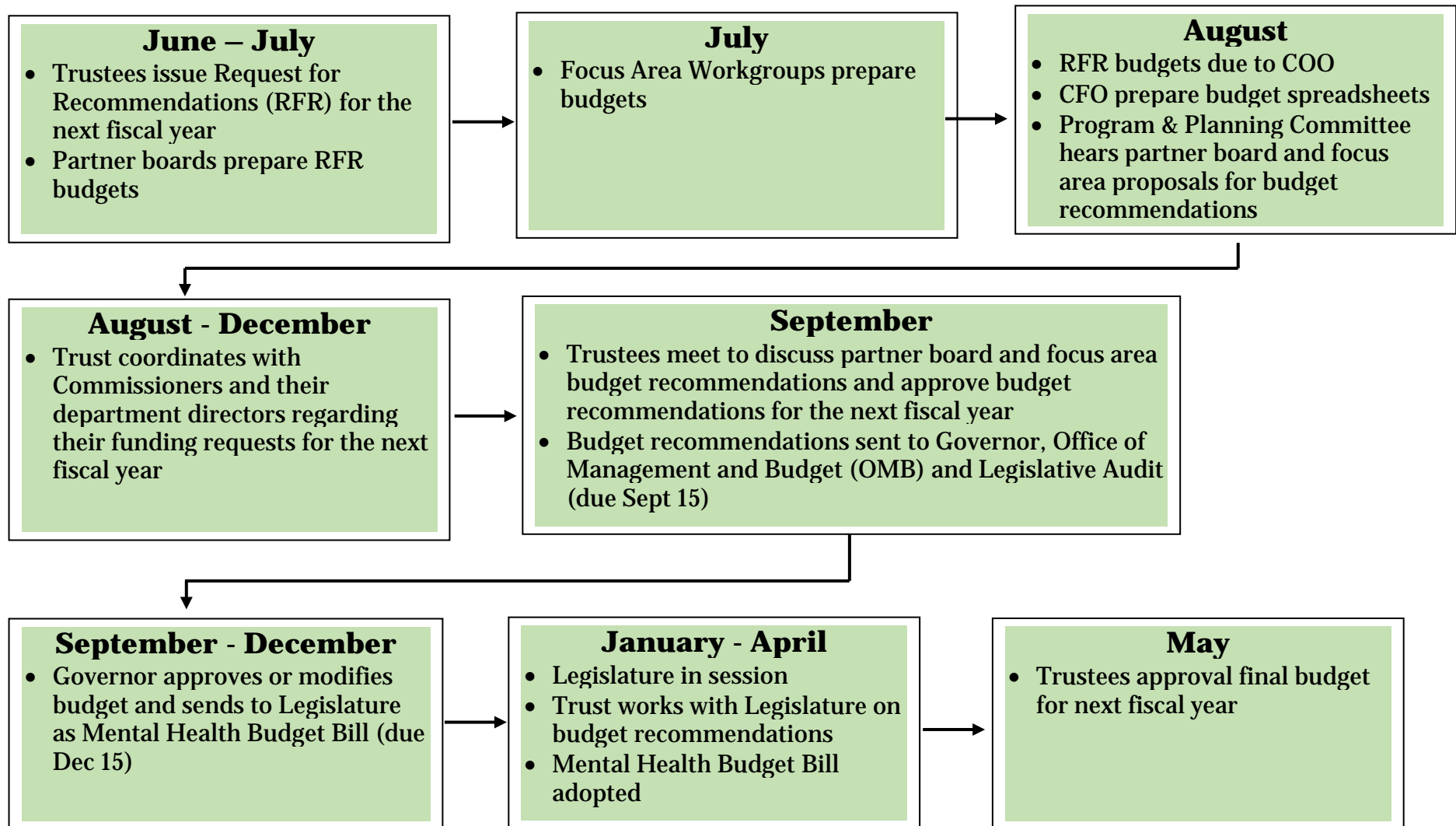
Approved 5-12-09, Board of Trustee meeting

Alaska Mental Health Trust Authority Budget Process



0/23/2019

Annual Mental Health Budget Bill Process

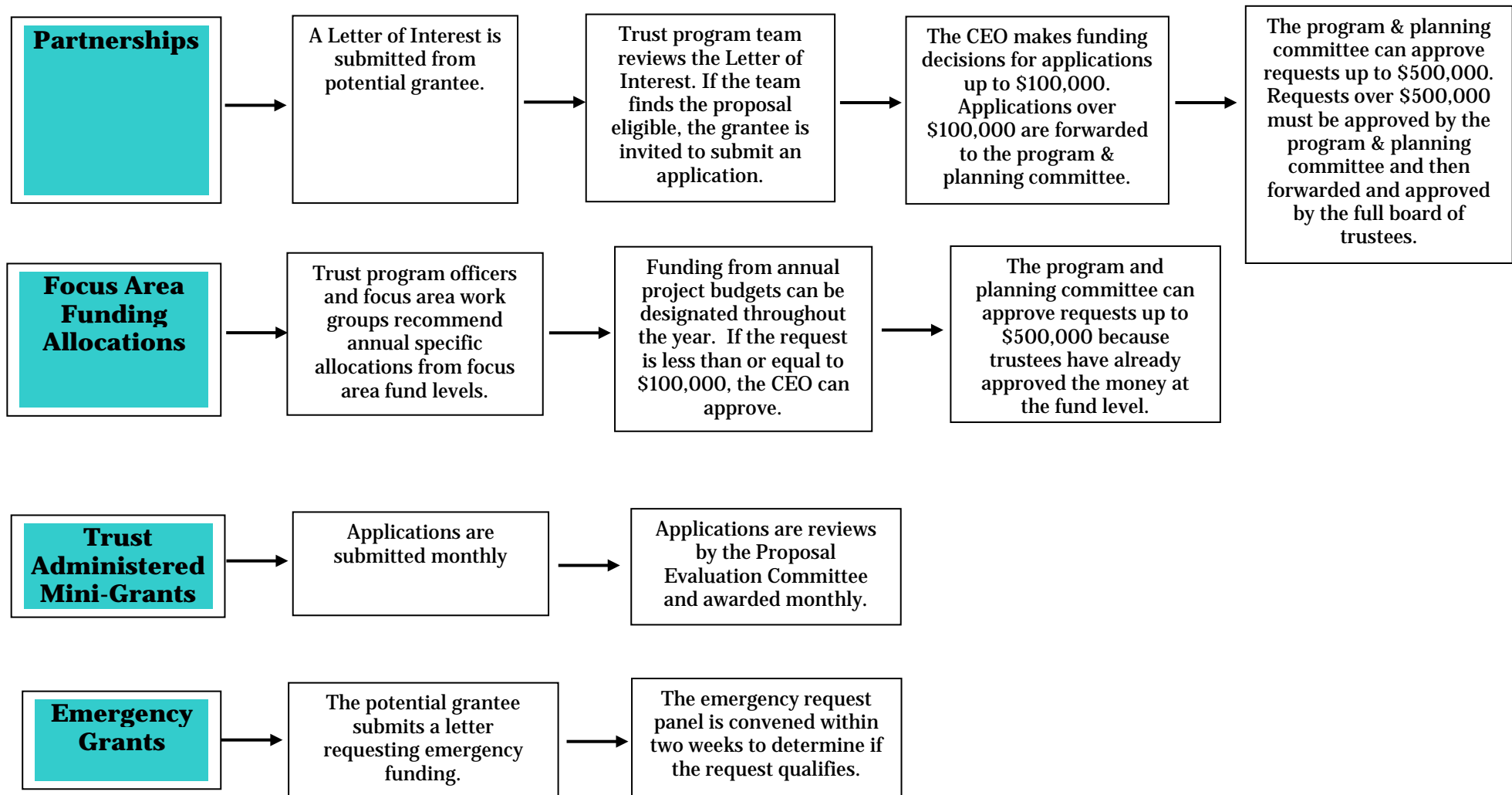


Note: timeline represents those items in the green boxes in the chart entitled "Alaska Mental Health Budget Process"

01/23/2019

Grant Approval Process for Authority Grant Funds

All annual budgets are approved by the full board of trustees at the September meeting



Note: this chart depicts those items included in the teal box labeled "Authority Grants" on the chart entitled "Alaska Mental Health Trust Authority Budget Process"

Revised: 01/23/2019

Alaska Mental Health Trust Annual Calendar

TRUSTEES	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Scheduled full board meeting & prep												
Scheduled committee meetings & prep												
APOC filing due 3/15												
Officer elections												
Board evaluations												
CEO evaluation												

LEGISLATURE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Budget finalization with departments												
Trust advocacy trainings												
House/Senate Finance budget presentation												
Legislative session												

PROGRAM	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Focus area budget updates, stakeholder mtg												
Request for recommendations (RFR) issued												
Statements of Intent / grant agreements												
Trust/DBH quarterly meetings												
Small projects												
Grant quarterly reports												
Rural Outreach (every 2yrs)												

LAND OFFICE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Resource field season												
Real estate BOV/appraisals												
Fall land sale												
Quarterly reports												
Ft. Knox audit (every 2yrs)												

ADMINISTRATION	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Fiscal year end & re-appropriation												
External audit												
Operating budget due 9/15												
Trust annual report												
Contract renewals												
OMB measures												
Asset allocation annual review												

ADVISORY BOARDS	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Statutory Advisory Board - ACoA												
Statutory Advisory Board - AMHB/ABADA												
Statutory Advisory Board - GCDSE												

**Minutes for the
August 26-27, 2020
Full Board of Trustee
Meeting**

ALASKA MENTAL HEALTH TRUST AUTHORITY

FULL BOARD MEETING

August 26, 2020

8:30 a.m.

WebEx Videoconference/Teleconference

Volume 1 of 2

Originating at:

3745 Community Park Loop, Suite 120

Anchorage, Alaska

Trustees Present:

Chris Cooke, Chair

Rhonda Boyles

John Sturgeon

Laraine Derr

Ken McCarty

Verne' Boerner

Anita Halterman

Trust Staff Present:

Mike Abbott

Steve Williams

Carol Howarth

Miri Smith-Coolidge

Kelda Barstad

Luke Lind

Michael Baldwin

Carrie Predeger

Katie Baldwin-Johnson

Jimael Johnson

Valette Keller

Eric Boyer

Autumn Vea

Allison Biastock

Kat Roch

Trust Land Office:

Wyn Menefee

Jusdi Doucet

Sarah Morrison

Paul Slenkamp

Holly Chalup

Also participating:

Jason Lessard; Natalie Frazier; Zoe Kaplan; Beverly Schoonover; Kristin Boyer; Lesley Thompson; Lisa Cauble; Stephanie Hopkins; Jillian Gellings; Michael Bailey; Jenny Weissaupt; Anne Applegate; Brenda Moore; Lisa Cauble; Kim Champney; Becky Carpenter; Stuart Goering; Charlene Tautest; Gordon Glazer; Rita Gray; Lizette Stiehr; Brandi Burchett.

PROCEEDINGS

CALL TO ORDER

CHAIR COOKE called the meeting to order and began with a roll call. With all the trustees but Rhonda Boyles present, he asked for any announcements. There being none, he moved to the agenda. He asked for any changes or amendments to the agenda. There being none, he asked for an approval.

APPROVAL OF AGENDA

MOTION: A motion to approve the agenda was made by TRUSTEE DERR; seconded by TRUSTEE BOERNER.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Derr, Halterman, McCarty, Sturgeon, and Cooke).

CHAIR COOKE moved to the review of the Guiding Principles that were in the meeting materials. There being no discussion, he moved to any ethics disclosures for the meeting. There being none, he moved to the minutes from April and May.

APPROVAL OF MINUTES

MOTION: A motion to approve the minutes of April 23, 2020, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE STURGEON.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Derr, Halterman, McCarty, Sturgeon, and Cooke).

CHAIR COOKE moved to the minutes from the May 20 and 21, 2020.

MOTION: A motion to approve the minutes of May 20-21, 2020 was made by TRUSTEE HALTERMAN; seconded by TRUSTEE STURGEON.

TRUSTEE McCARTY asked for a correction in the spelling of Ski Kowalewski, a member of Chugiak Senior Center that celebrated his 100th birthday.

CHAIR COOKE asked that the change be made and called the vote on the motion. He also noted that Trustee Boyles was present.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner,

Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).

CHAIR COOKE stated that the current bylaws are in the packet and moved to the Mission Moment.

MISSION MOMENT

MR. WILLIAMS introduced Jason Lessard, the executive director of NAMI in Anchorage. He continued that Mr. Lessard brought two young individuals, Natalie Frasier and Zoe Kaplan, who will share their stories. He added that Mr. Lessard has been with NAMI for a number of years and has been engaged in working with students; in particular, the MHATS, Mental Health Advocacy Training Through Storytelling, program.

MR. LESSARD thanked the trustees for all the work they do and for the continual support given to NAMI Alaska. He stated that the work done in the community has primarily focused on the following three pillars: Support, education, and advocacy. There are support groups for folks that experience mental health conditions as well as for their friends and family members. He continued that there are education programs that target both of those groups, as well as the stakeholders in the community for professionals that do a fair amount of advocacy work. He stated that a lot of work was done with the MHATS group on HB 181, which would put mental health into the Alaska standards for the health curriculum. He introduced Zoe Kaplan.

MS. KAPLAN stated that on her 15th birthday, January 24, 2017, she was diagnosed with postural orthostatic tachycardia syndrome, POTS, which shows up differently in everyone. For her it means that her heart does not pump her blood from her feet, back through her legs, back to her heart. So oxygen does not circulate through her body and does not get to her brain. She explained that eventually she would pass out and faint if she stood for long enough. She added that she has chronic fatigue, lots of fainting, nausea, chronic headaches and cold and flu symptoms. Prediagnosis her health deteriorated quickly, and she took off the end of her ninth-grade semester to gain strength and stamina before starting tenth grade. She continued that, in the fall she felt completely prepared and started off doing an entire six-class schedule, which went really well for the first two weeks, and then she got hit with the fall flu, which left her bedridden for weeks. She had been told that recovery for POTS was nonlinear. This was the first down she experienced, and she lost most of her motivation to do things. She continued that she did not know when this depressive episode started, but she could trace the roots of her mental health back to seventh grade. Before her POTS diagnosis, she had been getting diagnosed with everything from pneumonia to asthma to viral meningitis. She had been tested and seeing doctors for almost a year and no doctor had any idea what was wrong with her. She added that her parents became convinced that her symptoms were mental health, manifesting as physical symptoms, and they started her in therapy. She stated that therapy really helped, and she was able to articulate what was going on and what she was feeling. However, the constant cycle of getting ill and staying ill continued. She continued that by the time she received her official diagnosis she was exhausted and was lucky that her parents were not. They told her that taking care of herself was a necessary step towards feeling better. She has had a lot more downs but has even had more ups. The younger her needed the current her, and she is proud of that. She fainted a few days ago and did not get upset, sad or disappointed in herself. She now knows that she is stronger than anything her body can hand her, and much stronger than anything her mind tells her. She thanked the trustees.

MR. LESSARD stated that he met both of these individuals as students at West. Ms. Kaplan is still a student, and Natalie Frasier is a recent graduate on her way to university.

MS. FRASIER stated that she and Zoe Kaplan founded MHATS about two years ago. It is structured as a ten-week program with the first five weeks as storyteller development. Typically, they convince six storytellers, high school students 14 to 18, to sign up to be MHATS storytellers. They spend the first five meetings learning different skills. She continued that there is an intro to storytelling, an intro to mental health, and an intro to advocacy; the three areas that MHATS really focuses on. The next five weeks are spent actually developing stories, sharing feedback, and preparing for the final event, a live storytelling show. There were three storytelling shows, two in-person and then one was a drive-up to allow for social distancing because of COVID. She stated that the first thing focused on is the destigmatization. They sign up to gain the skill and to practice this advocacy. They learn how to shape their own narrative to see their lives from the position of positive strength. Then they take that skill and tell a room full of their peers what they have been through which normalizes the conversation about mental health. She continued that she and Zoe told their stories at the first MHATS show to about 180 fellow teachers, students, parents, peers, and mentors. More storytellers have joined, all students. She then talked about NAMI's role. When they started they wanted an organization that had more experience with mental health, and NAMI has added the advocacy teeth. She added that in this session they started focusing on HB 181, which is a bill by Representative Matt Claman that would introduce mental health education into the current Alaska state health education curriculum. She stated that she worked as a NAMI summer intern and did a lot of policy research. It allowed a connection with other teens across the country doing mental health policy work. This enabled the taking of the personal stories of dealing with mental health in high school, dealing with hardship, and using those to talk to legislators about why mental health education is so essential to high-schoolers.

CHAIR COOKE thanked all three for the very uplifting, inspiring, and thought-provoking presentation.

TRUSTEE HALTERMAN stated that it was impressive to see these young ladies rising to the occasion to address a serious issue in our state and country. She continued that both should try to stay strong, and she thanked them for their presentations.

TRUSTEE BOERNER stated that it was so powerful and both ladies did an amazing job with their presentations. She was extremely moved and appreciated the storytelling aspect of it.

TRUSTEE BOYLES stated that the presentation was very impressive and touching, and she thanked them.

TRUSTEE DERR agreed with the prior trustees' comments and was impressed by both of these young women's presentations.

TRUSTEE McCARTY stated that he was very impressed. The power of narrative therapy as described is changing their narrative. He added that he was very impressed by the potential bill.

TRUSTEE STURGEON thanked both young ladies. He stated that Ms. Kaplan has some

incredible parents, and they should always get a pat on the back for all the support given over the years. It was a very impressive story.

CHAIR COOKE shared the sentiments expressed by everyone else. He stated that he was not aware of POTS until the presentation, and he admired her courage and strength in dealing with this and pursuing the identification of the malady and still maintaining that positive attitude and the willingness to share her story. He added that the presentations were terrific, and he loves hearing from young people reminding the older folks that the future is in good hands.

MS. FRASIER stated more information would be found at mhatsak.org. She continued that part of the goal was to create this space that was helpful, and for more people to have access to it.

MR. LESSARD thanked all for the opportunity to present to the Full Board. We are honored to be able to show off the program.

BOARD ELECTIONS

CHAIR COOKE stated that the next item on the agenda was the board elections. The bylaws are in the packet and Article V dealing with officers and their duties is on page 53. He continued that there are three offices to select: Chair, Vice Chair and Secretary. He asked for nominations for Chair.

TRUSTEE BOERNER nominated TRUSTEE COOKE as chair. TRUSTEE STURGEON seconded.

CHAIR COOKE asked for any other nominations three times. There being no other nominations, the nominations for Chair were closed.

MOTION: A motion to move for unanimous ballot was made by TRUSTEE DERR; seconded by TRUSTEE McCARTY.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE thanked all for entrusting him with the position. He asked for any nominations for the position of Vice Chair.

TRUSTEE BOERNER nominated TRUSTEE HALTERMAN for Vice Chair; seconded by TRUSTEE DERR.

CHAIR COOKE asked for any other nominations three times. There being no other nominations, the nominations for Vice Chair were closed.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE stated that Trustee Anita Halterman will continue as Vice Chair. He continued that the third officer to be elected is for the position of Secretary. He asked for any nominations.

TRUSTEE DERR nominated TRUSTEE BOYLES as Secretary; seconded by TRUSTEE McCARTY.

CHAIR COOKE asked for any other nominations three times. There being no other nominations, the nominations for Secretary were closed.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE stated that the three officers have been elected. He continued that one of the things the Chair does is appoint committee chairs. There are active committees, although all board members are members of those committees. He continued to his appointments and hoped that Laraine Derr would continue as Finance Chair; Trustee Halterman as Audit & Risk Chair; Trustee Sturgeon as Resource Management Chair; and Trustee Boerner as Program & Planning Committee Chair. He added that he spoke to each one about continuing in those capacities, and they agreed. Those appointments will continue, and he thanked them all for their service. He stated that an exercise that the board participates in is to recommend to the Governor names of people who expressed an interest and are shown to be qualified to become trustees. He continued that the board usually had a representative on that committee, as well as representatives of the partner boards. He asked Anita Halterman if she would be willing to be the board's representative on the nominating panel, although there is still a need for some clarification with Boards and Commissions as to how the Governor's Office will employ that.

TRUSTEE HALTERMAN stated that she would gladly take that on.

CHAIR COOKE stated that the thing to do would be to coordinate with Mr. Abbott about getting public notice out on possible vacancies on the board and coordinating with the Governor's Office about the sequence of the timing for getting the nominations, screening and making recommendations done. He concluded the selection of officers and the appointing of committee chairs, and he recognized Mike Abbott for the staff report.

CEO REPORT

MR. ABBOTT first recognized Trustee Sturgeon for his generous contribution of a little more than 2,000 N95 masks to the Trust to share with the beneficiary-servicing partners. He explained that these masks are suitable for clinical settings and can be expensive and hard to find at different times and places. As a result, masks were distributed to about a dozen organizations including Fairbanks Native Association, Polaris House, Crossroads, the Glory Hall, Brother Francis in Kodiak, the Door Shelter, RurAL CAP, Shiloh Housing, Covenant House, AWAIC, as well as Partners for Progress and Alaska Behavioral Health. He thanked Trustee Sturgeon for thinking of the Trust partners and beneficiaries they serve and making that generous contribution. He stated that Trustee McCarty was doing well in the balloting for the Republican nomination in House District 13 and wished him all the best. He then provided an update on what was going on related to the Trust's response to COVID in Alaska as a result of the trustees' decisions to allocate a little bit more than \$1.5 million and have issued grants totaling right at that amount. There is a little less than \$20,000 remaining in that allocation. He continued that the flow of applications has slowed considerably as a result of a number of factors as the partner

agencies adapt to new systems that allow them to serve Trust beneficiaries and gain revenue for those services. He added that the near-term and medium-term future need for continuing funding will be evaluated, and will be discussed at the Program & Planning Committee meeting in October. He also highlighted that another indirect impact on the beneficiaries related to the pandemic is the condition of the Alaska economy. Recent reports from State and other sources indicate that there have been significant job losses in every sector of the Alaska economy, with the exception of the Federal Government. Although this hits Alaskans across the board, it hits the beneficiaries particularly hard because of the value of employment to beneficiaries as they address mental health, behavioral health, developmental disability challenges. This is a critical factor and may be a more lasting concern than the pandemic. He highlighted a recent Supreme Court decision was issued on a case that addressed the status of a land transfer from the State to the Trust for No Name Bay, with substantial timber values. The transfer was challenged by the Southeast Alaska Conservation Commission who are declaring victory based on the outcome of this case. He stated that there is not much of a final status report on what this means for the Trust Land Office at this time. He gave an update on some recent developments at the Alaska Psychiatric Institute. A new CEO, Scott York, was hired; new to Alaska, but not to managing institutions like API. He explained that the Department of Health & Social Services created a governance board to help make decisions related to API. That board included representatives from a variety of stakeholders, including the Mental Health Board and others. Some of those board members stated concern as to whether or not the Trust should be a voting or nonvoting member of that board. A nonvoting role was decided on to preserve the independence related as a potential funder and a potential critic of activity at API. Ms. Baldwin-Johnson continues to represent the Trust and actively participates on the board. He gave a brief update on the status of the financial audit and stated that the interim audit was completed. The full audit will occur in about a month. He asked for any questions.

TRUSTEE STURGEON commented on the difficulty of resource development in Alaska. Every resource development project is challenged and not necessarily on the merits of the case. It is important that people are educated on the connection between the benefits of the Trust, the money sent out, and the State of Alaska's economy linked to resource development.

TRUSTEE BOERNER stated missing the on-site visits to some of the beneficiaries and the partners.

TRUSTEE HALTERMAN stated that Trustee Sturgeon made some statements that are important to note: The fact that the Trust cannot do what is done without resource development. She asked how to message that to the public to gain more cooperation over some of these resource development projects, because there is resistance from the environmental groups.

MR. ABBOTT replied that he would forward to all the trustees the media work that staff has been doing primarily in Southeast Alaska. That is where quite a bit of the most impactful resource development activity is either occurring or anticipated, making sure that people understand that the resource development activities support the beneficiaries in those communities.

CHAIR COOKE moved on to the Alaska Commission on Aging and recognized Lesley Thompson.

ALASKA COMMISSION ON AGING

MS. THOMPSON stated that online is the chairperson, Gordon Glaser; and Rita Gray, director of the MASST program, will speak about employment with seniors. She continued that she is the interim executive director, and the executive committee is looking for a new executive director. They have also been working with the State on needing to revise anything and potentially looking at having that position be on the road system. The position should be posted on Workplace Alaska next Monday.

MR. GLASER stated appreciation for the work of the Trust and added that he was available to answer any questions.

MS. THOMPSON continued that she worked with the Commission on Aging for 14 years and loved working with both youths and seniors. She continued that the mission is “To ensure the dignity and independence of all older Alaskans, and to assist them to lead useful and meaningful lives through planning, advocacy, education and interagency cooperation.” She added that the Commission consists of 11 commissioners that are appointed by the Governor, with the exception of two Commission positions, with the Department of Health & Social Services, and Commerce, Community and Economic Development. The Commissioner appoints those folks to sit in with the Commission. The chair from the Pioneer Homes is also part of the Commission. The Alaskans represented are 60 and older, which gives a constituency of about 140,000. They all have different needs, wants, desires, incomes, ethnicities, making a huge constituency. Within that there is also a beneficiary population and the people being serviced is expanding. The Commission is primarily responsible for a comprehensive state plan that has to be done every four years, and we are already in year 2 of the new comp plan. She talked about the challenge with more people with Alzheimer’s and related dementias because it is a very expensive disease, both medical-wise and caregiving-wise. She moved to the workforce and stated that seniors were very hard hit with this issue. The Department of Labor has been working on this and Rita Gray, from Mature Alaskans Seeking Skills Training, will talk about what is going on with the State and how they are working with seniors 55 and older that are mainly beneficiaries.

MS. GRAY stated that her purpose here is to ask for Trust assistance in looking for host sites. With COVID, all state agencies, senior centers, nonprofits, are closed. There is nowhere for seniors to go for assistance for computer training, setting up electronic resumes, trying to get in for job interviews. She continued that there are about 70 openings in the program because so many seniors have stepped back and are not ready. There are another 60 trying to find host sites. She added that there will be a lot of letters going out to state agencies and nonprofits, asking for any public volunteer positions to put in a senior for training. She asked for the Trust’s help in finding public nonprofits, governmental agencies willing to train seniors to come back into the workforce. She stated that they are beneficiaries with 86 percent of them living in desperate poverty and 60 percent are on the verge of homelessness.

MS. THOMPSON stated that the Commission has been a participant of the MASST program for many years and feels it is important to support folks because it is what is supposed to be done and it is a great program. She continued that next month will be Employ Older Alaskans Month, and we will be sending out letters to people who support older workers. She then talked about what is going on with COVID and what is happening with long-term COVID impacts. She

moved to the planning with the legislative session, and continuing to give the most updated information about seniors, their needs, which will include beneficiaries.

TRUSTEE BOERNER thanked both and stated that there are so many benefits to working, both health-wise and mental health-wise. She continued that the working environment is one of those that supports that continued development and protection of mental capacity in aging.

TRUSTEE McCARTY asked about any COVID statistic for Alaskans regarding deaths and the older adults.

MS. THOMPSON replied that there is all kinds of amazing data that the State has, and we can get that information.

TRUSTEE HALTERMAN stated that it was a blessing that in Alaska there is such a robust home- and community-based infrastructure. This kept the deaths lower than if there was a more institutional environment. She continued that that is a message that needs to be sent to the legislators to not go in the direction of institutionalization because of the increased risks. She shared a couple of entities that could help with bridging some educational gaps for technology and offered additional contacts and help.

MR. GLASER stated appreciation for the support of the Mental Health Trust. The work with the Alzheimer's Resource Center in terms of providing IT material for them and their families has made the transition significant. In his update he talked about replacing dining at the Griffin senior programs with home-delivery meals. There was a lot of work done and everyone that asked for a meal received one. He continued that the issues of transportation, housing, and nutrition are complicated, and he talked about the local senior programs that have done their best in correcting them. He again thanked the Trust for the help.

CHAIR COOKE thanked all and called a break.

(Break.)

CHAIR COOKE called the meeting back to order.

MR. ABBOTT explained that Trustee Boyles will be in and out as she deals with a couple of nonTrust issues throughout the day.

CHAIR COOKE stated that there was a quorum and recognized Kristin Vandagriff.

GOVERNOR'S COUNCIL ON DISABILITIES & SPECIAL EDUCATION

MS. VANDAGRIFF began by pointing out that the 26 council members are all fully appointed by the Governor, and we are excited about what the future holds for the council and a lot of the people doing work. She talked about the DD Shared Vision and the component of a meaningful life being the goal, the outcome, the fundamental concept. She talked about the mandatory masks especially on planes with no exception for those with disabilities. This is a major concern in getting the stakeholders' modifications and accommodations. There is an overall feeling of many people with disabilities when going to the community and if they cannot wear a mask due

to that disability they feel harassed with a need to self-isolate. This is a very heartfelt issue on many different sides. Social isolation continues to be a huge issue as group homes and assisted living homes are closed for safety, keeping folks more isolated. Visitors are not allowed. She moved on to special education with parental concern on skill regression. She gave a little update on guardians and visiting with no new guidance on the new mandates for assisted living homes and hospitals since June. The State has essentially moved to a free-choice-versus-mandate format with the Phase I reopening. She moved to the COVID resource tool kit which is Alaska-specific, geared towards the developmental disability population. To work with Senior and Disability Services a webinar format was created as part of their federal grant, with two held so far. It is very important information to work through because a tool kit can feel overwhelming. The plan is to continue the webinars due to demand. She talked about the Empowerment Through Employment Guide and thanked Trustee McCarty for starting them on this process and all the trustees for supporting the effort around employment and realizing that during this pandemic, it is ramped in its importance level. She added that October is National Disability Employment Awareness Month, and we will be working outreach on messaging on social media, e-mail listservs, working with partner networks to highlight this as a great tool. She then transitioned to beneficiary employment and engagement technical assistance, and stated that the COVID-19 employment task force led by DVR Director Duane Mayes continues to be helpful. She stated that she was able to present nationally before the Council on State Governments West for their ADA 30-year Celebrations with Bobby Silverstein, one of the architects of the ADA. She continued that it was an honor to take part and share the work being done in the beneficiary employment and engagement focus area and the good things Alaska is doing on the employment front. She passed along some feedback from the executive committee in regard to the budget in regard to the Alaska Training Cooperative. She shared the huge impact that early intervention can play in a beneficiary's life, and she told her family's story. She stated that Trust funding in this area and its strong focus in the Comprehensive Integrated Mental Health Program plan is truly appreciated.

CHAIR COOKE asked for any information or statistics about how COVID may be affecting the DD segment of the population and what would be considered preexisting conditions that may make them more vulnerable than the average person to the disease.

MS. VANDAGRIFF replied that Lanny Mommsen, who sits on the weekly COVID meetings, has put forward some different data points that would be great to collect. She stated that she did not believe there are current state-specific ones to break out data for disability.

CHAIR COOKE thanked her, and recognized Bev Schoonover.

ALASKA MENTAL HEALTH BOARD/ADVISORY BOARD ON ALCOHOLISM AND DRUG ABUSE

MS. SCHOONOVER talked about how COVID was impacting the folks they serve and then shared information about youth behavioral health concerns. She stated that Alaskan teens and youth were struggling before COVID and talked about the Youth Risk Behavioral Health Survey, which happens every two years. This data is in the Trust Scorecard, in the Comp Plan, and is certainly used statewide on understanding the needs of youth. She explained that this data is broken out for traditional high school students and nontraditional high school students. She went through some of the data and what was found using it. She explained that Project Hope has

passed out Narcan kits statewide to prevent overdoses and OSMAP is including Fentanyl test strips in those tests also, and that is a great thing. She stated that she is very concerned about food and housing security for Alaskan youth. Youth homelessness in Alaska is a super big and very difficult issue. She moved to the kids feeling hopeless and depressed which are all prediagnosis stages. She continued that the Trust is working on getting mental health supports in schools. There are 13 school districts in Alaska starting out in fiscal year '20 with absolutely no counselors or counseling support for the entire district. She added that it is a big issue. She moved to fulfilling their statutory duties of advising trustees on the use of Trust funding. She thanked all the trustees for all of the work, time and thoughtfulness in crafting the two-year budget. She thanked staff for meeting with her board members and staff on the key budget issues and allowing us to provide comment. She stated that the budget is reflective of the needs of the Trust beneficiaries. She continued that they recommend prevention, early childhood interventions and behavioral health supports for youth. She added that two letters were sent about the Alaska Training Cooperative, one from her board directly, and one in cooperation with the Commission on Aging and the Governor's Council. She encouraged reading the reasons why those letters were sent. She talked about the difficulty and pressure the Trust will have over the next two years and added to please ask if more information is needed. She stated that the Trust program staff are subject-matter experts in their fields and were hired because of their professional and personal experiences; what they bring forward is well researched, and they are the greatest asset in the decision-making. She invited the trustees to join their board meetings. The Statewide Suicide Prevention Council Meeting is October 21st, and that agenda will also be shared when created. September is Suicide Prevention Month, National Recovery Month, Fetal Alcohol Spectrum Disorders Awareness Month, a busy month.

CHAIR COOKE thanked Ms. Schoonover and asked for any questions or comments.

TRUSTEE DERR asked if, on the behavioral impact study, it was just a sample of the numbers of students that took the test, or did only 1800 out of 30-some thousand take this test.

MS. SCHOONOVER replied she did not know the answer to that. She explained that they have a really rigorous study framework and will get back with the answers.

TRUSTEE HALTERMAN stated that, as a parent being presented with the option for her children to be surveyed when they were in public school, there was an option to opt out which she would unless she was aware of what the survey was asking. She appreciated the presentation and is concerned about the suicides for the children.

TRUSTEE STURGEON appreciated the presentation and that going in front of this Legislature is going to be like nothing the Trust has ever done before.

MR. BOYER stated that statistically the 1800-plus out of 30,000 would be considered a statistically significant sampling. He added that for Alaska youth 15 to 19 is the highest rate of suicide in the country, which is almost four to five times the national rate.

TRUSTEE HALTERMAN stated that in 2013 in Juneau she listened to all of the surveys from all of the surgeons from all over the country talk about the suicides and what could be done. One of the things she remembered was the studies of vitamin D on mental health. The state is deficient in vitamin D and it is just a thought of looking after mental health as well as the

physical health with the proper diet and proper supplements.

CHAIR COOKE agreed that he had heard the pitch on Vitamin D and there is a lot of messaging to be done to try to encourage people to not get overwhelmed by the situation. He called a lunch break.

(Lunch break.)

CHAIR COOKE called the meeting back to order and took attendance, stating that everyone was present. He continued that there is an executive session scheduled to talk about beneficiary priorities with the legal adviser. He asked for a motion.

MOTION: A motion that the board go into executive session for consultation with legal counsel on beneficiary priorities in connection with the Open Meetings Act, AS 44.62.310 (c) was made by TRUSTEE DERR; seconded by TRUSTEE BOYLES.

MR. ABBOTT asked for a determination on who would join the trustees in the executive session.

CHAIR COOKE stated Stuart Goering of the Department of Law and Mike Abbott would be needed in the executive session. He called the roll-call vote.

After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

(Executive session from 1:06 p.m. until 2:25 p.m.)

TRUSTEE DERR noted that the trustees are back in session, and there was no action taken in the executive session.

CHAIR COOKE thanked Trustee Derr and called for a break.

(Break.)

CHAIR COOKE called the roll and stated that Trustee Boyle is not available for the rest of the afternoon, and all the other trustees are present. He stated that this is the time to consider proposed regulation changes on the allocation of Trust land revenues. He recognized Mr. Abbott.

MOTION: A motion to adopt the proposed changes to 20 AAC 40.610, as put forth for public comment on July 1, 2020, was made by TRUSTEE DERR; seconded by TRUSTEE McCARTY.

MR. ABBOTT stated that the action item before the board would adopt the proposed regulation. This is essentially the final substantive step for these regs. He continued that, if approved today, they would then be submitted to the Governor's Office and the Department of Law for what is a relatively mechanical review. Then they would be submitted to the Lieutenant Governor for ultimate inclusion in the Alaska Administrative Code. If these regs are adopted this afternoon,

they should be in effect well before the end of the year. He gave a short background on the development of the regs, and getting them through the promulgation process. That is where we are today. He added that in working with the Department of Law and then with the TLO and the Trust Authority teams there is a set of regs that will usefully help move forward to further develop Trust lands. This would allow the Trust to recover spendable income to be decided to spend on revenue-generating activities on Trust land. It would allow for the allocation of net proceeds to principal rather than the gross proceeds that is the case right now. He continued that this would allow the use of spendable income to enhance the value of the lands without reducing the amount of settlement income that could be used for any purpose at a later date. It will still grow the principal and essentially the invested assets. It will also allow to distinguish between the funds that are invested from settlement income and the principal that is then recovered when an interest in Trust lands are ultimately disposed of. He continued that a standard state regulatory adoption process was followed, and he added that the Trust has the authority to issue regs. They are not done very often, and that was the opportunity that was available here. He added that these are the regs that resulted. There was also the active support of the Department of Law. He then proactively addressed some of the potential questions and concerns. He talked about the impact on beneficiaries and expected that the spendable income would actually increase. He added that these regs, as proposed, will improve the capability of the Trust to impact near- and long-term Trust beneficiaries. He stated that there is a risk associated with this, but that the downside risk is more than outweighed by the potential upside of being able to get more value from Trust lands in the manner described.

CHAIR COOKE asked the trustees for any questions or comments.

A short answer and question-and-answer discussion ensued.

CHAIR COOKE asked if all were ready for the vote.

After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

MR. ABBOTT stated that staff would keep the trustees apprised of the progress through the final steps in the process.

CHAIR COOKE stated that the final item on the agenda is Public Comment.

PUBLIC COMMENT

CHAIR COOKE read the public comment guidelines and stated that protocol was to speak for up to three minutes. He continued that anyone providing comment should do so in a manner that is respectful of the Board of Trustees and all meeting attendees. The Chair maintains the right to stop public comments that contain inappropriate or inflammatory language or behaviors. He recognized Roger Branson.

MR. BRANSON thanked the trustees for all their hard work and stated that he was a consumer of mental health services. He gave a short history of his experiences and then spoke in support of the Alaska Training Cooperative for workforce development. He stated the need to keep a focus on that, and he supported the funding of that, and also the focus on the transitional-age

youth. He continued that he is on the advisory board for the Anchorage Coalition to End Homelessness. The transitional-age youth is up to 24 years old, and there is an opportunity to get ahead of and turn the corner before becoming habitualized or going into long-term homelessness. He encouraged more public discussion.

CHAIR COOKE thanked Mr. Branson, and recognized Brandi Burchett from Akeela, Inc.

MS. BURCHETT stated that she was the chief clinical officer at Akeela, Inc. She explained that Akeela is a provider of substance-use disorder and mental health services for children and adults in residential and outpatient services, ranging from programs in Ketchikan, Juneau, Kenai, Anchorage, and the Valley. She continued that Akeela wished to express its concern over the potential fiscal impact of reductions to the Alaska Training Cooperative. She added that the Training Cooperative has aided and assisted in the development of staff and provided training to allow the highest quality of care to Alaskans seeking behavioral health services at a time when behavioral health services are needed the most. Any cuts to the Alaska Training Cooperative would result in a financial burden on providers such as Akeela, which would result in reductions elsewhere. She asked that the Trust re-evaluate the plan for potential cuts to the Alaska Training Cooperative and, instead, look to continue its equal funding as it has in the past. She thanked the trustees.

CHAIR COOKE thanked Ms. Burchett, and recognized Michael Bailey.

MR. BAILEY stated that he serves as the president of the Alaska Association on Developmental Disabilities and wanted to register the deep appreciation for the partnership in association with the Mental Health Trust Authority that has strengthened over the past years and especially in its positive benefit to beneficiaries in the advancement of the shared vision that was placed into statute a couple of years ago. He continued with words of gratitude and reiterated the value of the Alaska Training Cooperative, especially in the rural workforce where some of the access to low-cost training is not as available. He emphasized that in emerging from this pandemic the rural areas often suffer the most economic repercussions. He added they were aware that mental health first aid classes are particularly valuable and reiterated support for that. He thanked the trustees.

CHAIR COOKE thanked Mr. Bailey, and recognized Lizette Stiehr.

MS. STIEHR stated that she is the executive director for AADD and thanked the trustees and the Mental Health Trust staff. She continued that there were 68 members of the association last year, and we operated kind of as the voice of providers that serve the beneficiaries that experience developmental disabilities. She gave a short update on opportunities and stated that the Trust awarded AADD its first grant to address workforce issues, leadership development, and awareness on a national level. Those funds offered many exciting opportunities from a national consortium leadership to collaboration with Foraker around emerging leadership. She added that the technology needle in Alaska moved, and the Trust funding made that possible. She thanked the trustees.

CHAIR COOKE thanked Ms. Stiehr, and recognized Kim Champney.

MS. CHAMPNEY stated she was from Juneau and worked in the field of long-term services and supports for 24 years. Twenty years of that was working for a service provider, and the past four years she's had a consulting practice. She continued that she called in to share her concern about a proposed reduction in funding to the Alaska Training Cooperative. She looked at the Board of Trustees' charter and learned your role is to be a champion of Trust beneficiaries and thanked them for that. She talked about the critical impact a qualified workforce has on the lives of Trust beneficiaries. The Trust investment in the Training Cooperative has strengthened the system of care for all beneficiaries at a fundamental and widespread impact. She urged the trustees to reconsider. There will be much loss, and the workforce that provides services to beneficiaries needs a champion. She thanked the trustees.

CHAIR COOKE thanked Ms. Champney, and recognized Lisa Cauble.

MS. CAUBLE stated that she is the director of the UAA Center for Human Development, Alaska Training Cooperative. She shared the impact of the proposed fiscal year '22 and '23 budget cuts. She continued that the Trust Training Cooperative would have to consider losing one training coordinator in the first year, '22, and an additional training coordinator in fiscal year '23. With this level of budget reduction it would be very difficult to be able to strategize a way to replace that amount of cut and reduction. She added that this is not the time for a cut. There is a need to problem-solve and think of ways of supporting the stakeholders. She stated that the Trust's investment in the direct-service providers and behavioral health and other professionals is profound in the work done by the Training Cooperative. It is this investment that will keep the workforce going in a very dire time. She thanked the trustees.

CHAIR COOKE asked how the Training Cooperative dealt with the COVID situation.

MS. CAUBLE replied that the Training Cooperative had been moving toward a distance-delivery platform over the last few years to increase the outreach and ability to reach rural Alaska. That left us well prepared. The users learned how to use Zoom and distance-delivery formats over this last year, and it was a fast track.

CHAIR COOKE thanked Ms. Cauble and asked for anyone else wishing to add public comment. He thanked all for the comments. There being no other individuals wishing to provide public comment, he closed the public comment session. He stated that the Board of Trustees will stand in recess until tomorrow morning.

(Alaska Mental Health Trust Authority Full Board of Trustees meeting recessed at 3:40 p.m.)

ALASKA MENTAL HEALTH TRUST AUTHORITY

FULL BOARD MEETING

August 27, 2020

8:30 a.m.

WebEx Videoconference/Teleconference

Volume 2 of 2

Originating at:

3745 Community Park Loop, Suite 120

Anchorage, Alaska

Trustees Present:

Chris Cooke, Chair

Rhonda Boyles

John Sturgeon

Laraine Derr

Ken McCarty

Verne' Boerner

Anita Halterman

Trust Staff Present:

Mike Abbott

Steve Williams

Carol Howarth

Miri Smith-Coolidge

Kelda Barstad

Travis Welch

Luke Lind

Michael Baldwin

Carrie Predeger

Katie Baldwin-Johnson

Jimael Johnson

Valette Keller

Eric Boyer

Autumn Veal

Allison Biastock

Kat Roch

Trust Land Office:

Wyn Menefee

Jusdi Doucet

Sarah Morrison

Paul Slenkamp

Holly Chalup

Also participating:

Beverly Schoonover; Kristin Vandagriff; Roger Branson; Sheila Harris; Ed Hopkins; Jillian Gellings; Michael Bailey; Jenny Weissaupt; Anne Applegate; Brenda Moore; Lisa Cauble; Kim Champney; Becky Carpenter; Stuart Goering; Charlene Tautest; Jared Parrish; Sara Clark; Travis Welch.

PROCEEDINGS**CALL TO ORDER**

CHAIR COOKE called the meeting back into session and began with a roll call. With all trustees present, he asked for any announcements. He announced that he looked at the election website and stated that Trustee McCarty had a healthy lead and congratulated him. There being no other announcements, he moved to the Finance Committee report.

FINANCE COMMITTEE REPORT

TRUSTEE DERR stated that as a result of the July 30th Finance Committee meeting there were several items on that agenda and those are all in the packet. There was only one to come before the Full Board as a motion.

MOTION: The Finance Committee recommends that the Full Board of Trustees authorize the Chief Financial Officer to transfer upon receipt of the proceeds from the Juneau Subport sales transaction from the TADA account to the Permanent Fund for investment.

TRUSTEE DERR stated that this motion came about because of getting this money in the account that is being held in escrow.

MR. ABBOTT stated that there is a mistake in the motion, it should start with: The Full Board of Trustees authorizes the CFO.

TRUSTEE DERR agreed that the motion actually starts with: The Full Board of Trustees.

MR. ABBOTT asked that it be considered a technical amendment.

MOTION: The Full Board of Trustees authorizes the Chief Financial Officer to transfer upon receipt of the proceeds from the Juneau Subport sales transaction from the TADA account to the Permanent Fund for investment.

TRUSTEE DERR asked if the rest of the money was received or is there an expected date of arrival.

MS. HOWARTH replied that the TLO expects to receive the funds, at the latest, the last day of September.

TRUSTEE DERR asked Chair Cooke to take over.

CHAIR COOKE stated that by passing this motion, which contemplates the receipt of the money, it would enable to put the proceeds into the Mental Health Trust fund without having another board meeting to take the action. He continued that this was discussed at previous board and committee meetings and called the question.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).

TRUSTEE DERR stated that there was nothing further from the Finance Committee.

RESOURCE MANAGEMENT COMMITTEE REPORT

CHAIR COOKE recognized Trustee Sturgeon.

TRUSTEE STURGEON stated that there were three consultations to consider and read the first one.

MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of old-growth timber acquired through exchange and reconstruction of road in the Shelter Cove area, near Ketchikan, through a competitive timber sale of Trust land on Revillagigedo Island.

MR. MENEFEY stated that the actual motion got rid of “The Resource Management Committee recommends that,” which is on page 103.

CHAIR COOKE read the correct motion into the record.

MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with Resource Management Committee for the disposal of the old-growth timber acquired through exchange and reconstruction of road in the Shelter Cove area, near Ketchikan, through a competitive timber sale on Trust land on Revillagigedo Island.

CHAIR COOKE asked for any further discussion. There being none, he called the vote.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).

TRUSTEE STURGEON moved to the one that had to do with disposal of the gravel material.

MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with the Trust Land Office disposing of gravel material from two Trust Parcels CRM-0386 and CRM-387 through a negotiated sale was made by TRUSTEE STURGEON; seconded by TRUSTEE HALTERMAN.

MR. MENEFEY provided the consultation on this one, and it is similar to the next one. He explained that both of the material sales were done in such a way to wait for some DOT process before bringing them forward. He asked Holly Chalup to present this consultation.

MS. CHALUP stated that this is an opportunity to sell approximately 400,000 cubic yards of gravel material in the Haines area of Southeast Alaska. The project will support a federally funded road construction project to increase the highway speed of the Haines Highway. She continued that it is a two- to three-year project. The contract will be three years and has the opportunity to be extended if necessary. She added that this is an exciting opportunity to leverage the gravel resources in a way that generates some great income for the Trust. Anticipated is approximately \$700,000 in principal revenue over the next three fiscal years and believes it will maximize the revenue-generating potential of these two parcels because of its topography and the location of these parcels. She explained that the sale of this material will also help facilitate the completion of the road rehabilitation project and will have positive downstream effects should there be nearby development happening in Haines.

CHAIR COOKE asked how the revenue would be calculated.

MS. CHALUP replied that the site will be surveyed prior to development and then surveyed periodically throughout the development process, and then finally after closure.

TRUSTEE STURGEON asked how the value was determined.

MS. CHALUP explained the process and stated that \$1.75 per cubic yard was established as the sale price.

TRUSTEE BOERNER inquired about any anticipated public concern, and if any feedback was received from the community.

MS. CHALUP replied that no comments have been received from the community regarding the sale. There will be a public process through the sale process, and we can address those comments as they come in.

CHAIR COOKE called the vote.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).

CHAIR COOKE asked Trustee Sturgeon to continue.

MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with the disposal of gravel material from Trust Parcel S20525 through a negotiated sale was made by TRUSTEE STURGEON; seconded by TRUSTEE DERR.

MS. CHALUP stated that this is another exciting opportunity for the Trust land to really leverage its material resources in its resource portfolio. She continued that this is looking at selling approximately 300,000 tons of construction-grade gravel material in support of another federally funded DOT road construction project. The project is in its third and final phase. She added that the applicant requested additional use of the site and material up to 50,000 cubic yards per 20 years of terms. This is a great opportunity for some continued and long-term material sale. The property is located on Sylvan Road in the northern portion of Wasilla towards Big Lake, along the Parks Highway. She stated that the project will divide the section Parks Highway to reduce

collision potential. She continued that the anticipated final total for project gravel needs is 1.1 million tons. She added that the sale is expected to generate approximately \$350,000 in fiscal years '21 and '22 for project-related expenses and nonproject material sales of approximately \$650,000 over the remaining 18 years of the contract life.

CHAIR COOKE asked for any further discussion. There being none, he called the vote.

After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE asked for anything else from the Resource Management Committee.

TRUSTEE STURGEON replied that was all he had.

CHAIR COOKE moved to the budget recommendations for FY22-'23.

BUDGET RECOMMENDATIONS FY22-FY23

MR. ABBOTT began with a couple of very brief introductory remarks and stated that there were two motions. He also talked about being obligated by the settlement and statute to present a two-year budget every other year to the Administration and the Legislature. This is one of the core responsibilities of the Trust Authority as established in the settlement and in statute. He continued that the Administration would provide a response as their budget is submitted for each of these fiscal years to the Legislature on December 15th. A response will also be provided for why they agreed or disagreed with the recommendations. The Legislature will also provide a response. He then proceeded to answer questions on the process. He explained the process after the motion is made is to have a high-level description of the budget.

CHAIR COOKE asked for a motion.

MOTION: A motion that the Full Board of Trustees appropriate MHTAAR and Mental Health Trust Admin and Authority Grant Funds for FY2022 in the amount of \$32,768,600. This consists of \$16,084,900 of MHTAAR and \$16,084,900 of Authority Grants. These funds are to be used for the programs and activities described in the detailed FY22-23 Budget Recommendations document prepared for the August 26 and 27, 2020, Board of Trustees Meeting. Included in this motion is a recommendation by the Full Board of Trustees for a State of Alaska appropriation of \$12,397,500 of General Fund/Mental Health funds and \$8,100,000 of other funds for FY2022 was made by TRUSTEE BOERNER; seconded by TRUSTEE HALTERMAN.

CHAIRMAN COOKE asked Mr. Williams to take up the details of the budget.

MR. WILLIAMS walked the trustees through the budget, responding to any questions. He stated that Trust staff began looking at budget recommendations in the spring and coordination with the advisory boards around a process and a review of the budget. This process also involved other key stakeholders and beneficiaries of the Trust and engaged with the departments that may receive some of the Trust funds in the fiscal year. He continued through the details of the budget, explaining and answering questions as he went along. He added that the GF/MH

recommendations in this particular set are very calculated and are intended to address the critical needs of the beneficiaries.

A question-and-answer discussion ensued.

CHAIR COOKE called a break per the agenda.

(Break.)

CHAIR COOKE reconvened the meeting and called the roll. He asked Mr. Williams to walk through the budget proposal.

MR. WILLIAMS did a high-level overview of each major section and pointed out some particular items in each section. He answered questions as he continued through the budget. He completed the nonfocus area allocation portion of the budget and moved to the focus area beginning with the Mental Health and Addiction Intervention focus area.

The discussion continued with the trustees and the staff participating in asking and answering questions.

MR. WILLIAMS continued to the Disability Justice focus area and went through that budget explaining and answering questions as he went along. He then moved on to Beneficiary Employment and Engagement. He explained that this is about Trust investment funds that impact directly beneficiary lives and use beneficiaries to provide services and supports. He specifically noted the microenterprise program and provided a memo that answers the questions raised. He gave more background about what the program is all about, how people get identified, how projects are vetted and then the supports that are used to provide the proposed business models so that beneficiaries can be entrepreneurs.

CHAIR COOKE called the lunch break.

(Lunch break.)

CHAIR COOKE reconvened the meeting and called the roll. Trustee Sturgeon stepped away. He continued to the Beneficiary Employment and Engagement section and asked for anything further. He moved to the next focus area of Housing and Home- and Community-Based Services.

MR. WILLIAMS stated that this focus area is looking at meeting the housing needs and the services and supports that need to accompany the housing needs to serve the beneficiaries so they can successfully be part of the communities. He continued that housing is a cornerstone to ensuring that beneficiaries are stable because their providers know how to reach them and know that one of the basic needs of shelter are being met.

A question-and-answer discussion on this focus area ensued.

MR. WILLIAMS noted the three major sections: Workforce development; Early Childhood Intervention and Prevention; and Medicaid. In terms of workforce development, the Trust's

commitment to make sure that workforce, those serving Trust beneficiaries, the direct service professionals, and others are there to ensure that quality service is provided to the beneficiaries.

MOTION: A motion that the trustees adjust the General Fund amount in the reduction that is proposed from FY21 to FY22 to its original amounts for discussion, to amend the budget, was made by TRUSTEE BOERNER; seconded by TRUSTEE DERR.

TRUSTEE BOERNER explained that the current funding level is \$984,000, and the motion is to restore that back or to remove the General Fund for FY22 of \$100,000 and place that back into the Trust funds to State agencies in that same amount.

TRUSTEE DERR asked if someone on staff could speak to the Training Cooperative being mostly virtual.

MR. BOYER replied that the Training Cooperative has been delivering a percentage of their trainings distance-delivered for a number of years. He talked about the process in greater detail and added that, in his experience, some great courses can be developed and be available in a catalog, but that is a lot of cost. He added that some will be virtual, and there will also be some face-to-face.

TRUSTEE BOYLES stated full support for the amendment.

CHAIR COOKE stated that on the motion to restore funding for FY22 budget on the Line Item 9, the Alaska Training Cooperative, the amendment is to go from \$885,000 in the proposal to \$984,000. He asked for a roll-call vote.

After the roll-call vote, The MOTION to Amend FAILED. Trustee Boerner, yes; Trustee Boyer, yes; Trustee Derr, yes; Trustee Halterman, no; Trustee McCarty, no; Trustee Sturgeon, no; Trustee Cooke, no.)

CHAIR COOKE moved to the next section.

MR. WILLIAMS stated that Early Childhood Intervention and Prevention is next.

CHAIR COOKE asked Trustee Halterman to become the Chair for the rest of this item.

MOTION: A motion to delete this entire item, \$1,074,000 from the FY22 budget with that amount of funds to simply go into the unallocated expenditures was made by TRUSTEE COOKE; seconded by TRUSTEE STURGEON with the caveat for discussion.

TRUSTEE COOKE stated that he had questioned the appropriateness and prompted his concern about whether this kind of expenditure was really benefiting the beneficiaries or not. He reconsidered who the beneficiaries are by statute and court decision. He stated that he was not convinced that this prevention approach really served the needs of the beneficiaries. He noted that none of these funds were going to actual or even potential beneficiaries. They are studies, tests, evaluations, data collection to attempt to identify people who may qualify as beneficiaries now or in the future. He opposed getting into this area, especially with a million dollars this

year, and \$1.15 million the following year.

VICE CHAIR HALTERMAN asked anyone from the Administration to take this.

MR. ABBOTT stated that the recommendations are based on input from the stakeholders and our own internal expertise. In some cases they represent multiyear efforts that have been underway for a year or two for which the suspension of funding would be particularly disruptive. He noted that the funding in this section is clearly directed by the Comprehensive Integrated Mental Health Plan with an entire section that requires the State and the Trust as its partner, to address these issues. He continued that the amount of funding is not a particularly large overall increment of Trust funding, but is also not insignificant. It is not an overweighted allocation based on the importance of this work as described by the stakeholders and as illustrated in the Comp Plan. If the decision to not fund this and make a policy decision that Trust work in this area was not appropriate, steps would probably need to be taken to adjust the Comp Plan and strike the commitments that are in there so work on the Comp Plan will continue to work consistently.

TRUSTEE DERR stated that she had concerns over the years about early childhood intervention, but there were comments from legal saying that prevention is part of the statute. She added that it is important to include this.

TRUSTEE COOKE stated that he did not feel that this motion threatened the Comp Plan. There are plenty of things called for in the Comp Plan that are not being done and could be done with this money.

VICE CHAIR HALTERMAN returned the gavel to the Trustee Cooke. She stated that she had a provider come to her with compelling evidence that we could identify HCPCS and CPT codes that identified children that were at risk in the populations. These are the children that are the most expensive for the Medicaid populations. She continued that the providers educated her to particular diagnoses that could be identified based on the HCPCS and CPT codes that were identified and already in systems that were known to Government. Yet those were not moved into actionable activities that actually would improve the lives of these children. She stated that she firmly believed that early childhood intervention and prevention is a critical part of what the Mental Health Trust should fund. She firmly supported this particular funding area.

TRUSTEE MCCARTY concurred with Trustee Derr, with one caveat: In the aspect of prevention, how far does prevention go in evaluation? He added that the trustees have to be mindful of how far to go with prevention programs.

TRUSTEE BOERNER appreciated the discussion overall and fervently believes that early childhood intervention and prevention is critical to really make differences within the beneficiary population overall. She gave credit to the staff and the advisory boards for their input in the development of where to focus energy. She added that the data that is being requested and are being supported, and collecting goes to whether or not these are areas where the energy should be focused.

TRUSTEE MCCARTY stated that it is very important that the Trust has assessment measurement mechanisms that are required to receive funding and are measuring what is going

on.

CHAIR COOKE called the question on the amendment.

After the roll-call vote, the MOTION FAILED. (Trustee Boerner, no; Trustee Boyles, no; Trustee Derr, no; Trustee Halterman, no; Trustee McCarty, no; Trustee Sturgeon, no; Trustee Cooke, yes.)

CHAIR COOKE asked if the budget discussion for FY22 was completed.

MR. WILLIAMS stated that the staff's overview and presentation of the budget is concluded, and the motion that was presented earlier and seconded is set to take a vote.

MOTION: An amendment motion on the dental program, based on the 80th percentile concept, that the \$270,000 be dropped to \$250,000 was made by TRUSTEE McCARTY; seconded by TRUSTEE HALTERMAN for discussion.

A discussion on the amendment ensued.

CHAIR COOKE asked if it is \$270,000 in the budget, would there still be the ability to negotiate with the providers as to the reimbursement rate or the compensation rate. He continued that this did not obligate to spend that money, and asked if a negotiation with the providers for the reimbursement rate can still be done.

MR. ABBOTT stated that they are willing to enter into negotiations with the providers listed to seek more favorable reimbursement rates. He continued, if the rate is lowered, leaving the budget where it is would simply allow serving a few more beneficiaries. He added, that was the recommendation rather than reducing the budget.

The discussion continued.

CHAIR COOKE stated that Trustee McCarty's motion was to reduce the subtotal for dental services from 270,000 to \$250,000. He called the vote.

After the roll-call vote, the MOTION FAILED. (Trustee Boerner, no; Trustee Boyles, no; Trustee Derr, no; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, no; Trustee Cooke, no.)

CHAIR COOKE moved to the main motion, which was approval of the FY22 budget.

After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Boyle, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE called a break.

(Break.)

CHAIR COOKE resumed the meeting and noted that all trustees were present.

MOTION: A motion that the Full Board of Trustees appropriate MHTAAR, MHT Admin and Authority Grant funds for FY2023 in the amount of \$32,716,300. This consists of \$16,381,600 of MHTAAR and Mental Health Trust Admin, and \$16,334,700 of Authority Grants. These funds are to be used for the programs and activities described in the detailed FY22-23 Budget Recommendations document prepared for the August 26th and 27th, 2020 Board of Trustees' Meeting. Included in this motion is a recommendation by the Full Board of Trustees for a State of Alaska appropriation of \$17,036,500 of GF/MH funds and \$8,138,100 of other funds for FY2023 was made by TRUSTEE DERR; seconded by TRUSTEE HALTERMAN.

CHAIR COOKE stated that the discussion would involve the same materials that were just discussed at some length for FY22. The third column involves the same programs and descriptions that are contained in the '22 budget. He invited the board members to call attention to specific categories or funding items rather than going through the entire document as was done for the previous budget. The trustees agreed. He recognized Mr. Abbott.

MR. ABBOTT stated that this budget will be submitted as part of the statutory obligation to the Administration and the Legislature. It is particularly important that the trustees will have another chance to address it a year from now, at the August meeting in 2021. It is being submitted as more than a placeholder but less than a solid, irrevocable budget.

CHAIR COOKE asked the trustees if there were any particular areas or line items to look at.

TRUSTEE McCARTY stated, for the record, the change between the two is the mental health for the crisis continuum of care, Crisis Now, and suicide prevention.

A discussion ensued with questions and comments from trustees regarding the FY23 budget.

CHAIR COOKE called the question and took a roll-call vote.

After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)

CHAIR COOKE stated that the budgets for both years are approved. He continued that the final section was trustee comments.

TRUSTEE COMMENTS

TRUSTEE BOERNER stated it was a thrilling, engaging meeting, and she appreciated all of the comments and feedback from trustees, particularly on the FY22 budget. She appreciated the Mission Moment presenters, who were very encouraging and inspiring. She thanked the advisory boards and all the time and energy and engagement in working with us.

TRUSTEE BOYLES stated that she was getting used to the technology in these meetings, but would like to see everyone in person.

TRUSTEE DERR stated that she had no comments.

TRUSTEE HALTERMAN thanked staff for their patience and Trustee Derr for keeping us on task with the parliamentary process. She also appreciated the conversation and the amount of work staff put into putting this budget together.

TRUSTEE McCARTY stated that this is the synergy of a board, the synergy of a team of so many people to help the beneficiaries. He continued that the fact of data collection and asking specific questions that are fitting of standard and reliable assessing tools that are evidence-based will be very efficient in decision-making. He thanked all for the day.

TRUSTEE STURGEON thanked the staff and the presenters and the other trustees. He thanked all for all the work done in preparing this for the trustees.

CHAIR COOKE stated that this two-year budget cycle meeting is probably the heaviest of meetings in terms of all the material, the decisions, the discussion, and the thoughts on what the Trust is going to be doing. That is a big task. This meeting reflected the fact that the trustees prepared well for the meeting to move along expeditiously. He thanked the trustees for all of their efforts. He urged all to check the calendars for the meetings coming up that will involve some very important issues. He thanked all for a successful meeting.

MR. ABBOTT thanked the trustees for a couple of long days. He greatly appreciated the attention, interest, and energy on this.

CHAIR COOKE asked for adjournment.

MOTION: A motion to adjourn the meeting was made by TRUSTEE HALTERMAN.

(Alaska Mental Health Trust Authority Full Board of Trustees meeting adjourned at 3:56 p.m.)

Current Trust Bylaws

1
2
3 ALASKA MENTAL HEALTH TRUST AUTHORITY
4 BYLAWS
5

6
7 ARTICLE I
8 NAME
9

10 The name of this organization is the Alaska Mental Health Trust Authority.
11

12
13 ARTICLE II
14 PURPOSE OF THE AUTHORITY
15

16 The Alaska Mental Health Trust Authority acts in the best interest of the beneficiaries
17 of the trust. It is accountable to:

- 18 (a) Provide for sound governance, fiduciary oversight and direction in achieving the
19 mission of the Trust Authority;
20 (b) Ensure an integrated, comprehensive mental health program for the State of Alaska
21 in partnership with Department of Health and Social Services (DHSS); and
22 (c) Preserve, protect, and grow the trust corpus and administer trust assets.
23
24

25 ARTICLE III
26 BOARD OF TRUSTEE MEMBERSHIP AND TERMS OF OFFICE
27

28 Section 1. Trust Authority board of trustees composition:

- 29 (a) The Trust Authority shall be governed by its board of trustees.
30 (b) The Trust Authority board of trustees, hereafter referred to as the board, consists of
31 seven members appointed by the governor in accordance with AS 47.30.016 and
32 confirmed by the legislature.
33

34 Section 2. Term of office, vacancies, and removal:

- 35 (a) The members of the board serve staggered five-year terms. A member shall continue
36 to serve until the member's successor is appointed and confirmed by the legislature.
37 (b) A vacancy occurring in the membership of the board shall be filled within 60 days by
38 appointment of the governor for the unexpired portion of the vacated term.
39 (c) The governor may remove a member of the board only for cause per AS 47.30.021.
40 (d) Except for a trustee who has served two consecutive five-year terms, a member of
41 the board may be reappointed. A member of the board who has served two
42 consecutive five-year terms is not eligible for reappointment to the board until one
43 year has intervened as per AS 47.30.021(d).
44
45

ARTICLE IV
BOARD OF TRUSTEE DUTIES

Section 1: The role of the board is to:

- (a) Set the vision for the organization;
- (b) Set policies for the organization, including adoption of regulations as appropriate under AS 47.30.031;
- (c) Adopt charters that define the role, authority, operating procedures, duties, and responsibilities of the board and standing committees; and
- (d) Approve contractual agreements with advisors as defined in statute and the settlement agreement, specifically Alaska Permanent Fund Corporation (APFC), Department of Natural Resources (DNR), and Statutory Advisory Boards.
- (e) Fulfill the duties listed in AS 37.14.007(b)(1)-(12).

Section 2: The board will conduct business in accordance with AS 47.30.036.

ARTICLE V
OFFICERS AND DUTIES

Section 1. The board, by a majority vote of its membership, shall annually elect a Chair, Vice Chair, and Secretary from its membership.

Section 2. The officers will be elected by a majority vote at the annual budget approval meeting, and officers' terms of office commence upon adjournment of that meeting. Officers' terms of office end effective at adjournment of the meeting in which new officers are elected.

Section 3. Officers may be re-elected to the office in which they serve by vote of the membership of the board as above. The board's intention is to allow board members the opportunity to serve in officer roles in support of ongoing board development. To that end, no member may serve more than 2 consecutive terms in the same office except as provided for by affirmative vote of 5 board members.

Section 4. If the office of the Chair becomes vacant, the Vice Chair succeeds to the office of the Chair and serves until an election held at the next board meeting. The newly elected Chair will serve until the next annual election.

Section 5. Except for the office of Chair, if an office of the board becomes vacant, an election shall be held to fill the vacancy at the next regular meeting following the vacancy. The officer will serve until the next annual election.

Section 6. The duties of the officers shall be as follows:

(a) Chair

- 1. Call all meetings. Preside at all meetings.
- 2. Appoint chairs of committees and committee members.

3. Serve as ex-officio (voting) member of all committees, but may not concurrently serve as board Chair and chair of any standing committee, with the exception of the Executive Committee.
4. Act as primary spokesperson for the board.
5. Act as one of the official spokespersons for the Trust Authority, together with the Chief Executive Officer (CEO), when requested by the Chief Communications Officer.

(b) Vice Chair

1. Assist the Chair in the discharge of his/her duties.
2. Perform the duties of the Chair in the absence or incapacity of the Chair.
3. Perform other duties as assigned by the board.

(c) Secretary

1. Assume duties of the Chair when Chair and Vice Chair are unavailable.
2. Perform other duties as assigned by the board.
3. Assure that the records of board proceedings are maintained in accordance with these bylaws and in accordance with AS 37.14.007(b)(2) and the Records Management Act (AS 40.21).

ARTICLE VI
MEETINGS

Section 1. The board will hold four regular meetings each fiscal year. Committees will meet as necessary to accomplish their responsibilities.

Section 2. Special or emergency meetings of the board may be held at such time and place as the Chair may order; or upon the written request to the Chair of any four trustees.

Section 3. Reasonable public notice of board and committee meetings shall be provided in accordance with AS 44.62.310. Meetings of the board and its committees are subject to the Open Meetings Act, AS 44.62.310 and 44.62.312.

Section 4. A quorum at all board meetings shall consist of four board members. A quorum at committee meetings is a majority of the committee's members.

Section 5. No member of the board may designate a proxy.

Section 6. The board will schedule at least one period for public comment during each regularly scheduled board meeting.

Section 7. Formal actions by the board are accomplished through adoption of motions.

ARTICLE VII
COMMITTEES OF THE BOARD

There will be five standing committees of the board. Standing committee chairs and members will be appointed by the Chair after polling the board regarding individual trustee's interest and ability to serve. A member may serve as chair of only one standing committee at any time except as a stand-in until the next regularly scheduled board meeting. Standing committees will have a minimum of 3 committee members. The board chair may designate ad hoc committees to accomplish special purposes. Persons other than board members may serve on the board's ad hoc committees; however, such persons may not be voting members of such committees, only appointed board members may vote on committee actions. Committee recommendations will be reported to the board for action at the next regular board meeting.

Section 1. The Executive Committee of the board is composed of three board officers, the Chair, the Vice Chair, and the Secretary. The Executive Committee will:

- (a) Ensure development of policies for governing the Trust Authority for approval by the board.
- (b) Oversee implementation of governance policies at the direction of and on behalf of the board in accordance with law and the committee charter adopted by the board.
- (c) The Executive Committee will meet only as needed.

Section 2. The Resource Management Committee will, in consultation with the CEO and Executive Director (ED) of the TLO:

- (a) Ensure development of policies for protecting, enhancing, and managing the trust's non-cash resources in the best interests of the beneficiaries for approval by the board.
- (b) Oversee implementation of plans at the direction of and on behalf of the board in accordance with law and the committee charter adopted by the board.

Section 3. The Program and Planning Committee will, in consultation with the CEO and Executive Director (ED) of Mental Health Policy and Programs.:

- (a) Ensure development of policies to meet needs and improve the circumstances of beneficiaries; and recommends to the board for approval.
- (b) Oversee implementation of plans at the direction of and on behalf of the board in accordance with Trust Authority statutes and regulations and the committee charter adopted by the board.

Section 4. The Finance Committee will, in consultation with the CEO and Chief Financial Officer (CFO):

- (a) Ensure development of policies for investment and fiscal management for approval by the board.
- (b) Oversee implementation of approved investment and fiscal management policies on behalf of the board in accordance with Trust Authority statutes and regulations and the committee charter adopted by the board.

- 1 Section 5. The Audit and Risk Committee will, in consultation with the CEO and CFO:
2 (a) Ensure development of policies for managing the annual audit process and
3 identifying and addressing organizational risk for approval by the board.
4 (b) Oversee implementation of approved audit and risk management policies on behalf
5 of the board in accordance with Trust Authority statutes and regulations and the
6 committee charter adopted by the board.

7
8
9 ARTICLE VIII
10 CHIEF EXECUTIVE OFFICER
11

12 Section 1. The board shall select and employ a Chief Executive Officer as provided by law.
13

14 Section 2. The Chief Executive Officer is responsible for day-to-day operations of the Trust
15 Authority including planning, organizing, coordinating, and directing all activities
16 necessary to enable the Trust Authority to exercise its powers and duties, and
17 fulfill the purpose of the Trust Authority. The CEO will operate and conduct the
18 business and affairs of the Trust Authority according to the statutes, regulations,
19 bylaws, policies, and charters adopted by the board. The CEO duties and
20 responsibilities shall be set forth in a CEO Job description to be adopted by the
21 board.
22

23 Section 3. The Chief Executive Officer shall oversee administration of the contract with the
24 Trust Land Office on behalf of the Trust Authority to ensure compliance with
25 AS 37.14.009(a)(2).
26

27
28 Section 4. The board will evaluate the Chief Executive Officer's performance annually in
29 writing. The board will define the process for conducting annual reviews and
30 include it in the Board Operations Manual.
31

32 Section 5. Termination of employment of the Chief Executive Officer is by majority vote of
33 the board.
34
35

36 ARTICLE IX
37 PARLIAMENTARY AUTHORITY
38

39 Unless otherwise provided by law or these bylaws, the board's procedures shall be
40 governed by Robert's Rules of Order Newly Revised. The Chair may appoint an appropriate
41 person to serve as parliamentarian.
42
43

44 ARTICLE X
45 ETHICS
46

47 Board members are required to comply with the Alaska Executive Branch Ethics Act
48 (AS 39.52) and AS 47.30.016(c)(2).

1
2
3 ARTICLE XI
4 AMENDMENT OF BYLAWS
5

6 These bylaws may be amended at any meeting of the board. Amendment of these
7 bylaws requires 5 affirmative votes of board members provided that written notice and
8 copies of the proposed amendment have been submitted to the members 30 days prior to
9 the meeting, or by unanimous vote without notice.
10

11
12 ARTICLE XII
13 DEFINITIONS
14

15 In these bylaws,
16

17 **The Alaska Mental Health Trust** means the sum of all assets owned by the Alaska
18 Mental Health Trust as established by the Alaska Mental Health Trust Enabling Act, P.L. 84-
19 830, 70 Stat. 709 (1956) and the Mental Health Settlement Agreement (June 10, 1994),
20 including cash and non-cash assets.
21

22 **The Alaska Mental Health Trust Authority (the Trust Authority)** means the entity
23 charged with administering the trust, as trustee, is governed by a seven-member board. (AS
24 37.14.007, AS 47.30.011, AS 47.30.016)
25

26 **The Trust Land Office (TLO)** means the unit of the Alaska Department of Natural
27 Resources that is charged with managing the trust's natural resources, land, and other fixed
28 assets. (AS 44.37.050)
29

30 **Regular Meeting** means a board meeting that is scheduled at the annual budget
31 meeting to occur during the succeeding year, provided that a regular meeting that is
32 rescheduled on reasonable notice to the public is still a regular board meeting.
33

34 **Special Meeting** means any board meeting other than a regular meeting, including
35 an emergency meeting.
36

37 **Emergency Meeting** means any board meeting conducted for the purpose of
38 addressing time sensitive matters that may not be capable of resolution within the statutory
39 or delegated authority of the Executive Committee or the CEO. If an emergency meeting is
40 conducted on less than the customary public notice, public notice shall be published as
41 soon as practicable. If the agenda of an emergency meeting is not available in advance, the
42 agenda will be published as soon as practicable after the emergency meeting.

Mary Jane Michael, Chair

Laraine Derr, Secretary

Mission Moment

DSP Hire

The answer to a Wicked problem ...

Presentation developed for the Alaska Mental Health Trust
November 18, 2020

Chapter One:

Houston, we have a problem ...



DSP Workforce Crisis

Crisis (/ˈkr̩sɪs/): a time of intense difficulty,
trouble or danger

Direct Support Professional (DSP):
A person who provides daily support to people
with disabilities

Workforce Challenges

- High Turnover
 - estimated cost in 2018 = \$5 million
- Low Wages (avg = \$16/hour)
- Lack of health insurance
 - 36% have employer-provided insurance
- In 2018 vacancy rate approx. 10%

COVID has only made things worse

In an informal survey of 25 employers in September 2020, they identified 426 vacant positions

Out of crisis comes innovation ...

Health TIE is a healthcare hub connecting health & human service organizations & innovative entrepreneurial partners.





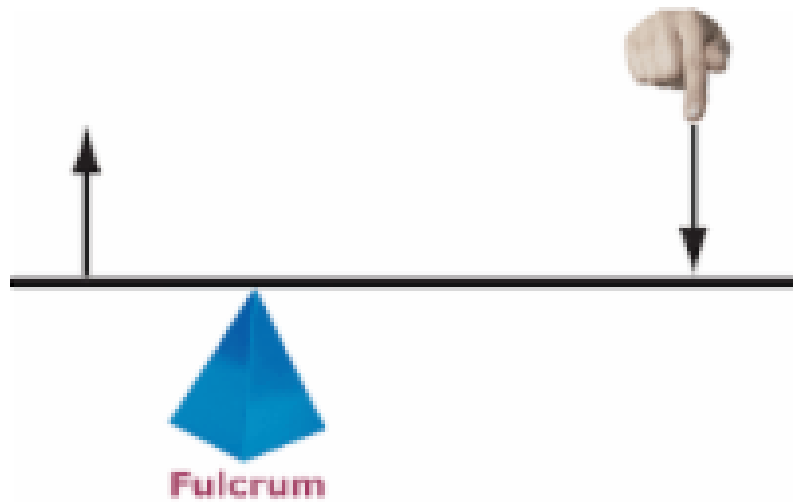
Health TIE advances healthcare systems by connecting service providers and organizations with entrepreneurs and through facilitating real-world pilot projects. By creating an open and neutral space for changemakers to collaborate, Health TIE sparks a culture of innovation.

Core Values

Consumer Centered + Safe Space + Fighting Spirit + Bold Solutions + Creative Disruption

Purpose

Health TIE is a key partner and fulcrum for Alaska healthcare innovation



ful·crum

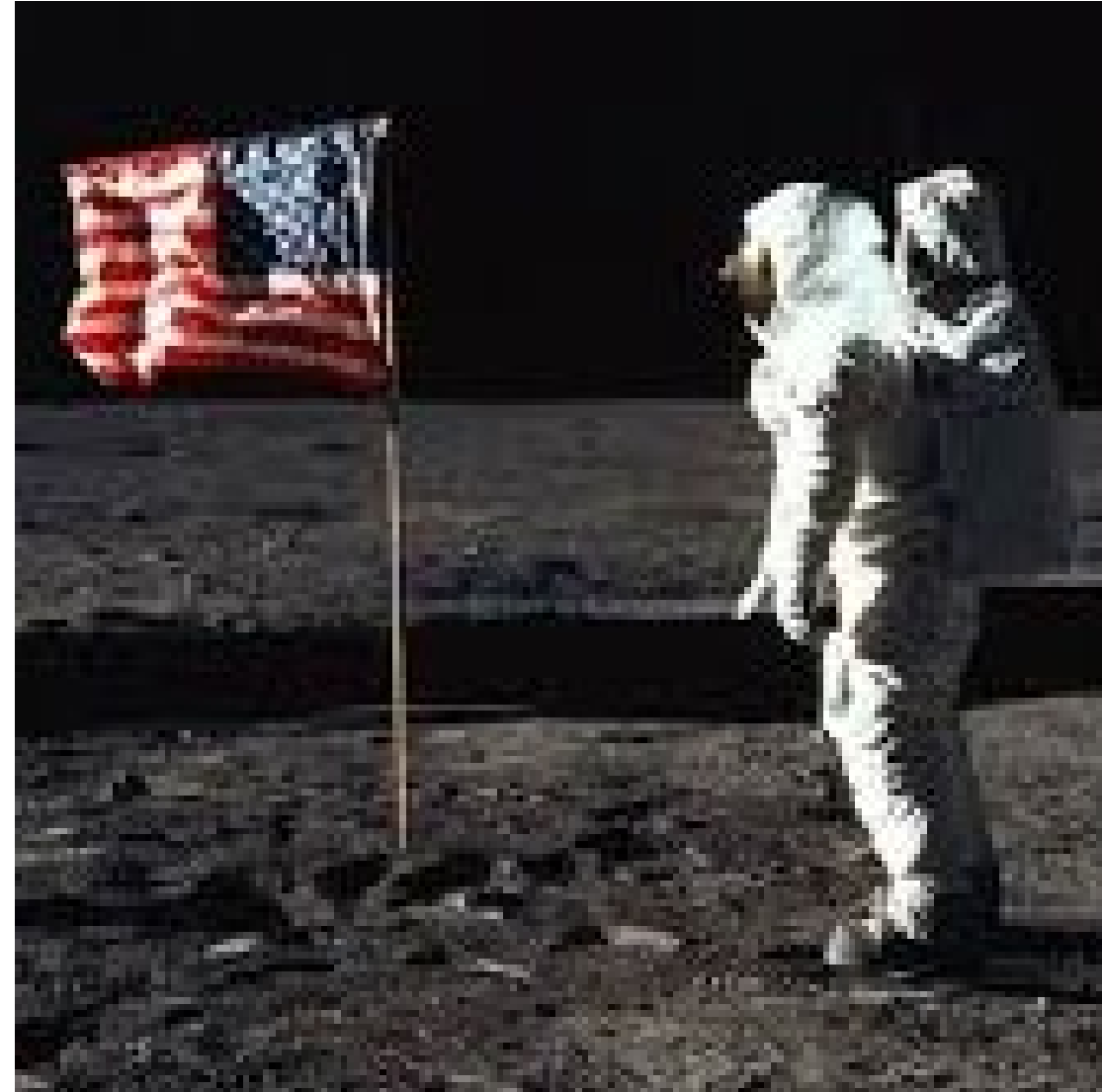
/ˈfoʊlkrəm, ˈfəlkrəm/

noun

1. the point on which a lever rests or is supported and on which it pivots.
 - a thing that plays a central or essential role in an activity, event, or situation.

Chapter Two

*That's one small
step for man, one
giant leap for
mankind.*





dsphere

How do an app and a website tackle the workforce problem?



First, A little about me.

- **Media**

Documentaries, Websites,
Commercials

- **Government**

Teleconferencing, AKL.TV,
Mobile Development

- **Startups**

Bitcoin Wallet, Television
Graphics, Automation

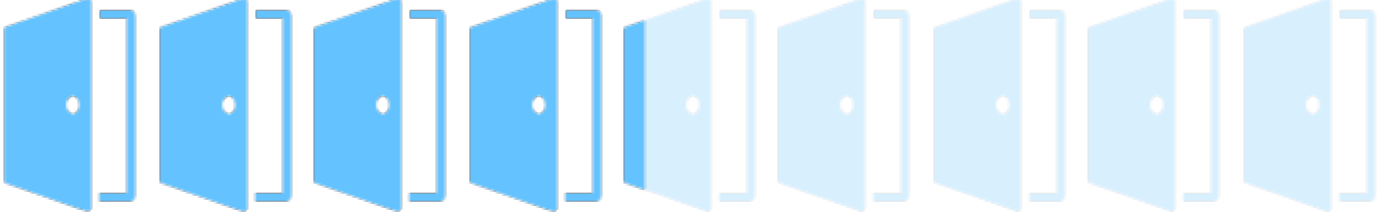
- **Freelance**

Drawing App, Inventory App,
Lighting & Sound Control,
Games

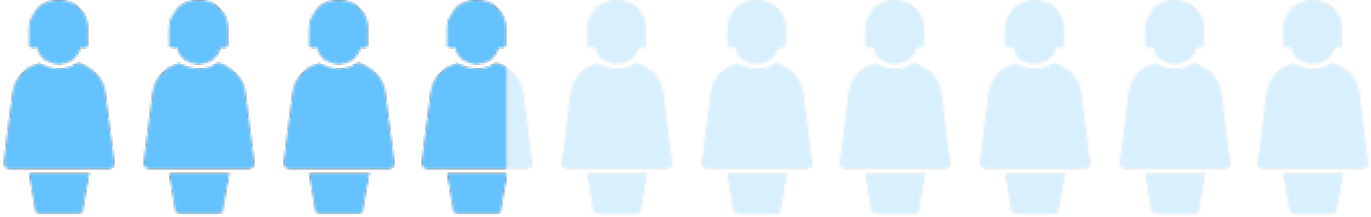
No experience in community health?

Not exactly.

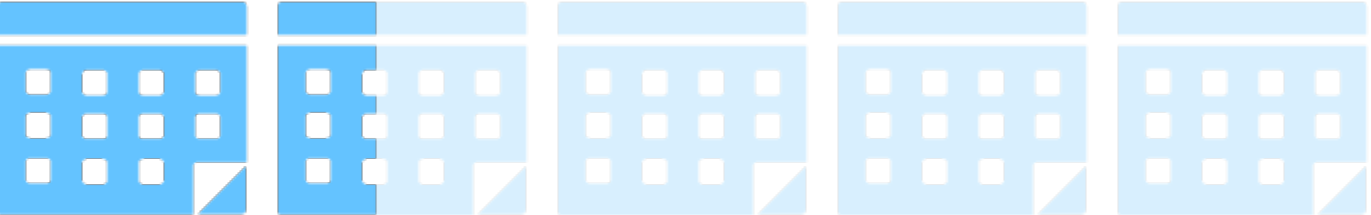
- Homebound w/o support
- 150+ Different Staff in the last 15 years
- Wants to contribute more than anything.

46% 

The average annual turnover rate for DSP jobs.

36% 

Alaskan DSPs leave in the first year

27% 

Alaskan DSPs employed longer than 36 months

How do an app and a website tackle the workforce problem and a crisis?

Let's look at the problem



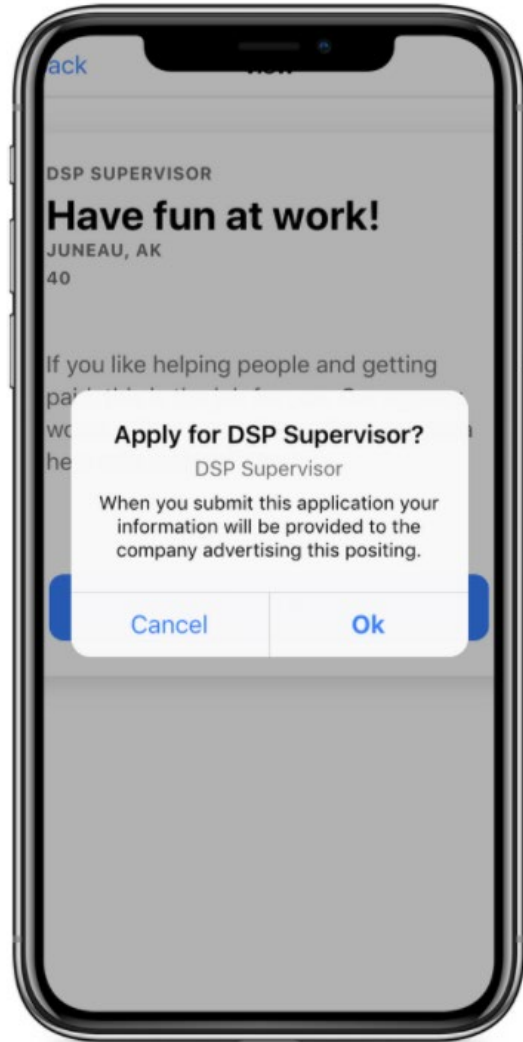
- **Low Starting Wages**
- **Very Demanding Work**
- **Lots of hoops to jump through**
- **Complicated Regulatory Environment**
- **Can be isolating**
- **Limited Opportunities for advancement**

What can we tackle?



- ~~Low Starting Wages~~
- ~~Very Demanding Work~~
- Lots of hoops to jump through
- ~~Complicated Regulatory Environment~~
- Potentially isolating
- Limited Opportunities for advancement

So, what is the opportunity?



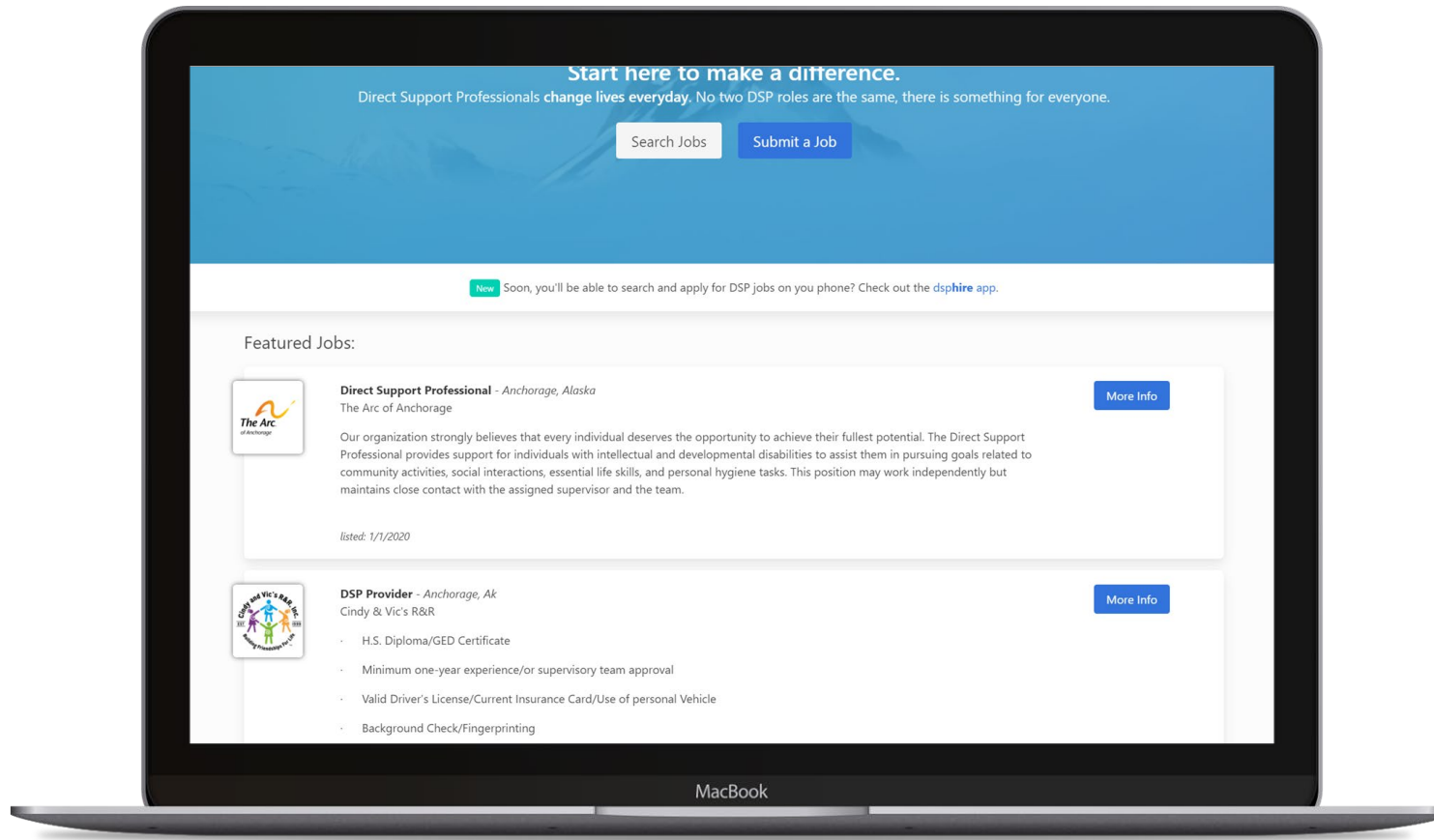
- Simplify The Hiring Process
- Centralize Requirements
- Automate Busy-work
- Connect DSPs to each other
- Match people with opportunities
- instant access to training

We're creating a marketplace.

The people of Alaska are as varied and diverse as our geography. What may work for DSPs in one community might not work 800 miles away. By creating a marketplace, we let the organizations that serve their communities share opportunities to local DSPs (and potential DSPs) **instantly**, and we provide a one-stop shop for those DSPs to prepare for and take advantage of those opportunities.

During this crisis, it is essential that the organizations caring for the most vulnerable populations have access to qualified and prepared staff.

How are we doing it?



- Mobile App for DSPs
- Website Dashboard for Providers
- Training Portal
- Notification Service
- DSP Community
- Marketing Campaign

Chapter Three

To some this may look like a sunset.

But it's a new dawn.

— CHRIS HADFIELD

Service Provider Perspective



Amanda Faulkner
Executive Director



Today's Crew

Kim Champney

Champney Consulting

kim@champneyconsulting.com

Jacqueline Summers

Health TIE

jacqueline@healthtie.info

Jake Carpenter

dsp|hire

jake@appcare.ai

Amanda Faulkner

Frontier Community Services

afaulkner@fcsonline.org

Thanks!



Ratification of Board Actions

MEMORANDUM

State of Alaska Department of Law

TO:	Board of Trustees Alaska Mental Health Trust Authority	DATE:	November 9, 2020
		FILE NO.:	AN2017102270
FROM:	Stuart W. Goering Senior Assistant Attorney General Commercial and Fair Business Section	TEL. NO.:	(907) 269-5565
		SUBJECT:	Ratification of Board Actions

Suggested Motion: “I move to ratify all actions taken by the Alaska Mental Health Trust Authority Board, or by any committee of the board acting under authority delegated by the board, between April 7, 2020, and October 1, 2020, as listed in the attached spreadsheet.” [Following a second, the chair should ask if there is any objection to considering all actions in a single vote. If there is an objection, the specific action or actions should be removed from the list and considered for ratification separately.]

Background

When the second regular session of the 31st Legislature convened on January 21, 2020, the Alaska Mental Health Trust Authority (AMHTA) board of trustees had one member appointed in August 2019 to fill a vacancy pending confirmation, and two members whose terms were due to expire on March 1, 2020. The governor had not yet made appointments to fill either of those expiring terms.

On March 11, 2020, the governor issued a public health disaster emergency declaration and shortly thereafter a number of bills addressing the State’s response to the pandemic were introduced. Among them, HB 309 temporarily changed the way board and commission appointments and legislative confirmations were to be handled. Ordinarily, appointees not confirmed in joint session before the adjournment of the regular session to which they had been presented are considered declined. HB 309 provided that this declination by inaction would not occur until after the disaster declaration expired.

However, AMHTA trustees are unique among Alaska appointees in that, unless appointed to a vacancy, an appointee does not begin to serve until after confirmation, and in the interim their predecessor continues to serve. HB 309 also temporarily altered that statute by providing that a person appointed and presented to the legislature during the second regular session of the 31st Legislature “shall serve as successor to a member

whose appointment expired on March 1, 2020.” The governor appointed one new trustee on April 6, 2020, and when HB 309 became law on the April 7, 2020, that appointee began to serve as an AMHTA trustee.

The legislature subsequently adjourned *sine die* on May 20, 2020, by which time the governor had not appointed or presented to the legislature a second AMHTA trustee. Without guidance to the contrary from the governor’s office of boards and commissions, the trustee in that seat continued to serve. On October 1, 2020, the governor determined that HB 309 created a vacancy on the AMHTA board and appointed a new trustee to that seat, to serve pending confirmation by the 32nd Legislature.

While AMHTA board actions between April 7, 2020, and October 1, 2020, are not legally defective, to forestall claims to the contrary the board should ratify all substantive actions taken during that period. Absent objection as to one or more specific items (which would require those items to be considered individually), the board may ratify all actions on the supplied list in a single action using the suggested motion at the beginning of this memo.

Motions Made by Trust Authority Committees & Full Board: Apr 7, 2020 - Oct 1, 2020

#	Meeting	Date	Motion	Vote	Reason
1	Finance	4/22/2020	MOTION: A motion that the Finance Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the recommendation to approve the incremental building expenditures totaling \$10,405,837 budgeted for the fiscal year 2021 to be paid by the property manager from rents and other income collected from the properties was made by TRUSTEE COOKE; seconded by TRUSTEE HALTERMAN.	After the roll call vote, the MOTION was approved (Trustee Boyles, yes; Trustee McCarty, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee Boerner, yes)	All Trustees Present, No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
2	Finance	4/22/2020	MOTION: A motion that the Finance Committee recommends that the Trust Authority Board of Trustees approve funding the expenditures for the noninvestment-program-related real estate and REMP real estate Trust-funded properties, in the amount not to exceed \$53,032 for the fiscal year 2021 from the Central Facility Fund, which appropriation shall not lapse, was made by TRUSTEE COOKE; seconded by TRUSTEE HALTERMAN.	After the roll call vote, the MOTION was approved (Trustee Boyles, yes; Trustee McCarty, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee Boerner, yes; Trustee Sturgeon, yes; Trustee Derr, yes).	All Trustees Present; No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
3	Finance	4/22/2020	MOTION: A motion that the Finance Committee recommends that the Trust Authority Board of Trustees instruct the CFO to transfer up to \$53,032 to the third-party property manager, as requested by the TLO, for capital improvements to the noninvestment/program-related real estate and REMP real estate Trust-funded properties was made by TRUSTEE COOKE; seconded by TRUSTEE HALTERMAN	After the roll call vote, the MOTION was approved (Trustee Boyles, yes; Trustee McCarty, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee Boerner, yes; Trustee Sturgeon, yes; Trustee Derr, yes).	All Trustees Present; No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
4	Resource Management	4/22/2020	MOTION: A motion that the Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the Trust Land Office recommendation for the executive director to negotiate a disposal through lease or sale of all or part of Trust Parcels S1005 and S82631 and the subsequent execution by the TLO of the documents necessary to facilitate the transaction and development was made by TRUSTEE HALTERMAN; seconded by TRUSTEE COOKE.	After the roll-call vote, the MOTION was approved. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes.)	All Trustees Present; no substantive discussion by Laraine; did not make motion; did not have deciding vote
5	Full Board	4/23/2020	MOTION: A motion to approve using \$500,000 in FY20 Authority Grant funds to add to the COVID-19 Response Grant Program to assist organizations serving Trust beneficiaries to respond to the COVID-19 crisis. The Authority Grant funds for this grant program are outlined below, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE DERR.	After the roll call vote, the MOTION was approved (Trustee Boyles, yes; Trustee McCarty, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee Boerner, yes; Trustee Sturgeon, yes; Trustee Derr, yes).	All Trustees Present; some substantive discussion by Laraine; Trustee Derr Seconded Motion ; did not have deciding vote
6	Full Board	4/23/2020	MOTION: A motion to approve the receipt of \$25,000 from Sealaska, Inc. to be deposited into a single-purpose subaccount of the Mental Health Trust Settlement Income Account and granted by the Trust to Trust beneficiary-serving organizations affected by the COVID-19 pandemic was made by TRUSTEE BOERNER; seconded by TRUSTEE DERR.	After the roll call vote, the MOTION was approved (Trustee Boyles, yes; Trustee McCarty, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee Boerner, yes; Trustee Sturgeon, yes; Trustee Derr, yes).	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Seconded Motion ; did not have deciding vote
7	Program & Planning	4/23/2020	MOTION: A motion to approve a \$250,000 FY21 partnership grant with the Fairbanks Rescue Mission for the MyPlace Housing Project, Fairbanks Rapid Rehousing was made by TRUSTEE DERR ; seconded by TRUSTEE McCARTY.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Boerner, yes.)	All Trustees Present; No extensive substantive discussion by Laraine; Trustee Derr Made Motion ; did not have deciding vote
8	Program & Planning	4/23/2020	MOTION: A motion to recommend that the Full Board of Trustees approve an allocation of \$500,000 of unobligated funds to the FY21 Housing & Long Term Services and Supports focus area. These funds will be added to the "Beneficiaries have Safe Stable Housing with Tenancy Supports" strategy was made by TRUSTEE HALTERMAN; seconded by TRUSTEE DERR. MOTION: A motion to table this item to time certain on May 20th at the board meeting was made by TRUSTEE DERR ; seconded by TRUSTEE HALTERMAN.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Boerner, yes.)	All Trustees Present; Some substantive discussion by Laraine; Trustee Derr Seconded a Motion and Made A Motion ; did not have deciding vote
9	Finance	5/20/2020	n/a	n/a	All Trustees Present; only procedural motions made

#	Meeting	Date	Motion	Vote	Reason
10	Full Board	5/20/2020	MOTION: A motion to cast a unanimous ballot for Chris Cooke as chair of the board was made by TRUSTEE DERR ; seconded by TRUSTEE BOYLES	After a roll-call vote, the motion was approved unanimously. (Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes, Trustee Boerner, yes.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Made Motion ; did not have deciding vote
11	Full Board	5/20/2020	MOTION: A motion to nominate Anita Halterman as vice chair of the Trust was made by TRUSTEE DERR ; seconded by TRUSTEE BOERNER	After a roll-call vote, the motion was approved unanimously. (Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes, Trustee Boerner, yes.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Made Motion ; did not have deciding vote
12	Full Board	5/21/2020	MOTION: The Finance Committee recommended to approve the incremental building expenditures, totaling \$10,405,837, budgeted for the fiscal year 2021, to be paid by the property manager from rents and other income collected from the properties.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).¶	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Brought Motion From Committee ; did not have deciding vote
13	Full Board	5/21/2020	MOTION: The Finance Committee asked the Board to approve funding for the Non-Investment/Program Related Real Estate and Real Estate Management Program Trust funded properties in the amount not to exceed \$53,032 for the fiscal year 2021 from the Central Facilities Fund, which appropriation shall not lapse.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).¶	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Brought Motion From Committee ; did not have deciding vote
14	Full Board	5/21/2020	MOTION: The Finance Committee asked the Board to approve and instruct the CFO to transfer up to \$53,032 to the third-party property manager as requested by the TLO for capital improvements to the Non-Investment/Program Related Real Estate and Real Estate Management Program Real Estate Trust funded properties.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Brought Motion From Committee ; did not have deciding vote
15	Full Board	5/21/2020	MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with the Resource Management Committee and the Trust Land Office recommendation for the Executive Director to negotiate a disposal through lease or sale of all or part of Trust parcels S1005 and S82631, and the subsequent execution by the TLO of the documents necessary to facilitate the transaction and development.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	All Trustees Present; no substantive discussion by Laraine; did not make motion; did not have deciding vote
16	Full Board	5/21/2020	MOTION: A motion that the Board of Trustees approve the allocation of \$500,000 of unobligated funds to the FY21 Housing and Long-Term Services and Supports focus area. These funds will be added to the Beneficiaries Have Safe Stable Housing with Tenancy Supports strategy was made by TRUSTEE BOERNER; seconded by TRUSTEE DERR . MOTION: A motion to table this was made by TRUSTEE McCARTY; seconded by TRUSTEE BOYLES.	Trustee Boerner, no; Trustee Boyles, yes; Trustee Derr, no; Trustee Halterman, no; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, no. The MOTION FAILED After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	All Trustees Present; Some Substantive discussion by Laraine; Trustee Derr Seconded failed motion ; did not have deciding vote
17	Full Board	5/21/2020	MOTION: A motion to approve a \$500,000 FY21 Housing and Long-Term Services and Supports focus area allocation to the United Way of Anchorage for the Home for Good project was made by TRUSTEE DERR ; seconded by TRUSTEE HALTERMAN, An addition to the motion stated "United Way of Anchorage for the three-year Home for Good project" was made by TRUSTEE DERR ; seconded by TRUSTEE HALTERMAN	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	All Trustees Present; Some Substantive discussion by Laraine; Trustee Derr made motion and amended motion ; did not have deciding vote
18	Full Board	5/21/2020	MOTION: A motion for the Board of Trustees to approve \$125,000 FY2020, Authority Grant to Alaska Public Media for the Mental Health Content Initiative -- Trust funding will come from the FY21 communications budget line -- was made by TRUSTEE BOERNER; seconded by TRUSTEE HALTERMAN.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	All Trustees Present; no substantive discussion by Laraine; did not make motion; did not have deciding vote

#	Meeting	Date	Motion	Vote	Reason
19	Full Board	5/21/2020	UPDATED MOTION: A motion to approve \$125,000 FY21 Authority Grant to Alaska Public Media for the Mental Health Content Initiative -- Trust funding will come from the FY21 communications budget line -- was made by TRUSTEE BOERNER; seconded by TRUSTEE HALTERMAN.	After the roll-call vote, the MOTION was APPROVED. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes; Trustee Cooke, yes).	CORRECTED MOTION; All Trustees Present; no substantive discussion by Laraine; did not make motion; did not have deciding vote
20	Program & Planning	7/28/2020	n/a	n/a	All Trustees Present; some substantive discussion by Laraine; only procedural motions
21	Program & Planning	7/29/2020	n/a	n/a	All Trustees Present; some substantive discussion by Laraine; only procedural motions
22	Audit & Risk	7/30/2020	n/a	n/a	All Trustees Present; only procedural motions made
23	Finance	7/30/2020	MOTION: A motion that the Finance Committee recommended that the Alaska Mental Health Trust Authority Board of Trustees approve the Trust Land Office operating budget for FY22 in the amount of \$4,393,800 was made by TRUSTEE BOERNER; seconded by TRUSTEE STURGEON.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes.)	All Trustees Present; No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
24	Finance	7/30/2020	MOTION: A motion that the Finance Committee recommends that the Full Board of Trustees approve the fiscal year '22 Mental Health Trust Authority Admin Budget of \$4,179,897 was made by TRUSTEE HALTERMAN; seconded by TRUSTEE STURGEON.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes.)	All Trustees Present; No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
25	Finance	7/30/2020	MOTION: A motion was made that the Finance Committee recommended the Alaska Mental Health Trust Authority Board of Trustees authorize the chief financial officer to transfer, upon receipt, the proceeds from the Juneau Subport sale transaction from the TADA account to the Permanent Fund for investment was made by TRUSTEE COOKE; seconded by TRUSTEE STURGEON.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes.)	All Trustees Present; No extensive substantive discussion by Laraine; did not make motion; did not have deciding vote
26	Resource Management	7/30/2020	MOTION: A motion that the Resource Management Committee recommended that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of the old-growth timber acquired through exchange and reconstruction of the road in the Shelter Cover area, near Ketchikan, through a competitive timber sale on Trust land on Revillagigedo Island was made by TRUSTEE DERR ; seconded by TRUSTEE COOKE.	After the roll-call vote, the MOTION was approved. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Derr, yes; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, yes.)	All Trustees Present; No substantive discussion by Laraine; Trustee Derr Made Motion ; did not have deciding vote
27	Full Board	8/26/2020	MOTION: A motion to move for unanimous ballot was made by TRUSTEE DERR ; seconded by TRUSTEE McCARTY.	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Made the Motion ; did not have deciding vote
28	Full Board	8/26/2020	TRUSTEE BOERNER nominated TRUSTEE HALTERMAN for Vice Chair; seconded by TRUSTEE DERR .	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Seconded the Motion ; did not have deciding vote
29	Full Board	8/26/2020	TRUSTEE DERR nominated TRUSTEE BOYLES as Secretary; seconded by TRUSTEE McCARTY.	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Made the Motion ; did not have deciding vote
30	Full Board	8/26/2020	MOTION: A motion to adopt the proposed changes to 20 AAC 40.610, as put forth for public comment on July 1, 2020, was made by TRUSTEE DERR ; seconded by TRUSTEE McCARTY.	After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Derr, Halterman, McCarty, Sturgeon, and Cooke)	Trustee Boyles Left; no substantive discussion by Laraine; Trustee Derr Made the Motion ; did not have deciding vote

#	Meeting	Date	Motion	Vote	Reason
31	Full Board	8/27/2020	MOTION: The Finance Committee recommends that the Full Board of Trustees authorize the Chief Financial Officer to transfer upon receipt of the proceeds from the Juneau Subport sales transaction from the TADA account to the Permanent Fund for investment. Amended MOTION: The Full Board of Trustees authorizes the Chief Financial Officer to transfer upon receipt of the proceeds from the Juneau Subport sales transaction from the TADA account to the Permanent Fund for investment.	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).	All Trustees Present; some substantive discussion by Laraine; Trustee Derr Brought Motion From Committee ; did not have deciding vote
32	Full Board	8/27/2020	MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the disposal of old-growth timber acquired through exchange and reconstruction of road in the Shelter Cove area, near Ketchikan, through a competitive timber sale of Trust land on Revillagigedo Island. Amended MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with Resource Management Committee for the disposal of the old-growth timber acquired through exchange and reconstruction of road in the Shelter Cove area, near Ketchikan, through a competitive timber sale on Trust land on Revillagigedo Island.	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Made Motion in RMC on 07/30/20 ; did not have deciding vote
33	Full Board	8/27/2020	MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with the Trust Land Office disposing of gravel material from two Trust Parcels CRM-0386 and CRM-387 through a negotiated sale was made by TRUSTEE STURGEON; seconded by TRUSTEE HALTERMAN	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke).	All Trustees Present; no substantive discussion by Laraine; did not make motion; did not have deciding vote
34	Full Board	8/27/2020	MOTION: The Alaska Mental Health Trust Authority Board of Trustees concurs with the disposal of gravel material from Trust Parcel S20525 through a negotiated sale was made by TRUSTEE STURGEON; seconded by TRUSTEE DERR.	After the roll-call vote, the MOTION was APPROVED unanimously. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; no substantive discussion by Laraine; Trustee Derr Seconded Motion ; did not have deciding vote
35	Full Board	8/27/2020	MOTION: A motion that the Full Board of Trustees appropriate MHTAAR and Mental Health Trust Admin and Authority Grant Funds for FY2022 in the amount of \$32,768,600. This consists of \$16,084,900 of MHTAAR and \$16,084,900 of Authority Grants. These funds are to be used for the programs and activities described in the detailed FY22-23 Budget Recommendations document prepared for the August 26 and 27, 2020, Board of Trustees Meeting. Included in this motion is a recommendation by the Full Board of Trustees for a State of Alaska appropriation of \$12,397,500 of General Fund/Mental Health funds and \$8,100,000 of other funds for FY2022 was made by TRUSTEE BOERNER; seconded by TRUSTEE HALTERMAN.	After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Boyle, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; Some Substantive discussion by Laraine; did not make motion; did not have deciding vote
36	Full Board	8/27/2020	MOTION: A motion that the trustees adjust the General Fund amount in the reduction that is proposed from FY21 to FY22 to its original amounts for discussion, to amend the budget, was made by TRUSTEE BOERNER; seconded by TRUSTEE DERR.	After the roll-call vote, The MOTION to Amend FAILED. Trustee Boerner, yes; Trustee Boyer, yes; Trustee Derr, yes; Trustee Halterman, no; Trustee McCarty, no; Trustee Sturgeon, no; Trustee Cooke, no.)	All Trustees Present; Some Substantive discussion by Laraine; Trustee Derr Seconded Motion ; did not have deciding vote
37	Full Board	8/27/2020	MOTION: A motion to delete this entire item, \$1,074,000 from the FY22 budget with that amount of funds to simply go into the unallocated expenditures was made by TRUSTEE COOKE; seconded by TRUSTEE STURGEON with the caveat for discussion.	After the roll-call vote, the MOTION FAILED. (Trustee Boerner, no; Trustee Boyles, no; Trustee Derr, no; Trustee Halterman, no; Trustee McCarty, no; Trustee Sturgeon, no; Trustee Cooke, yes.)	All Trustees Present; Some Substantive discussion by Laraine; did not make motion; did not have deciding vote
38	Full Board	8/27/2020	MOTION: An amendment motion on the dental program, based on the 80th percentile concept, that the \$270,000 be dropped to \$250,000 was made by TRUSTEE McCARTY; seconded by TRUSTEE HALTERMAN for discussion.	After the roll-call vote, the MOTION FAILED. (Trustee Boerner, no; Trustee Boyles, no; Trustee Derr, no; Trustee Halterman, yes; Trustee McCarty, yes; Trustee Sturgeon, no; Trustee Cooke, no.)	All Trustees Present; Some Substantive discussion by Laraine; did not make motion; did not have deciding vote

#	Meeting	Date	Motion	Vote	Reason
39	Full Board	8/27/2020	MOTION: A motion that the Full Board of Trustees appropriate MHTAAR, MHT Admin and Authority Grant funds for FY2023 in the amount of \$32,716,300. This consists of \$16,381,600 of MHTAAR and Mental Health Trust Admin, and \$16,334,700 of Authority Grants. These funds are to be used for the programs and activities described in the detailed FY22-23 Budget Recommendations document prepared for the August 26th and 27th, 2020 Board of Trustees' Meeting. Included in this motion is a recommendation by the Full Board of Trustees for a State of Alaska appropriation of \$17,036,500 of GF/MH funds and \$8,138,100 of other funds for FY2023 was made by TRUSTEE DERR ; seconded by TRUSTEE HALTERMAN.	After the roll-call vote, the MOTION was APPROVED. (Trustees Boerner, Boyles, Derr, Halterman, McCarty, Sturgeon, and Cooke.)	All Trustees Present; Some Substantive discussion by Laraine; Trustee Derr Made Motion ; did not have deciding vote
40	Finance	9/16/2020	MOTION: A motion that the Finance Committee recommends the board of directors authorize the CFO to refinance as much of the current CRE debt as is prudent in order to reduce debt service requirements and maintain flexibility to allow for future property sales. The CFO may use interest-only debt that allows the Trust to pay down the loan was made by TRUSTEE COOKE; seconded by TRUSTEE BOYLES	After the roll-call vote, the MOTION was approved. (Trustee Boerner, yes; Trustee Boyles, yes; Trustee Cooke, yes; Trustee Halterman, yes; Trustee McCarty, no; Trustee Sturgeon, yes; Trustee Derr, yes).	All Trustees Present; Some Substantive discussion by Laraine; did not make motion; did not have deciding vote

Audit & Risk Committee Report / Update

To: Chris Cooke, Chair
Through: Mike Abbott, Chief Executive Officer
From: Carol Howarth, Chief Financial Officer
Date: October 30, 2020
Re: Audit & Risk Committee Report

REQUESTED MOTION:

The Board of Trustees accept the Alaska Mental Health Trust Authority Basic Financial Statements and Government Auditing Standards Auditor's Report for the year ended June 30, 2020.

Meeting Summary:

There has been one Audit & Risk Committee meeting since the last full board meeting, occurring on October 21, 2020. The meeting was attended via the online WebEx platform by trustees Anita Halterman (chair), Vernè Boerner, Rhonda Boyles, Chris Cooke, Annette Gwaltney-Jones, Ken McCarty and John Sturgeon.

The October 21 Audit & Risk Committee addressed two items:

Annual Audit Presentation: Bikky Shrestha, partner at the Anchorage BDO office, presented the preliminary results from the FY2020 audit. The audit was expected to be released on October 31, 2020. Mr. Shrestha outlined the process that had been taken, and that he expected an unmodified opinion would be issued. Mr. Shrestha noted that some prior year accounting entries still had not been made in the State accounting system, and BDO had worked with management to ensure proper entries would be made. They concurred with the interpretation and application of GAAP, and they found no significant unusual transactions. They found no significant deficiencies or material weaknesses in the Trust's internal control processes.

Mr. Shrestha pointed out a number of items to Trustees:

- There are two types of financial statements—one where assets and liabilities are included in full, and another which does not include long-term assets or liabilities.
- As a component of the State of Alaska, the full financial statements reflect the Trust's proportional share of pension liabilities.
- Assets in the full financial statements totaled \$777 million compared to \$749 in FY19. The majority of assets were cash and investments, totaling \$697 million. The "due from the State" reflects funds that were in transit from the APFC to the Trust's cash account. Liabilities increased from \$42 million in FY19 to \$63 million in FY20. The Trust's net position was \$714 million.

- Trust income was \$9.3 million. Revenue was \$39 million driven primarily by investment performance. There were \$29.9 million of expenses, of which \$21.2 million were for grants.
- Bikky pointed out Note 2, where Trustees can review the breakdown of cash and investments by management or account. The commercial real estate portfolio managed by the Trust Land Office, at \$63 million, contributed the bulk of total real estate investment.

Outline - Risk Management Plan: Staff discussed with Trustees elements required for developing a risk management plan. It was noted that there are a wide range of risk management tools already in place, but they are not consolidated in a plan, which the Chair noted is required. The staff recommendation was 1) to build an understanding of risks Trustees are concerned about, 2) for staff to present to Trustees existing tools in place, 3) discuss trade-offs between identified risks and respective risk mitigation and tools available and/or in place, 4) review monitoring tools and determine if there is need for new monitoring tools.

Trustees expressed areas of interest, such as the risk of cyber attack; the need to conduct due diligence not to unearth every issue, but to make progress; and data analysis that could enhance Trust ability to improve efficacy of grants.

The Chair proposed a work session to collaborate on identifying potential risks, and requested the leadership team explore that possibility.

Audit & Risk Committee concluded at approximately 9:20 am. The next scheduled meeting of the Audit & Risk Committee is ***January 6, 2021.***

Trust Authority FY20 Final Audit Documents & Links

Alaska Mental Health Trust Authority Basic Financial Statements and Government Auditing Standards Auditor's Report Year Ended: June 30, 2020

- <https://alaskamentalhealthtrust.org/news/events/board-of-trustees-meeting-nov2020/>

Alaska Mental Health Trust Authority Audit Wrap-up Document Year Ended: June 30, 2020

- <https://alaskamentalhealthtrust.org/news/events/board-of-trustees-meeting-nov2020/>

Finance Committee Report / Update

To: Chris Cooke, Chair
Through: Mike Abbott, Chief Executive Officer
From: Carol Howarth, Chief Financial Officer
Date: November 9, 2020
Re: October 21, 2020 Finance Committee Report

MOTION #1:

The Board of Trustees approve setting a target level for Trust Authority Development Account funds at \$1.710 Million.

MOTION #2:

The Board of Trustees authorizes the Chief Financial Officer to transfer TADA funds that exceed the target level to the Alaska Permanent Fund Corporation for investment in the Trust Fund.

October 21 Meeting Summary:

A Finance Committee meeting was held on October 21, 2020. The meeting was attended via the online WebEx platform by trustees Chris Cooke (Acting Chair), Vernè Boerner, Rhonda Boyles, Annette Gwalthney-Jones, Anita Halterman, Ken McCarty and John Sturgeon.

The Finance Committee addressed four agenda items.

Fiscal Year 2020 and Quarter 1 2021 Financial Dashboards: The Committee reviewed the final FY20 dashboard, which contained financial results reviewed by auditors. While \$11MM in TLO income met expectations, Trust investment income, at \$18MM, was \$21MM under plan. Trustees and staff discussed the strong reserves, roughly \$57MM over target, noting that these could decline due to market volatility, or by Trustee commitments to inflation proofing or other investment options.

1st Quarter 2021 administrative expenses were lower than plan for the Trust Authority, as COVID continued to have an impact on normal site visits and related activities. TLO activities, generally high in summer months, were as anticipated. Continued volatility in the financial markets made it uncertain whether or not investment income would meet Alaska Permanent Fund Corporation (APFC) and Department of Revenue (DOR) investment managers' baseline FY21 expectations. The Juneau Subport sale closed the first week of October, so the \$20MM revenue would be reflected in Trust Principal Income in 2nd Quarter 2021.

Trustee McCarty requested staff review and potentially revise the format of the Asset section of the Dashboard for greater clarity. Trustee Sturgeon noted the level of expenses categorized as Administrative Activities in proportion to Program Activities. Staff explained that administrative costs

included not only typical ‘overhead’ items, but also programmatic activities related to land management and beneficiary program management. A copy of a 2019 analysis distinguishing programmatic expenses and overhead expenses would be shared with Trustees.

Revenue Forecasts FY21 – FY23: Staff shared the FY21 annual payout calculation, and the updated FY22 and FY23 forecasts. \$24,157,100 will be available for FY21 payout based on year-end balances for the Trust Fund and Budget Reserves, as reviewed by auditors. Staff discussed anticipated revenues from TLO activities in FY21 that will have a positive impact on FY22 revenues.

Request for approval TADA Target Balance and TADA Transfer Authority: \$1,710,000: The Committee approved the motion to recommend to the full board a target balance of \$1,710,000 in the Trust Authority Development Account (TADA). It further approved the motion to authorize the Chief Financial Officer to transfer funds exceeding that amount to the Trust Fund managed by APFC.

FY20 Asset Performance Review: In accordance with AMPS, staff reviewed the performance of DOR managed GeFONSI and Budget Reserve funds, APFC managed Trust funds and reserves, and Commercial Real Estate. Since inception, overall performance of cash and assets under management have grown, adjusted for inflation, at a 5% annual rate, and 3.9% in FY20. Short-term cash (Income Settlement Account, Central Facility Fund and TADA) had a FY20 return of 2.1% as compared to the 1.1% benchmark. DOR managed Budget Reserves generated a FY20 return of 5.96%, exceeding the 5.42% return of the benchmark. Both DOR fund classes exceeded their respective benchmarks for 3-, 5- and 10-year time horizons. The commercial real estate compared favorably to its benchmark, exceeding it by 2 percentage points. APFC-managed funds generated a FY20 return of 2.01%, slightly lower than the 2.05% benchmark and significantly below the 5.65% target and plan of CPI+5%. The APFC 3- and 5-year average performance tracked much closer to both the plan and benchmark.

Finance Committee concluded at approximately 12:10 pm. The next scheduled meeting of the Finance Committee is ***January 6, 2021.***

MEMO

To: Chris Cooke, Finance Committee Chair
Through: Mike Abbott, Chief Executive Officer
From: Carol Howarth, Chief Financial Officer
Date: October 21, 2020
Re: Trust Authority Development Account Analysis & Recommendation

REQUESTED MOTION #1:

The Board of Trustees approve setting a target level for Trust Authority Development Account funds at \$1.710 Million.

REQUESTED MOTION #2:

The Board of Trustees authorizes the Chief Financial Officer to transfer TADA funds that exceed the target level to the Alaska Permanent Fund Corporation for investment in the Trust Fund.

Current Status & Expected Growth:

As of September 30, 2020, the account held \$3,864,562 million and is expected to grow by just over \$4.7 million during FY 2021, excluding proceeds from the Juneau SubPort sale. The \$4.7 million in growth will principally come from anticipated land sales, timber sales, and oil & gas royalties. This pattern is expected to continue in FY 2022, with total deposits into the account over two years of approximately \$10.2 million excluding the SubPort sale, and \$30.2 million including the SubPort sale.

Existing Commitments:

The Trust has committed approximately \$1.71 million to ongoing projects. No additional new projects using TADA funding have been approved.

Project	Remaining TADA Obligation (Rounded to nearest hundred)
USFS Land Exchange	\$1,037,000
Icy Cape Development	\$ 670,200
Total	\$1,707,200

Recommendation for TADA Funds:

Because of the ongoing projects some funding will be needed to pay for expenses. At this time, the recommended target level is \$1,710,000. This target is set based on the current commitments that need funding and will allow the Trust to complete the previously authorized work. Funds exceeding the target amount are recommended to be transferred to the Permanent Fund for investment in the Trust portfolio.

To: Chris Cooke, Chair
Through: Mike Abbott, Chief Executive Officer
From: Carol Howarth, Chief Financial Officer
Date: November 9, 2020
Re: September 16, 2020 Finance Committee Report

MOTION:

The Board of Trustees authorize the Chief Financial Officer to refinance as much of the current commercial real estate debt as is prudent in order to reduce debt service requirements and maintain flexibility to allow for future property sales. The Chief Financial Officer may use interest-only debt that allows the Trust to pay down the loan.

Meeting Summary:

A special meeting of the Finance Committee was held on September 16, 2020. The meeting was attended via the online WebEx platform by trustees Laraine Derr (chair), Vernè Boerner, Rhonda Boyles, Chris Cooke, Anita Halterman, Ken McCarty and John Sturgeon.

The Finance Committee addressed the Trust's commercial real estate holdings and refinancing of its existing debt.

Mr. Abbott outlined the objective of prudently refinancing as much of the real estate debt as possible to reduce Trust debt service requirements while maintaining flexibility to allow for future property sales. He explained that options are available that would meet both objectives, and upon approval, the Trust would pursue refinancing options immediately, concluding in early- to mid-2021.

Four options were discussed:

1. Maintain the status-quo, holding the properties and existing debt structure, and paying upcoming balloon payments using Trust cash.
2. Continue to hold the properties and refinance the six existing loans into a single loan or as few loans as possible.
3. Liquidate the properties and manage the proceeds using Trust investment managers at the Alaska Permanent Fund Corporation and Department of Revenue Treasury Division.
4. Liquidate some properties and hold others in a manner that would enhance overall earnings. It was noted that this last option would require additional direction from the Trustees.

Options were evaluated by looking at expected distributions to the Trust near term and long term, and comparing expected cash flow in present value terms.

Concerns raised by Trustees included:

1. The risk of liquidating the assets in the current market environment.
2. The risk of debt, and concern about not continuing to pay down loan principal.
3. Whether or not Cordova, without debt and occupied by the TLO, should be included in the refinancing.

Several Trustees concurred with a Trustee observation that, given the information provided, the CRE risk was reduced by shifting to portfolio-based financing. With the loans consolidated, the CRE was in a better position collectively, while allowing the Trust to address properties individually.

Several Trustees agreed with a Trustee observation that the evaluation, recommendations and resulting decisions to be made were supported in such a way to lend Trustees confidence if queried by members of the Legislature.

Because the interest-only structure allows for discretion on principal repayment, it was the comment of a Trustee and the recommendation of the Finance Committee Chair that Trustees evaluate expected cash generated from the CRE annually, and decide on the allocation of funds between a) programmatic use, b) inflation proofing the Trust Fund, and/or c) principal repayment.

Trustee requests for the November board meeting included an outline of the type of refinancing to be pursued, including a comparison of financing with amortized mortgage versus interest-only, and that options be presented at a 'big picture' level so as to maximize the time spend on programmatic issues.

Approval of this motion would allow the Trust to pursue refinancing based on Trustee guidance provided through the motion. The Trust would determine the optimal financing choice, including looking at public financing options such as AIDEA loans. The Trust would report-back to Trustees on the progress and conclusion of the refinancing activities.

The Finance Committee recommended moving the motion to the Board of Trustees meeting. The motion carried with Trustees voting six yea and one nay.

Finance Committee meeting was called to order at 9:00 am and concluded at approximately 10:50 am. The regularly scheduled meeting of the Finance Committee was held October 21, 2020.

To: Laraine Derr, Finance Committee Chair
From: Mike Abbott, Chief Executive Officer
Date: September 9, 2020
Re: Commercial Real Estate Portfolio

REQUESTED MOTION:

The Finance Committee recommends the Board of Trustees authorize the CFO to refinance as much of the current CRE debt as is prudent in order to reduce debt service requirements and maintain flexibility to allow for future property sales. The CFO may use interest-only debt that allows the Trust to pay down the loan.

Background

The Trust currently owns seven commercial real estate investment properties. All properties except for Cordova are financed with individual mortgages. Two properties, San Pedro (North Park) and Ridgepoint (Promontory Point) are financed with balloon payments due FY22 and FY26, respectively. The remaining mortgage lives are 10 years for Israel, 14 years for Rulon and Commercial, and 17 years for Amberglenn. All six mortgages require some level of amortization. Below is a summary by property of the recent fair market appraisal valuations, debt summary, and leasing status.

\$MM

Cordova (2011) (TLO) Current Value: \$4.100 Debt: \$0 100% occupied, includes TLO	Commercial (2013) (Cummins) Current Value: \$2.870 Debt: \$1.010 Rate: 3.94% Prepay Penalty: None 100% occupied with anticipated lease renewal	Rulon (2013) (IRS) Current Value: \$20.100 Debt: \$6.556 Rate: 4.20% Prepay Penalty: None 100% occupied with long-term, strong-credit, single-tenant lease	
Israel (2014) (WA) Current Value: \$18.860 Debt: \$6.809 Rate: 4.35% Prepay Penalty: \$0.506 WA purchase option at 98% of appraisal. Current lease negotiations expected to set a reference rate for 2023	Ridgepoint (2015) (Promontory Point, TX-DOT) Current Value: \$15.500 Debt: \$9.408 Rate: 4.69% Prepay Penalty: \$1.158 100% occupied. DOT backfilling upcoming vacancy	San Pedro (2015) (North Park, Marriott) Current Value: \$13.500 Debt: \$6.628 Rate: 5.20% Prepay Penalty: \$0.197 Active leasing showings to fill vacancies, including potential October vacancy	Amber Glen (2016) (Amber Oaks, Xerox) Current Value: \$27.644 Debt: \$11.592 Rate: 4.25% Prepay Penalty: \$1.573 Active leasing

Performance is expressed through a) net earnings distributed from the individual LLCs to the Trust, providing ongoing revenue for Trust beneficiary benefit, and b) growth in equity through amortization

of debt and property appreciation, monetized when a property is sold and the proceeds are invested for the benefit of beneficiaries in perpetuity.

Actual income distributed to the Trust from the combined properties has been significantly lower than predicted at the time of Trustee purchase approval, and slightly lower than management expectations since then.

Expectations for property value growth was not explicitly predicted at the time of Trustee approval of purchases. Year-end FY20 appraisals and broker's opinions demonstrate portfolio total value of \$102.6m combined asset value, up \$1.6m from the prior year. With \$42m total mortgage debt outstanding, the Trust's equity at YE FY20 Fair Market Value is \$60.6m, 1.5 times the \$39m invested between 2011 and 2016. Approximately \$9m of the equity growth is from debt amortization, and \$3m is a result of property appreciation.

Options

At the July 2020 Finance Committee, the Trustees examined several options for near-term management of the seven properties. Based on feedback from Trustees at that meeting, staff has further refined the options and added one for consideration.

The options examined here are: 1) Hold Properties – Use Cash for Balloon Payments, 2) Hold Properties – Refinance, 3) Liquidate Properties and Invest Proceeds with APFC/DOR, and 4) Sell 2-3 Properties – Hold the Remainder.

Hold Properties – Use Cash for Balloon Payments

Under this approach, the Trust would plan to maintain ownership of all seven properties for at least three years and maintain the existing, amortizing loans for the six leveraged properties. The existing loans for two of the properties require balloon payments in 2021 and 2025. In those years, the rest of the properties will not generate enough funds to fund the balloons. Cash from Trust reserves would be the likely source of the necessary investment -- \$6.3m in 2021 and \$8.4m in 2025. The primary objective of Trust reserves is to provide resources in the event other Trust revenues declined sharply for several years. Using reserves to invest in investment properties would make them illiquid until the properties were sold or refinanced and unavailable for the core function of Trust reserves. The result of those investments and the continuing amortization of the other loans would increase earnings from the portfolio, but reduce investment income by \$625k (because \$14.7m of Trust reserves would be withdrawn from APFC/DOR investments and invested in real estate).

The present value of future cash distributions (PV) for this approach is essentially the same as the *Hold Properties – Refinance* option. Additionally, the possibility of smaller earnings and/or less asset growth is greater than other options.

The increased investment in the properties increases the Trust's exposure to downside risk associated with poor asset performance as a result of local market conditions, national or regional economic conditions, changes in office building utilization, etc.

This approach rapidly increases the equity in the properties.

Hold Properties – Refinance

Under this approach, the Trust would plan to maintain ownership of all seven properties for at least three years and refinance as many of the six existing loans as possible (some of the loans have pre-payment penalties or restrictions) by consolidating new debt into a single interest-only loan. By refinancing with a lower interest rate than the existing loans, and reducing the debt service obligation to interest only, cash for beneficiary use is increased an estimated \$1.5m per year. The new loan could

have options for the Trust to payoff portions of the loan if individual properties were sold. As an interest-only loan, there would be a large balloon at the of the loan term that would require refinancing or sale of assets.

The PV is essentially tied with the *Hold Properties – Use Cash for Balloon Payments* option. The use of interest-only debt will reduce the rate of growth in equity in the properties. Although growth in asset equity is positive, growth in value of an illiquid asset offsets some of the benefits.

Liquidate Properties and Invest Proceeds in APFC/DOR

This approach assumes sale of all seven properties in the next three years and then depositing sale proceeds in Trust accounts at APFC and/or DOR.

The distributions from this approach will ultimately be higher than recent distributions from the real estate investments, but lower than the likely distributions from other approaches. As such, this approach generates the lowest PV of the options considered. Typically, this approach would also yield significantly less volatility than the other approaches. However, the current investment market condition is significantly more dynamic than usual. So lower volatility is likely, but not assured.

Liquidate 2-3 Properties, Invest the Proceeds in APFC/DOR, Hold Remaining 4-5 Properties

There are two different objectives that could be satisfied by this hybrid approach. This approach could be the initial steps in a strategy to sell all of the assets over 5-10 years, selling when properties were at or near their anticipated peak value. Or it could be used to eliminate the poorest performing assets among the seven properties and holding the remainder. The choices of which properties to sell vary between the two longer term objectives. We have done preliminary evaluations of both approaches.

Since we didn't know which of the two alternate strategies this approach would favor, we also didn't know the answers to key questions necessary to do a full evaluation. As a result we can't reliably anticipate the specific sell/hold outcomes. It is not useful to develop an "expected case" for this approach since we don't know enough about how it would be implemented. Instead we have presented the high and low estimates. If Trustees wish to examine this further, we would need to answer several questions to get started like: Which properties to sell and what sort of debt to use for the retained properties?

Comparisons

We have provided a basis of comparison of the four approaches.

The primary metric for determining the relative value of each approach is net present value. This is the most commonly used financial tool to measure the relative values of different investment options. In the following table, the PVs of each approach is provided.

PRESENT VALUE OF EXPECTED FUTURE DISTRIBUTIONS				
	Status-Quo	Status Quo	Liquidate Properties	Liquidate 2-3 Properties
	Use Cash for		Invest Proceeds	Invest Proceeds
	Balloon Payments	Refinance	in APFC	in APFC
Expected	\$138.0m	\$137.5m	\$63.0m	
High	\$205.8m	\$227.9m	\$96.1m	
Low	\$90.6m	\$105.6m	\$38.3m	
Example - Rulon & Commercial				
High				\$258.8m
Low				\$73.1m
Example - Israel & San Pedro				
High				\$191.8m
Low				\$47.4m

The next most important metric is the distributions from the investments. After all, the Trust doesn't hold investments for their own sake. Our invested assets are important because they generate revenue necessary to serve Trust beneficiaries. Here are the estimates for the distributions of each approach's expected case.

EXPECTED ANNUAL DISTRIBUTIONS					
	Status-Quo	Status Quo	Liquidate Properties	Liquidate 2-3 Properties / Invest Proceeds in APFC	
	Use Cash for		Invest Proceeds	Ex: Rulon &	Ex: Israel &
	Balloon Payments	Refinance	in APFC	Commercial	San Pedro
FY21	\$1,280,786	\$3,404,795	\$1,280,786	\$1,280,786	\$1,280,786
FY22	(\$3,390,121)	\$4,634,652	\$2,884,169	(\$4,145,869)	(\$4,177,707)
FY23	\$6,014,789	\$7,537,726	\$652,931	\$5,053,483	\$3,886,958
FY24	\$3,955,893	\$5,478,831	\$1,394,008	\$3,083,942	\$3,597,104
FY25	(\$2,278,926)	\$7,623,283	\$2,209,938	(\$3,588,691)	(\$4,211,106)
FY26	\$3,541,533	\$4,428,529	\$3,082,235	\$2,214,386	\$3,849,429
Total, 6-yr	\$9,123,953	\$33,107,815	\$11,504,067	\$3,898,036	\$4,225,464
<i>Nominal, Illustrative purpose only</i>					

Guidance from Harvest Capital

In 2019 the Trustees amended the Trust's Asset Management Policy Statement to include a requirement that the Trust gain external expertise related to its real estate investments. In October, 2019 Harvest Capital was selected through a competitive process to support the Trust. Harvest is an SEC-registered consulting firm advising pension funds, endowments, private capital and institutional investors on their real estate investment portfolios.

Harvest Capital recommends that the properties be held for the time being and refinanced using a single interest-only portfolio loan to take advantage of lower market interest rates and the ability to manage cash flow at the portfolio level. One of the biggest advantages is payment flexibility—one could pay down the loan principal like an amortized loan, or use the interest-only structure to manage cash requirements of the properties.

Conclusion

We recommend the Trust maintain ownership of the seven properties (notwithstanding the options to sell Israel and Prom Point as allowed in their current leases). Further, I recommend that the CFO be authorized to refinance as many of the properties as possible using an interest-only portfolio-based instrument designed to maintain flexibility regarding future sales and/or refinancing, but not necessarily to reduce loan principle. This basis for this recommendation is:

1. The present value of this strategy is one of the two highest options being considered. This provides the best balance of income for immediate use, asset value growth over time and limited risk.
2. Although liquidation (and re-investment of proceeds in the Trust Fund or reserves) may be the appropriate course of action eventually, the near-term markets for most of the seven properties are too uncertain at this time. Although the values for nearly all of the properties are relatively high, it is not likely that the Trust will recognize those values in sales in the next 1-2 years due to market uncertainty related to Covid-19 and unknown office utilization expectations.
3. The opportunity for lower interest rates, necessary flexibility and near/medium-term income generation make portfolio-level debt the most attractive option at this time. The debt instrument(s) can be structured to allow defeasing a proportional share of the debt if or when a property is sold. A term of 7-12 years can be negotiated. At the end of the term, if not sooner, the properties can be refinanced. Additionally, the loan principal can be paid down during the loan term.
4. Harvest has advised the Trust that this is the best course of action due to the lower cost and greater management flexibility. They describe this as the best practice for owned real estate assets.
5. Although maintenance of Trust ownership of these investments may cause concerns among key external stakeholders, it is consistent with the Trust's commitments in response to the 2018 legislative audit:
 - No further principal-funded real estate investments
 - Trust decisions are guided by external expertise as required by our updated Asset Management Policy Statement
 - The Mental Health Trust Fund has been "made whole" by transferring Trust reserves in an amount equal to the amount of funds invested in commercial real estate.
6. This approach does not add any further Trust income to the commercial real estate to enhance equity. Using existing liquid Trust reserves and investing them in the commercial real estate might enhance returns in 5-10 years, but it would take resources that could be used for beneficiaries in the near-term and put them in an ill-liquid condition for many years.
7. Like several other options, unsolicited purchase offers or leases with purchase options would be entertained and recommended if the terms were favorable to the Trust.

Resource Management Committee Report / Update

Memorandum



To: Chris Cooke, Chair of the Board of Trustees

Through: Mike Abbott, Chief Executive Officer

From: Wyn Menefee, Executive Director

Date: November 4, 2020

Subject: October 21, 2020 – Resource Management Committee Meeting Summary

The Resource Management Committee met on October 21st, 2020, received an update of key TLO activities from the Executive Director Report, received four (4) consultation presented by TLO staff, and received both public and executive session updates on the Icy Cape Mineral Exploration Project. The Resource Management Committee concurred with all the consultations and recommended full board of trustees' approval:

Board Action Required: *The following proposed actions requiring full board of trustees' approval were recommended to the full board of trustees at the October 21st RMC Meeting:*

1. Consultation Item A – Land Sale Program Parcels - Statewide

Proposed Motion: *"The Alaska Mental Health Trust Authority board of Trustees concur with creating a pool of approximately 194 subdivision lots and small to medium sized parcels that may be disposed of through the TLO's Statewide Land Sale Programs."*

Anticipated Revenues/Benefits:

By having an inventory of parcels to select from that has been 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 for public interest and market trends, and more effectively market the parcels.

The TLO will offer approximately \$6 million in total land value over the next three fiscal years. Based on historic land sale data and trends, over the next three fiscal years the TLO anticipates receiving bids on roughly 50% of the parcels offered in the amount of \$3 million in total bids. The historic sales data also indicates the TLO will receive \$1 million of the \$3 million in down payments and parcels paid in full. The remaining \$2 million will likely be financed under TLO land sale contracts, which would generate up to an additional \$1.5 million in interest (Income).

The TLO's goal is to generate \$3 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.

2. Consultation Item B – Fairbanks Gold Mining, Inc. / Kinross – Gil Project, MHT 9400735

Proposed Motion: *"The Alaska Mental Health Trust Authority board of trustees concur with the decision to issue a negotiated surface lease facilitating the development of a lode gold deposit adjacent to the Fort Knox Mine."*

Anticipated Revenues/Benefits:

Revenues from this project will be received in two streams: annual rental (income) and mineral royalty (principal). The annual rental will be assessed based on 12% of the appraised land value (appraisal report is forthcoming) until successful reclamation has been approved. A net royalty will be assessed at 3% for gold pursuant to grandfathered mineral rights held by State Mining Claims under AS 38.05.195.

The primary benefit is monetary – this proposal will supplement the royalty revenue stream the Trust already receives by facilitating the mill to run at full capacity while the Gilmore Pushback project is in progress. A secondary benefit is the potential for additional resources or higher grading material to be discovered during the mine process, which will in turn facilitate additional potential revenue to the Trust.

3. Consultation Item C – Fairbanks Gold Mining, Inc. / Kinross – Victoria Creek Project, MHT# 9400734

Proposed Motion: *“The Alaska Mental Health Trust Authority board of trustees concur with the decision to issue a negotiated surface lease to facilitate the expansion of the Fort Knox Mine pit and Gilmore project.”*

Anticipated Revenues/Benefits:

The benefits are both short and long term– the Trust will receive an annual rental of 12% of the appraised land value until reclamation is complete (expected within 10 years) and will see continued royalty revenue throughout the pushback of the existing pit, adding approximately 1.5 million ounces to production and extending the mining years to 2027, with gold recovery from heap leaching extending to 2030.

4. Consultation Item D – Gardes Holdings North Big Lake Project – MHT# 9300099

Proposed Motion: *“The Alaska Mental Health Trust Authority board of trustees concur with the issuance of a negotiated lease for the exploration and development of natural gas resources on Trust lands in the Matanuska-Susitna area.”*

Anticipated Revenues/Benefits:

The revenues from this action are anticipated to be primarily income from bonus bid (\$26,400) and rent (\$105,625 annually) and work commitment obligations. In the event exploration proves successful and a product can be produced in paying quantities, a 12.5% royalty (principal) would be collected. The clear benefit of this proposal lies in exploration of Trust subsurface resources and will aid our understanding of the value of resources available for lease. Rigorous data collection will also benefit the marketability of Trust oil and gas resources and will reduce the incident of unnecessary or unfruitful exploration in the future.

cc: Board of Trustees
Mike Abbott, CEO Alaska Mental Health Trust Authority
Wyn Menefee, Executive Director, Trust Land Office

Program & Planning Committee Report / Update

To: Chris Cooke, Chair
Through: Mike Abbott, Chief Executive Officer
From: Steve Williams, Chief Operating Officer
Date: November 18, 2020
Re: Program and Planning Committee Report

The meeting occurred on October 22 - 23, 2020 and was attended by trustees Verné Boerner (chair), Chris Cooke, Anita Halterman, Ken McCarty, Rhonda Boyles, John Sturgeon, and Annette Gwaltney-Jones. Due to the COVID-19 pandemic the meeting was not held in person, rather it was held using video and teleconference technologies.

Meeting Summary:

The following items were presented and discussed by the committee.

1) *Department of Corrections (DOC) Update*

Laura Brooks (DOC, Division Operations Manager, HARS) provided an update to the Committee on the following topics relevant to Trust beneficiaries:

- the impact of COVID-19 on DOC management of incarcerated Trust beneficiaries;
- the impacts of COVID-19 on substance abuse and mental health treatment services; and,
- the status of the current expansion and remodel of the women's mental health unit at the Hiland Mountain Corrections Center.

2) *Dept. of Health and Social Services, Alaska Psychiatric Institute (API) Update*

Clinton Lasley (Deputy Commissioner, Dept. of Health and Social Services) and Scott York (Chief Executive Officer, API) provided an update on the operations of API to the Committee. The presentation covered the following API operation areas:

- purpose and responsibilities of the Designated Evaluation and Stabilization/Designated Evaluation and Treatment facilities (DES/DET) Coordinator position;
- implementation of the new API census (bed count) dashboard - <https://bedcount.dhss.alaska.gov/BedCount/statewideAPI.aspx?ProgramType=PICE> ;
- update on the phase out and transition of the Wellpath contract;
- update on the corrective actions take to address items identified by the Centers for Medicare and Medicaid Services (CMS);
- update on COVID-19 impacts to API services and adjustments made to operations; and,
- update on bringing closed treatment beds back on-line and the development of discharge solutions for those beneficiaries with complex needs.

3) *Dept. of Health and Social Services, Div. of Senior and Disabilities (DHSS/SDS) Update*

Al Wall (Deputy Commissioner, Dept. of Health and Social Services) and John Lee (Director, Senior and Disability Services) provided a presentation on the following DHSS/SDS work related in the following areas:

- submittal of Home and Community Based Waiver application renewals to CMS;
- regulations affecting various aspects of the various Home and Community Based Waivers;
- efforts to address workforce gaps for organizations supporting beneficiaries; and,
- joint work with the Trust to address identified critical issues, such as addressing elements of the settlement agreement in the civil case of Disability Law Center, Inc. v. State of Alaska, Department of Health and Social Services.; et al (3AN-18-9814 CI).

Approvals:

The Committee approved the following two funding requests.

- 1) Akeela, Inc. – Akeela House Expansion (\$300.0)
- 2) United Human Services – Southeast Community Services Center (\$150.0)

The Committee approved the following four funding requests, contingent on the board of trustees approval of an FY21 Amended budget at the upcoming November 18-19, 2020 board meeting.

- 1) Juneau Cooperative Christian Ministry – New Glary Hall Facility (\$200.0)
- 2) Bethel Winter House – Bethel Winter House Renovation (\$150.0)
- 3) Seaview Community Services – Recovery Housing Expansion Project (\$150.0)
- 4) Covenant House Alaska – Bridge to Success (\$250.0)

The Program and Planning Committee adjourned at approximately 4:00pm on October 23, 2020. The next meeting of the committee is currently scheduled to be either ***January 6 or 7, 2021.***

MEMO

To: Chris Cooke, Chair
Date: November 18, 2020
From: Mike Abbott, Chief Executive Officer
Re: FY21 Amended Budget
Amount: \$750,000.00

REQUESTED MOTION:

Approve the allocation of \$750,000 of FY21 unobligated funds as authority grant funds to the current FY21 Budget (January 30, 2020) in the Housing & Long-Term Services and Supports focus area. These funds will be used for the four grants (listed below) approved at the October 22, 2020 Program and Planning Committee meeting.

BACKGROUND

On October 22, 2020 four individual funding requests were presented to the Program and Planning committee for approval. As part of the presentations, staff recommended the use of FY21 unobligated funds to support these projects. And, informed the Committee that should the Committee approve these projects as recommended, it would require a subsequent board approval of the requisite amount from FY21 unobligated funds (\$750,000), amending the current FY21 budget (January 30, 2020). The Program and Planning committee unanimously approved the requests as presented “*pending the approval of an amended FY21 budget at the November board of trustees meeting*”. The four projects approved by the Committee were:

- 1) Juneau Cooperative Christian Ministry – New Glary Hall Facility (\$200,000)
- 2) Bethel Winter House – Bethel Winter House Renovation (\$150,000)
- 3) Seaview Community Services – Recovery Housing Expansion Project (\$150,000)
- 4) Covenant House Alaska – Bridge to Success (\$250,000)

Attached for your reference are the original memos from the October 2020 Program & Planning Committee meeting (pages 104-128).

Trust staff recommend the board approve the use of FY21 unobligated funds for these requests, amending of the current FY21 budget.

MEMO

To: Verné Boerner - Program & Planning Committee Chair
Date: October 22, 2020
Re: FY21 Housing & Long-Term Services and Supports Focus Area Allocation
Amount: \$200,000.00
Grantee: Juneau Cooperative Christian Ministry
Project Title: New Glory Hall facility

REQUESTED MOTION:

Approve a \$200,000 FY21 Housing & Long-Term Services & Supports focus area allocation to the Juneau Cooperative Christian Ministry for the New Glory Hall project. This grant is approved pending the approval of an amended FY21 budget at the November board of trustees meeting.

Assigned Program Staff: Kelda Barstad

STAFF ANALYSIS

The Glory Hall is an emergency shelter, soup kitchen, and care center established in 1982. The Glory Hall mission is to provide food, shelter, and compassion to those most in need to achieve well-being. Annually, the Glory Hall provides over 55,000 meals and over 11,000 safe shelter nights. The Glory Hall also provides transportation assistance, laundry, showers, social services referrals, limited case management, assistance with housing searches, and other needs-based assistance. The Glory Hall coordinates the development and operation of the Juneau Housing First Collaborative project. The current shelter space was previously identified as insufficient to serve people experiencing homelessness in Juneau, so the board had already been looking for new options. Once COVID began and required new space restrictions this need has become urgent as the Glory Hall is now able to serve only a third of the people it has in the past.

Funding is requested for a construction of a shelter facility which will provide overnight accommodations for up to 40 people in individual spaces as well as capacity for 12 person overflow, day room accommodations for up to 100 people, offices which will provide access to services, assistance, storage, and a therapeutic outside space. The building will be accessible. The building will replace the existing inadequate facility and relocate to a social service hub away from downtown Juneau.

This project will serve Juneau and Southeast and will serve individuals who are experiencing homelessness and co-occurring disorders. Roughly half of the people experiencing homelessness in Juneau disclose that they are Trust beneficiaries. Staff observation and interaction with individuals would estimate a higher percentage of people experiencing homelessness are Trust beneficiaries. The Glory Hall regularly serves Trust beneficiaries who experience a mental illness, addiction, traumatic brain injury and/or an intellectual or developmental disability. The shelter rarely serves people with Alzheimer’s disease or related dementias, but those individuals would be served if they are in need of shelter.

COMP PLAN IDENTIFICATION

Goal	Objective	Comments
Goal 3 Economic and Social Well-being	3.4 Basic needs services	

PROJECT DESCRIPTION

The following is excerpted from the prospective grantee’s application.

The Glory Hall has operated out of the 247 S. Franklin Street location since 1994. After much thought and deliberation, discussion with patrons and partners, and consideration of future financial security, the Glory Hall board has decided to pursue a move out of downtown Juneau in order to best meet our mission. The current building is not accessible to people with mobility issues. There is not an adequate number of bathrooms. There is no possibility of security and safety. There is no parking. There is not enough storage for patron and program belongings/supplies. The City and Borough of Juneau has deemed the building inadequate for emergency shelter provision. Due to COVID, capacity in the current building has been reduced. Instead of 40 people staying overnight and overflow in the emergency shelter, only 16 can be accommodated. Instead of 100 people in the day shelter, only 23 can be accommodated. Permanent space to provide day services and emergency night shelter is lacking.

Together with Southeast Alaska Independent Living (SAIL), the Glory Hall has purchased a plot of land to develop a new facility on one half and a vibrant non-profit center on the other half. The plot of land is located right next to St. Vincent DePaul Society and Juneau Youth Services. The creation of the non-profit center next to the new and improved Glory Hall will result for better care for our patrons through increased access to services and better coordination among providers.

This funding request is for the construction of an 11,000 square foot, two story building. The building will be 100 accessible and will have 40 individual emergency shelter spaces, a Day Room for day shelter, a commercial kitchen and dining room, conference room, offices, and a wonderful outdoor space for recreation and a garden, which will be operated by patrons.

The new facility will be 100% accessible and will provide each patron with their own private sleeping space, separated by walls and door. This space will ensure that people can sleep safely at night and are able to secure their belongings. The spaces will be accessible during the day,

ensuring that people who need to rest due to medical or emotional conditions, or get away from the stress of being around others can. There will be designated areas for program and patron belonging storage and designated areas for patrons to meet with behavioral and primary care providers. There will be a conference space for groups and staff. The dining room will be big enough to accommodate seating for everyone in need of food. The kitchen is well designed to ensure that patrons can learn kitchen skills and assist with meal prep. Staff offices are designed for productivity and safety ensuring that quality personnel can be retained to do this important work. The facility will have a wonderful secure outside space for recreation, relaxation, and gardening. The garden will be used as therapy and also as a way to transmit valuable skills. Lastly, the new facility will be located next to the social services center, enabling patrons to access critical services such as Southeast Alaska Independent Living Center, Alaska Legal Services, Disability Law Center, Saint Vincent de Paul programs, Juneau Youth Services, and others.

There is overwhelming community support for the project. City and Borough of Juneau is contributing 2.3 million dollars. The project is identified as the highest priority of the Juneau Coalition on Housing and Homelessness, and in the Comprehensive Behavioral Health Plan. The project is supported by a broad coalition of business leaders, by Bartlett Regional hospital, Central Council of Tlingit and Haida Regional Tribes of Alaska, Sealaska, and Goldbelt.

EVALUATION CRITERIA

A narrative report will include the following performance measures:
Completion of the building construction, day and night capacity and utilization and how the shelter has improved the conditions of AMHTA beneficiaries.

SUSTAINABILITY

One-time capital funding is requested. The Glory Hall has operating funding in place. Operating funding includes a mix of State of Alaska Department of Health and Social Services Community Initiative Matching Grant Funds, Basic Homelessness Assistance and Emergency Solution Funds administered by AHFC, private foundation and City and Borough of Juneau funds, as well as community individual and fundraiser acquired contributions.

The construction of the new facility will contribute to long term sustainability of our organization. Sale or lease of the 247 S. Franklin Street building will contribute to ongoing operating costs.

WHO WE SERVE

The project will serve individuals experiencing homelessness, chronic homelessness, disabilities, and co-occurring disorders. The Glory Hall regularly serves Trust beneficiaries who experience a mental illness, addiction, traumatic brain injury and/or an intellectual or developmental disability. The shelter rarely serves people with Alzheimer's disease or related dementias, but those individuals would be served if they are in need of shelter. Roughly half of the people experiencing homelessness disclose that they are Trust beneficiaries. Staff observation and interaction with individuals would place that percentage as much higher. Estimates below reflect known conditions.

ESTIMATED NUMBERS OF BENEFICIARIES SERVED EXPERIENCING:

Mental Illness:	100
Developmental Disabilities:	100
Substance Abuse	100
Traumatic Brain Injuries:	100
Secondary Beneficiaries(family members or caregivers providing support to primary beneficiaries):	400

BUDGET

Other Costs	\$200,000.00
Other Costs (Other Sources)	\$4,850,000.00
Other Costs Narrative:	All funds will be used for building construction, including site preparation, facility building, and furnishings. Land for the project has already been acquired and project design has been completed.

Total Amount to be Funded by the Trust	\$200,000.00
Total Amount Funded by Other Sources	\$4,750,000.00

OTHER FUNDING SOURCES

City and Borough of Juneau (secured)	\$2,300,000.00
Rasmuson Foundation (pending/decision 11/16)	\$500,000.00
Community Contributions (secured)	\$520,000.00
Community Development Block Grant (pending)	\$650,000.00
Sealaska Corporation (pending)	\$50,000.00
Goldbelt Corporation (pending)	\$50,000.00
Benito and Frances C Gaguine Foundation (secured)	\$85,000.00
Glory Hall reserves (secured) and Juneau Community Foundation and local fundraising (pending)	\$345,000.00
Premiera Bluecross-Blueshield	\$250,000.00
Total Leveraged Funds	\$4,750,000.00

MEMO

To: Verné Boerner - Program & Planning Committee Chair
Date: October 22, 2020
Re: FY21 Housing & Long-Term Services and Supports Focus Area Allocation
Amount: \$150,000.00
Grantee: Bethel Winter House
Project Title: Bethel Winter House Renovation

REQUESTED MOTION:

Approve a \$150,000 FY21 Housing & Long-Term Services & Supports focus area allocation to the Bethel Winter House for the Bethel Winter House Renovation project. This grant is approved pending the approval of an amended FY21 budget at the November board of trustees meeting.

Assigned Program Staff: Kelda Barstad

STAFF ANALYSIS

Bethel Winter House (BWH), a homeless shelter in the City of Bethel, is seeking a permanent facility. For the past seven years BWH has operated seasonally with leased space and volunteers. The space opted not to extend its lease and the shelter ended operation in May of 2020. After an extensive search of available buildings, BWH identified an abandoned site owned by the City of Bethel, previously used as a Senior Center. The Trust and Rasmuson Foundation contributed funding to the pre-development process for this site. The City of Bethel is transferring the building and land to the BWH. The building will need renovation to repair and configure for shelter use. There is no other single adult homeless shelter in the area. With winter approaching quickly, BWH has developed a phased plan for partial renovation to start so that shelter space can be used as soon as possible and remodel other portions of the building later as funds are raised. Previously, the seasonal shelter operated using volunteers and donations. BWH is working to formalize the shelter by hiring staff as funds are raised and additional grants are obtained. There are promising partnerships being discussed for local agencies to rent out office space that will not be used by the shelter to improve sustainability and allow the shelter to operate year-round.

This project will provide Trust beneficiaries in the homeless population and people experiencing homelessness in the Bethel area to have a safe, secure shelter, food, and hygiene supplies. The area homeless population consists of a high percentage of individuals with disabilities and Trust beneficiaries. 69% have a disabling condition and most have two disabling conditions which are barriers to stable housing and employment. 50% of those surveyed report misuse of both drugs

and alcohol, 75% report alcohol misuse and 75 % a developmental disability. This project will ensure an emergency shelter is available in Bethel for many years. Without an emergency shelter, it is probable that people will experience frostbite, hypothermia and some will die from exposure in the extreme winter temperatures in Bethel, as had occurred in the past when no shelter was available.

COMP PLAN IDENTIFICATION

Goal	Objective	Comments
Goal 3 Economic and Social Well-being	3.4 Basic needs services	

PROJECT DESCRIPTION

The following is excerpted from the prospective grantee's application.

The homeless population of Bethel was overlooked until 2013 when the area experienced six deaths due to exposure. These deaths were attributed to the lack of affordable housing and the complete absence of any type of emergency shelter. A group of concerned people came together, working with the local churches open the Bethel Winter House (BWH) for overnight shelter and hot meal seasonally from Nov.-March, the coldest time of the year. Most of the homeless population who utilize BWH are Trust beneficiaries.

Bethel Winter House is a homeless shelter located in the Bethel Census Area seeking a permanent facility. After seven seasons of operations, utilizing leased space with volunteers and contracted employees, the current home in a church opted not to extend its lease. BWH identified an abandoned site owned by the City of Bethel with deterioration and some vandalism. Fixing it up and occupying full-time is a positive influence on the neighborhood. The facility was previously used as a Senior Center with over 7,000 sq. ft. and aligns itself well to this future use with a commercial kitchen, large open spaces, offices, and bathrooms with showers. The City is transferring the building and land to BWH. The community has been very supportive of the project with the City Council approved the transfer with little opposition.

The renovation project would address the existing problems at the facility and bring it up to current code. Upgrades will be considered where needed for conversion to shelter use. The facility has two floors. Most guests will utilize the first-floor open areas, with overflow on the second floor and ample spacing for Covid-19 requirements. The facility will address the homeless population's basic needs for a nightly emergency shelter and a hot meal. BWH is in active discussion with local health professionals for on-site behavioral health services, job service and other public service agencies to be scheduled in the extra offices in the facility.

A permanent homeless shelter in the community will provide year-round safety for hundreds of Trust beneficiaries primarily through the provision of basic needs of shelter, food, safety, and hygiene. With the support of the community and other organizations, this project will help the

homeless population to move toward permanent housing and navigating multiple systems (health care, law enforcement, legal, education, job employment, etc.)

EVALUATION CRITERIA

The mission of the Bethel Winter House is to prevent death by exposure among the homeless population of Bethel Alaska during the extreme cold of the Alaskan winter. Each season that the BWH has been open that mission has been accomplished. In state fiscal year 20, BWH was open from early November until late May, providing shelter and food, and hygiene for two additional months. When the shelter was forced to close its doors in May 2020, a client who regularly stayed at the shelter was found dead in August, in an abandoned car, across the street from the closed BWH. Had the shelter been open, his life could have been saved. Getting homeless people off the streets and into the shelter nightly will help prevent the spread of Covid-19 by providing safety supplies, regular showers and hand washing and washing of clothes.

Our currently collected data (beneficiaries, non-beneficiaries, # nightly visits, disabilities-developmental, chronic alcoholism/other substance use disorder, mental illness, TBI, Alzheimer/related dementias and other data) is entered into the Alaska Homeless Information Management System. Aggregate data is shared through Project Homeless Connect and annual reports.

In addition to the data collected above, for this project measure 1 will be added:

Measure 1: Survey question: Quality of Life improvement by staying at BWH. # clients, % of clients demonstrating improvements.

SUSTAINABILITY

BWH has been funded primarily through community giving. This started with Lions Club sponsoring the shelter, with meals provided nightly between the many churches, VFW and VFW Auxiliary, Super Club, and individual donations and time. Current estimates have 1,100 volunteers and 3,285 hours provided yearly for dinners, with additional support at giving events and other fundraising activities. It is expected that the operation of this shelter will continue to rely upon volunteer hours and donations with the goal of raising funds to hire and sustain staff. A part of the City of Bethel transfer arrangement to BWH is continued financial support for operating costs, valued at \$70,000-\$90,000 annually.

To help ensure the sustainability of the project and generate earned income, talks have already begun with several compatible organizations that could lease space in the facility. These include the Food Bank of which many recipients live near the new facility, making those resources conveniently accessible. Offering medical and behavioral health services onsite has been proposed, to include Covid-19 testing as necessary. Orutsararmuit Native Council is considering supporting the shelter with CARES funds, to provide senior meals and elders' crafts and activities at the facility. Others that have expressed interest in office space include: Job Service, Public Assistance, Soup Kitchen and Super Club, other organizations with services and resources for the people of Bethel. The lease opportunities are mutually beneficial, offsetting the operating expenses of the building while providing improved access to social services in the community.

BWH will need to continue to apply for state and federal funding and has good working partnerships with Alaska Community Foundation, Bethel Community Service Foundation, Rasmuson Foundation, Alaska Housing Finance Corp., Orutsararmuit Native Council, City of Bethel, and many other organizations to achieve the sustainability for operations that is needed for this project.

WHO WE SERVE

In state fiscal year 2019-20 BWH provided overnight shelter to 277 individuals experiencing homelessness including 3,514 shelter nights, 907 dinner-only visits, and 1,856 lunches. From the intake information collected from 190 people, 69% have a disabling condition and most experience two disabling conditions. 56% of those reporting said the disabling condition prevents them from having stable housing and employment. 50% report misuse of both drugs and alcohol, 75% report alcohol misuse and 75% report having developmental disabilities.

This project will provide Trust beneficiaries and other people experiencing homelessness with basic needs of shelter, food, safety, and hygiene. Staff will help clients with resources for employment and other housing options, along with health or behavioral health care. In the future, BWH would like to provide other services at the site including those services previously mentioned and also services that can be provided to the larger community by the Food Bank, AVCP, ONC, City of Bethel, State of Alaska, and/or local nonprofits.

ESTIMATED NUMBERS OF BENEFICIARIES SERVED EXPERIENCING:

Mental Illness:	11
Developmental Disabilities:	98
Substance Abuse	105
Traumatic Brain Injuries:	7
Number of people to be trained	10

BUDGET

Personnel Services Costs	\$0.00
Personnel Services Costs (Other Sources)	\$70,000.00 - operating
Personnel Services Narrative:	Funded by the City of Bethel-CARES Act Funding. Awarded in May 2020 to keep facility open with personnel through end of 2020. This pays for monitors and other facility workers at shelter from May-Dec. 2020. Staffing includes monitors and cleaning staff, a manager and data and reporting support: contracted personnel.
Space or Facilities Costs	\$150,000.00 - renovation
Space or Facilities Costs (Other Sources)	\$2,299,649.00 - renovation

Space or Facilities Narrative:	The phased construction is described in the attachment. \$925,000 has been secured.
Supplies Costs	\$0.00
Supplies Costs (Other Sources)	\$25,000.00 - operating
Supplies Narrative:	Bethel Nonprofit Relief & Recovery Grant-from Bethel Community Service Foundation and City distributed CARES Act funding to be used for Covid-19 supplies, food security and safety needs of staff and clients of the Bethel Winter House. A commercial washer and dryer was also purchased. \$25,000 has been secured.
Equipment Costs	\$0.00
Equipment Costs (Other Sources)	\$155,351.00 – renovation/start-up
Equipment Costs Narrative:	Future funding will cover the furniture, fixture and equipment costs of the budget. List includes, but is not limited to: Entry bench, walk off mats, sleeping mats, privacy curtains, bedding, sheets blankets, pillows, storage cupboards, shelving for mats & bedding, other linens, kitchen appliances and accessories, front desk furniture, supplies and computer, cell phone, AED, first aid kit, and cleaning appliances and accessories.
Other Costs	\$0.00
Other Costs (Other Sources)	\$447,400.00 - operating
Other Costs Narrative:	Operational costs are estimated at \$542,400 yearly, to date we have \$95,000 set for this expense (listed above as personnel and supplies) with other future funding to cover the remainder. Staffing: social distancing monitors and cleaning, manager, data and reporting support. Utilities: water, sewer, electricity, fuel, propane, telephone and cell phone, fax, internet, trash service, vehicle fuel, car wash, etc., alarm monitoring. Supplies: janitorial: disinfectants, soap, toilet paper, paper towels, laundry soap, condiments, food stuff basics, small ware, and minor equipment, office supplies: print paper, ink, postage, covid prevention supplies: masks, face shields, gloves, air filters, Maintenance: sprinkler inspection, elevator inspection, misc. repairs (painting, hardware replacement, HVAC tuning), grounds maintenance: snow removal, de-icing, etc. Vehicle, Maintenance, Replacement reserves, 1% of revenue cost, Other: Property and general liability insurance, including officers insurance, workers comp,

	pollution, crime, car insurance, legal assistance, review P&P, other agreements, Audit, Payroll and accounting.
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Total Amount to be Funded by the Trust	\$150,000.00 - renovation
Total Amount Funded by Other Sources	\$2,455,000.00 – renovation
Total Amount Funded by Other Sources	\$542,400.00 – operating

OTHER FUNDING SOURCES

City of Bethel-SECURED	\$70,000.00 - operating
Alaska Community Foundation-SECURED	\$725,000.00
Bethel Community Service Foundation/Bethel Nonprofit Relief & Recovery-SECURED	\$25,000.00 - operating
Bethel Community Service Foundation/Bethel Nonprofit Response-SECURED	\$100,000.00
Orutsararmuit Native Council-SECURED	\$100,000.00
Alaska Housing Finance Corp./Emergency Shelter Grant-PENDING	\$1,000,000.00
Other Funding-PENDING	\$923,665.00
Total Leveraged Funds	\$2,943,665.00

Bethel Winter House
Project Cost Estimate
10-Sep-20

Line #	Item	Phase 1 Est	Phase 2 Est	Phase 3 Est
1	Facility Acquisition			
2	Legal fees, recording fees	\$ 500		
3	Appraisal			
4	Survey			
5	Acquisition Cost	\$ 1		
6	Facility Upgrades			
7	Code and Condition Survey, pre-Development	\$ 53,735		
8	Design & Const Mgmt	\$ 140,000	\$ 10,000	\$ 10,000
9	Renovations and Upgrades	\$ 530,000	\$ 585,000	\$ 775,000
10	Project Contingency, approx 15%	\$ 80,000	\$ 90,000	\$ 110,000
11	Furniture, Fixtures, and Equipment			\$ 155,351
12	Other Capital Related Expenses			
13	Pre-construction contractor pmt	\$ 15,000		
14	Builder's risk insurance	\$ 15,000		
15	Utilities during construction	\$ 25,000	\$ -	\$ -
16	Advertising, printing, filing fees, building permit, etc.	\$ 5,000	\$ 1,000	\$ 1,000
17	Sub-Totals	\$ 864,236	\$ 686,000	\$ 1,051,351
18	Rounded, Sub-totals	\$ 865,000	\$ 690,000	\$ 1,050,000
19	Total Estimated Project Cost			\$ 2,605,000

MEMO

To: Verné Boerner - Program & Planning Committee Chair
Date: October 22, 2020
Re: FY21 Housing & Long-Term Services and Supports Focus Area Allocation
Amount: \$150,000.00
Grantee: SeaView Community Services
Project Title: Recovery Housing Expansion Project

REQUESTED MOTION:

Approve a \$150,000 FY21 Housing & Long-Term Services & Supports focus area allocation to SeaView Community Services for the Recovery Housing Expansion Project. This grant is approved pending the approval of an amended FY21 budget at the November board of trustees meeting.

Assigned Program Staff: Kelda Barstad

STAFF ANALYSIS

One of the most significant barriers to accessing needed treatment is the lack of bed availability. A common scenario faced by individuals with Substance Use Disorders is that they identify a need for treatment, only to be placed on a waitlist which may take a minimum of 3 to 6 months to access care. During this time, individuals are unable to maintain abstinence or move towards recovery, often losing motivation to change, becoming involved with the legal system, and facing a greater chance of death. SeaView's Recovery Housing expansion project will address timely access barriers by decreasing wait times for critical recovery housing and treatment. The project will expand the number of beds for recovery housing in Seward from 10 to 20. As a result of this project, Mental Health Trust beneficiaries will be able to access long-term recovery and improved quality of life.

The target population for this project is adult Mental Health Trust beneficiaries with Substance Use Disorders and Co-Occurring Mental Illnesses. The project will increase access to recovery housing and treatment by providing a safe recovery environment for individuals transitioning from acute/subacute settings, residential programs and for those who are making efforts to maintain their recovery and do not require a higher level of care. The project will accept direct admissions from local hospitals, treatment centers, and API, allowing for a seamless transition back into the community with appropriate supports. The geographic area of focus will be statewide.

COMP PLAN IDENTIFICATION

Goal	Objective	Comments
Goal 4 Substance Use Disorder Prevention	4.3 Treatment & recovery access	

PROJECT DESCRIPTION

The following is excerpted from the prospective grantee's application.

Alaska has a serious Substance Use Disorder problem affecting the fabric of our communities. Over the past 10 years, Alaska has been among the 10 states with the highest rates of past year illicit drug dependence for the state population age 12 to 17. For the remaining age groups, rates of this measure have remained above the national rate. The impacts of the COVID-19 pandemic have only exacerbated this problem with Alaskans reported increased substance use to manage stress. Providing pathways to effective treatment and safe housing is critical if we are to be successful at addressing this problem.

To assist in addressing this problem, SeaView launched a 10 bed Recovery Housing Program in February of 2019. The program maintained an average daily census of 8 during the first year, often being at capacity. During our second year of operation, the program was consistently at an average daily census of 10 and our waitlist for individuals seeking services began to grow. For the past 3 months, over 60 individuals have been on the waitlist and frequently are unable to access treatment and recovery housing at SeaView or through other providers across the state. SeaView recognizes that this access barrier to treatment is unacceptable and is seeking partners to assist with the expansion of our Recovery Housing Program from 10 to 20 beds. This can be quickly accomplished through the acquisition and modification of a commercial property that has been identified in Seward, Alaska.

The proposed property has been operating as vacation lodging with a 20-bed capacity. The lodging is divided into units with kitchens, common areas, furniture, linens, laundry, staff office, etc., making it ideal for a Recovery Housing Program and possible to occupy and start services almost immediately. Staff and residents from SeaView's current recovery housing apartments will easily transfer to the new housing facility. The property is listed at \$1,350,000. Building modifications are estimated at \$158,750. The modifications include installation of security and fire alarm systems, heating system upgrade, and changes in the configuration of the bedrooms in one unit.

The expected outcomes of the project are that an additional 30 Mental Health Trust beneficiaries experiencing Substance Use Disorders and Co-Occurring Mental Illnesses will be able to access Recovery Housing and treatment services on an annual basis. An additional 15 secondary beneficiaries will be served as well through supportive services for family members.

The current ten bed recovery housing building will be converted into sober living units, with 20 recovery housing units to be located in the new building, the subject of the current proposal. As part of a longer term plan, the 20 unit building may convert some of those beds to meet inpatient needs, however this is in a concept phase. The long term goal will be to offer inpatient, recovery, and sober living as residential supports to the community to support Trust beneficiaries who experience a mental illness and addiction. As services are added or need fluctuates, the location of the services offered may change but they will all be under the Seaview umbrella.

Collaboration with other agencies is a priority of our Recovery Housing Program. There is a broad spectrum of community support including Providence Seward Medical Center, AVTEC, Seward Police Department, and the Seward Prevention Coalition.

EVALUATION CRITERIA

SeaView's Recovery Housing expansion project will provide Mental Health Trust Beneficiaries with Substance Use Disorders and Co-Occurring Mental Illnesses with safe, healthy, substance-free living and critical treatment services. This project will decrease current timely access barriers resulting in more beneficiaries who are able to prevent relapse and sustain long-term recovery. Services will also provide beneficiaries with access to psychosocial rehabilitation to assist them with reintegration into the community by securing permanent housing and employment, while avoiding incarceration. With the addition of 10 beds to SeaView's Recovery Housing Program, it is anticipated that an additional 30 Mental Health Trust Beneficiaries will be served on an annual basis.

The following outcomes are proposed as benchmarks to determine successful implementation and delivery of the program:

1. Number of additional Mental Health Trust beneficiaries admitted to the Recovery Housing Program
2. Number of additional Mental Health Trust beneficiaries who achieve successful discharge and are placed in employment
3. Number of additional Mental Health Trust beneficiaries who report maintaining abstinence post-discharge at 30, 90 and 180 days
4. Number of additional Mental Health Trust beneficiaries who report no incarcerations post-discharge at 30, 90 and 180 days

Data regarding program admissions and outcomes will be tracked through both SeaView's electronic health record (EHR) CareLogic.

SUSTAINABILITY

Assistance with property acquisition and initial start-up costs are the only critical needs for project implementation. Once established, it will be fully sustainable from revenue generated through Medicaid, Medicare and other 3rd party payer reimbursements for resident substance use disorder treatment. Treatment services associated with the Recovery Housing Program include Partial Hospitalization, Intensive Case Management, Clinic Services, Psychiatric Services, and Community and Recovery Support Services. SeaView will ensure access to all Mental Health

Trust beneficiaries regardless of ability to pay through assisting them in applying for Medicaid or utilizing our sliding fee scale. SeaView has experience is developing behavioral health programs with diversified funding bases which support sustainability while providing access to all individuals in need. To date, the project has also been supplemented with DHSS recovery housing grant funding that is continuing in FY21.

WHO WE SERVE

The SeaView Recovery Housing Program expansion project will support Mental Health Trust beneficiaries in achieving and sustaining long-term recovery from addiction and mental illness. The project will increase SeaView’s bed capacity from 10 to 20, addressing our significant waitlist for recovery housing and treatment which reached an all-time high of 67 in September of 2020.

Approximately 35% of Mental Health Trust beneficiaries entering the program are experiencing homelessness, and nearly all have been negatively impacted by the COVID-19 pandemic. It has become clear that there is a need now more than ever for recovery housing services. SeaView understands that individuals need basic necessities like food and a place to live in place before they are able to focus on tasks such as getting a job, budgeting properly, and addressing substance use issues. The Recovery Housing expansion project will provide that opportunity for Mental Health Trust beneficiaries to change their environment, and at times community, in order to begin to take steps towards lasting change.

With the addition of beds, SeaView also anticipates being able to accept higher acuity co-occurring clients into the program. Mental Health Trust beneficiaries within this category often face difficulties in accessing treatment across the state of Alaska and experience high failure rates when accepted. SeaView has been serving this population and hopes to be able to expand our capacity to provide housing and treatment supports that enhance their success. This new facility would also allow us to utilize our current 10 bed facility for sober living and aftercare services. Currently clients struggle to find sober and affordable housing at discharge and often transition to environments that do not support long-term success.

ESTIMATED NUMBERS OF BENEFICIARIES SERVED EXPERIENCING:

Mental Illness:	30
Developmental Disabilities:	5
Substance Abuse	60
Traumatic Brain Injuries:	5
Secondary Beneficiaries(family members or caregivers providing support to primary beneficiaries):	30

BUDGET

Space or Facilities Costs	\$150,000.00
Space or Facilities Costs (Other Sources)	\$383,750.00
Space or Facilities Narrative:	<p>The multi-plex property SeaView would like to acquire is listed at \$1,350,000. It will need some capital improvements, such as heating system upgrade, fire alarm system, security system, and one apartment needs the bedroom layout modified to meet code requirements for the full 20 bed capacity. These capital improvements are estimated at \$158,750, bringing the capital portion of the project to a total of \$1,508,750.</p> <p>The breakdown of capital improvement costs (\$158,750) includes: Fire Alarm system: \$53,625; Bedroom modifications: \$48,000; Security system: \$7125; Boiler replacement/heating upgrade: \$50,000</p> <p>SeaView is pre-approved for a loan of 65% loan to value ratio up to \$975,000, and is seeking partners to assist with the down payment (\$375,000) and the initial capital improvements (\$158,750).</p> <p>SeaView has funds available to cover the estimated additional startup, acquisition and carrying costs to include: 1% Closing (\$25,000), Commercial Appraisal (\$10,000), Secure collateral (\$3000), Building inspection (\$850), Monthly utilities (\$5100), Monthly mortgage (\$10,600), Supplies (\$15,000) and equipment (\$25,000). Seward CARES funding has been secured that can support operational (not capital) expansion expenses for the supplies (estimated \$15,000) and equipment (estimated \$25,000) expenses through December 31st, 2020.</p> <p>Other secured funding includes DHSS operational funding for FY21 recovery housing in the amount of \$101,437.50. This represents approximately 10% of actual cost of operating the current 10 bed facility.</p> <p>The Seward Police Department approached SeaView earlier this year to partner on an OSMAP funding proposal. \$125,000 was requested for operational assistance to expand recovery housing bed capacity and \$45,000 was requested to assist with equipment and</p>

	supplies. However the status of this potential funding is unknown.
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Supplies Costs	\$0.00
Supplies Costs (Other Sources)	\$15,000.00
Supplies Narrative:	Supplies: \$15,000 (SEWARD CARES ACT)

Equipment Costs	\$0.00
Equipment Costs (Other Sources)	\$25,000.00
Equipment Costs Narrative:	Furnishings to supplement existing: \$25,000 (SEWARD CARES ACT)

Total Amount to be Funded by the Trust	\$150,000.00
Total Amount Funded by Other Sources	\$1,340,988.00

OTHER FUNDING SOURCES

PENDING: OSMAP (Seward Police Dept) application only	\$170,000.00
SECURED: Seward CARES Act:	\$40,000.00
PENDING: First National Bank of Alaska pre-approved 10 year loan	\$975,000.00
SECURED: SeaView Community Services	\$54,550.00
SECURED: DHSS	\$101,438.00
Total Leveraged Funds	\$1,340,988.00

MEMO

To: Verné Boerner - Program & Planning Committee Chair
Date: October 22, 2020
Re: FY21 Housing & Long-Term Services and Supports Focus Area
Amount: \$250,000.00
Grantee: Covenant House Alaska
Project Title: Bridge to Success

REQUESTED MOTION:

Approve a \$250,000 FY21 Housing & Long-Term Services & Supports focus area allocation to Covenant House Alaska for the Bridge to Success project. This grant is approved pending the approval of an amended FY21 budget at the November board of trustees meeting.

Assigned Program Staff: Kelda Barstad

STAFF ANALYSIS

Solutions for youth homelessness have been evolving at a rapid pace from the Youth Homelessness Demonstration Projects implemented across the country. Youth ages 18-24 are particularly vulnerable to trafficking, financial exploitation, and other abuse. These risks increase significantly when the youth does not have stable housing or a stable adult support network. One solution to keep youth safe and support positive outcomes like completing education or training programs and obtaining jobs is to implement transitional housing for youth ages 18-24. This provides stability and support for the young adults to be able to establish their path in life. This also prevents this age group from aging out of youth shelters to adult shelters, which are not designed to meet youth needs and have fewer protections and staff available.

Covenant House Alaska will renovate and expand space at the Youth Engagement Center in Anchorage to create 22 new on-site "micro-unit" apartments to serve young people ages 18 to 24 who are experiencing homelessness. In this best-practice model, residents will have self-contained rooms with increased privacy and independence. They will also have complete access to on-site opportunities available for health care, behavioral health care, education, employment preparation, and recreation. When residents are ready to transition to permanent housing, they will receive support from the Housing Department at Covenant House Alaska and Permanency Navigators will provide intensive post-placement case management. Covenant House Alaska serves homeless youth and has found that roughly half of the youth served are documented Trust beneficiaries. Covenant House serves youth who are experiencing a mental illness, addition,

traumatic brain injury or a developmental disability. As is true with all people experiencing homelessness, it has been observed by staff that this percentage is much higher.

COMP PLAN IDENTIFICATION

Goal	Objective	Comments
Goal 3 Economic and Social Well-being	3.1 Housing	

PROJECT DESCRIPTION

The following is excerpted from the prospective grantee's application.

When Covenant House Alaska (CHA) built the new Youth Engagement Center (YEC) in 2013, it transformed the model of care from basic shelter services to one of maximum engagement to help young people achieve permanent stability. As CHA has continued to learn and evolve over the last decade, it was expected that the model would change even more. One lesson we have learned is that young people experiencing homelessness excel when they have a longer pathway of housing support. The time is now for this new approach.

Through the Bridge to Success project, CHA will renovate and expand space at the existing YEC to create 22 new on-site "micro-unit" apartments to serve young people ages 18 to 24 who are experiencing homelessness. In this best-practice model, residents will have self-contained rooms with increased privacy and independence. They will also have complete access to on-site education, employment, life skills training, health services, case management support, and cultural, art, and physical enrichment opportunities.

Bridge to Success residents will have easy access to a full continuum of services offered by CHA's on-site partners, including the Anchorage School District, the Southcentral Foundation Wellness Center, Volunteers of America, and Nine Star Education & Employment. Residents will also be eligible to intern in the on-site Covey Café.

When residents are ready to transition to permanent housing, they will receive support from CHA's Housing Department, which will provide landlord connections, rental skills training, move-in support, and rental assistance. Permanency Navigators will provide intensive post-placement case management to help youth maintain stability.

The Bridge to Success project includes renovation of existing space on the 2nd floor plus extension onto a 10,000 square foot footprint. A secure entrance will be on the first floor of the southern side (8th street) of the new building expansion. There will be five units on the first floor, a staff office, bike storage, entrance to the courtyard, and stairwell to the second floor. On the second floor will be seventeen units.

Each unit is a 270 square-foot "micro-unit" efficiency and will consist of a bed, closet, bathroom with toilet and shower, and kitchenette including cabinet space, a small sink, microwave, countertop, and under-counter refrigerator. It will also include furniture and fixtures for common areas, such as chairs, tables, shared laundry appliances, appliances and supplies for the shared full kitchen and kitchenette supplies.

There are three units that offer features for persons with a physical disability. There are two rooms built with Uniform Federal Accessibility Standards (UFAS). These rooms are wheelchair accessible in the bedroom and the bathroom, and a Sight & Sound room on the first floor.

Bridge to Success will be marketed as a housing option for all homeless young people in Anchorage's Coordinated Entry System. CHA has extensive partnerships with a variety of housing and service providing organizations, as well as strong partnerships with private landlords in Alaska in order to help underserved young people overcome barriers to transition into permanent housing in the community.

EVALUATION CRITERIA

In addition to meeting our capital campaign project goals, which includes raising the \$4.2 million needed for this project, and completing all new construction and renovations in a timely manner and within our budget, CHA will provide beneficiary program outcomes. This will include:

- 1) The number of beneficiaries served per year in the Bridge to Success project.
 - a. Target: 15 of the annual 22 residents will be AMHT beneficiaries
- 2) Outputs: the number of residents served and services provided
 - a. Target: 22 youth annually will exit homelessness and enter Bridge to Success as a pathway to long-term permanent housing.
 - b. 22 youth (100%) will be connected to education, employment, health care and other supportive services
 - c. 18 youth (80%) will gain and/or maintain an income source while in the program
 - d. 50% of eligible clients will make an educational or vocational training advancement while in the program.
- 3) Outcomes: the # and % of people
 - a. Target: 90% of youth exiting from Bridge to Success will enter permanent housing
 - b. 100% of youth exiting Bridge to Success will be connected to a Permanency Navigator

SUSTAINABILITY

The Alaska Mental Health Trust Authority will be investing in a highly leveraged \$4.2 million capital project. Cook Inlet Housing Authority secured a \$1.74 million investment from the Indian Housing Block Grant Program to go towards this project. Additionally, AMHTA's investment will leverage a dollar-for-dollar match in a \$985,000 application to the Federal Home Loan Bank of Des Moines, which is currently under review. CHA has applications to other funders, that are

described in more detail in the Bridge to Success Capital Campaign Funding Plan (see attachment in this application).

CHA was awarded a Sponsor-Based Rental Assistance Program called "Housing Assistance for Homeless Youth with Supportive Services" by the Alaska Housing Finance Corporation. This program will provide rental assistance to twenty residents of Bridge to Success for an initial term of three-years, with the opportunity to extend based on outcomes, which will contribute to the long-term sustainability of the program.

Residents will have access to CHA's full continuum of on-site supportive services which are already sustainably funded on an annual basis by CHA and our partners. For example, Southcentral Foundation operates an on-site Wellness Center; residents will have easy, no-cost access to this primary health care center.

All residents of Bridge to Success will also be assigned to a Permanency Navigator, who will use the philosophy of Relentless Engagement to help residents work on education and employment, housing, and any other navigation services that will help them thrive. Permanency Navigators are an annually renewable HUD project through Anchorage's Continuum of Care process.

WHO WE SERVE

Bridge to Success will serve young people ages 18 to 24 who are experiencing homelessness. Most of these youth have come from homes in which violence, alcoholism, substance abuse and addiction are prevalent, and often struggle with developmental disorders as a result. Many have also sustained traumatic brain injury. The majority of youth served by CHA suffer from co-occurring substance abuse issues and mental health disorders. In FY20, 49% of the young people who sought shelter at CHA's Youth Engagement Center met the criteria of being a beneficiary. On a historic annual basis this has held to be true: approximately 50% of CHA's clients are verifiable beneficiaries. Due to the complexities and challenges in diagnosing disorders, the true proportion is likely higher. Additionally, most of these clients have been involved with the foster care or juvenile justice systems, they frequently do not trust adults or institutions, and find it challenging to navigate community systems and resources, particularly when it comes to employment and housing.

CHA anticipates that 70% or more of these residents will be AMHTA beneficiaries. Bridge to Success will give these young people a longer runway in which to gain stability, learn vital coping skills, establish trust, and learn how to live independently in a safe environment in which they can fail safely, learn from their mistakes, and grow. The full continuum of services at CHA's Youth Engagement Center provide that healthy environment in which they will learn independent living skills and fully prepare to transition to permanent housing.

ESTIMATED NUMBERS OF BENEFICIARIES SERVED EXPERIENCING:

Mental Illness:	15
Developmental Disabilities:	15
Substance Abuse	15

Traumatic Brain Injuries:	5
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BUDGET

Other Costs	\$250,000.00
Other Costs Narrative:	The AMHTA capital investment will go towards the total construction cost of the Bridge to Success project. Please see the attached Budget and supporting documents.

Total Amount to be Funded by the Trust	\$250,000.00
Total Amount Funded by Other Sources	\$3,975,000.00

OTHER FUNDING SOURCES

HUD NAHASDA Indian Housing Block Grant Program (SECURED)	\$1,740,000.00
Federal Home Loan Bank of Des Moines (PENDING)	\$985,000.00
Rasmuson Foundation/Homeless Initiative (PENDING)	\$500,000.00
Premiera Blue Cross (PENDING)	\$250,000.00
Municipality of Anchorage/Department of Health & Human Services (PENDING)	\$500,000.00
Total Leveraged Funds	\$3,975,000.00

Bridge to Success Capital Budget	
Category	Amount
Construction/Rehabilitation Costs	
Construction Costs (structure)	2,653,750
On-site Improvements	199,350
Contingency	311,626
Builder's Overhead + profit	240,000
General Requirements	220,000
Bond premium	26,000
Total Construction/Rehab Costs	3,650,726
Soft Costs	
Architect	144,640
Engineering	144,640
Attorney/Accounting	12,000
Permits	20,000
Contingency	5,648
Construction Period Insurance	12,900
Construction Period Property Taxes	6,000
Other soft costs	12,000
Total Soft Costs	357,828
Financing Fees and Expenses	
Other Financing Costs	5,000
Total Financing Costs	5,000
Developer Fees	
Developer Fees	230,000
Total Developer Fee Costs	230,000
Total Project Costs	4,243,554

Covenant House Alaska
Capital Campaign Fundraising Plan Overview
Bridge to Success
May 2020

History

When Covenant House Alaska (CHA) constructed its Youth Engagement Center in 2012, a 10,000 square foot area on the footprint was designated for “future expansion,” with developer Cook Inlet Housing Authority holding 10-year development rights on that footprint. As we near the end of the 10-year window, CHA has been in strategic talks with stakeholders and our young people about the best plan for developing that space. Considering the lack of affordable housing in our community and the expressed need for supportive services by the homeless young people we serve, we believe that the time is now for this project. With the full support of our Board of Directors and parent organization, Covenant House International, we have a plan to secure the \$4 .1 million needed to develop this project.

Capital Campaign Plan

Developer and project partner Cook Inlet Housing Authority has secured a \$1.74 million investment from Indian Housing Block Grant program and will invest this money directly into Bridge to Success while also acting as the project manager. With this investment in hand, CHA has been in initial talks with several key community partners about the potential for investment in this project. To date, CHA has submitted Letters of Interest or applications to the following funders:

- The **Alaska Mental Health Trust Authority (AMHTA)** is a state corporation that and administers a perpetual Trust to improve the lives of beneficiaries, which includes populations that need integrated mental health services. Over the years, AMHTA has invested hundreds of thousands of dollars into CHA programs and capital projects. In April, CHA submitted a \$250,000 proposal to AMHTA for Bridge to Success.
- The **Rasmuson Foundation** is Alaska’s largest philanthropic foundation and has the mission to promote a better life for Alaskans. Over the years, the Rasmuson Foundation has donated millions of dollars to CHA programs and capital projects, including a \$1,000,000 investment in the Youth Engagement Center. In early May, CHA submitted a Letter of Interest to Rasmuson for a \$250,000 investment in Bridge to Success.
- **Premiera Blue Cross** is the largest health plan in the Pacific Northwest and has made significant investments to improve the lives of people in this region, including a \$1,000,000 donation it made to Covenant House Alaska in 2018. After discussions with Premiera leadership in April, CHA submitted an application for a \$250,000 investment in Bridge to Success.

Covenant House Alaska has pitched to these funders that their donations will help leverage a \$985,000 investment from the Federal Home Loan Bank of Des Moines. We have high confidence that if we are awarded the Affordable Housing Program grant, we can secure the total

\$750,000 investments from these key supporters. (Copies of the Letters of Interest and applications to these funders are included in this application).

To secure the additional gap in funding, CHA has the experience and is poised to take on the challenge of an aggressive capital campaign to raise the additional \$618,369. CHA benefits from strong partnerships with national and local government entities, businesses, foundations, private philanthropists, tribal organizations, other non-profits, and our parent Covenant House International headquarters. Led by our current Chief Executive Officer, Alison Kear, CHA executed an ambitious \$20 million Capital Campaign for our Youth Engagement Center in 2009-2012. Despite the challenging economic times, CHA exceeded our goal by \$5 million (in order to create an operating reserve). We had over 97% of funds secured before we began construction, well above the industry standard. Here is our current estimated Funding Plan for Bridge to Success:

Bridge to Success Capital Campaign Funding Plan

Level	Name	Investment type	Amount
Cornerstone Investor	The Department of Housing and Urban Development	Indian Block Housing Grant	1,740,185 (secured)
Cornerstone Investor	Federal Home Loan Bank of Des Moines	Affordable Housing Program Grant	\$985,000
Lead Investor #1	Alaska Mental Health Trust Authority	Grant	\$250,000
Lead Investor #2	Rasmuson Foundation	Tier 2 Grant	\$250,000
Lead Investor #3	Premiera Blue Cross	Donation	\$250,000
Community Investors (multiple)	To Be Solicited	TBD	\$618,369
TOTAL			\$4,093,554

We look forward to moving forward on the Bridge to Success Capital Campaign in order to provide safe, stable and supported housing for the most vulnerable young adults in Anchorage. Covenant House Alaska has the full support of our parent organization, Covenant House International, and of the CHA Board of Directors to help achieve our fundraising goal. Please contact us for any additional information.

Kevin Ryan

Amy Miller

President and CEO
Covenant House Alaska

Chair, Board of Directors
Covenant House Alaska

Statutory Advisor Update

- **Alaska Commission on Aging**
- **Alaska Mental Health Board /
Advisory Board on Alcoholism &
Drug Abuse**
- **Governor's Council on Disabilities
and Special Education**

Medicaid Supports for Trust Beneficiaries

ALASKA COMMISSION ON AGING

GOVERNOR'S COUNCIL ON DISABILITIES AND SPECIAL EDUCATION

ADVISORY BOARD ON ALCOHOLISM AND DRUG ABUSE

ALASKA MENTAL HEALTH BOARD

Medicaid in Alaska

- Administered by the Department of Health and Social Services (DHSS), the Alaska Medicaid program provides health care coverage for eligible low-income individuals including children, pregnant women, individuals with disabilities, elderly, parents of eligible children, and other eligible adults.
- The Alaska Medicaid program was expanded in September 2015 to improve access to health care services throughout the state.
- In SFY 2019, Alaska Medicaid provided coverage to approximately 251,499 beneficiaries with total expenditures of approximately \$2.26 billion.

Source: DHSS: Alaska Medicaid Access Monitoring Review Plan, 2019



Medicaid Eligibility

MAGI MEDICAID INCOME ELIGIBILITY STANDARDS – FPL BASED				
Effective 4/01/2020				
Household Size	Pregnant Women	Children-Under age 19 With Insurance	Children-Under age 19 Without Insurance	Expansion Group
	200% of FPL	177% of FPL	203% of FPL	133% of FPL
1	n/a	\$2,353	\$2,699	\$1,768
2	\$3,592	\$3,179	\$3,646	\$2,389
3	\$4,525	\$4,005	\$4,593	\$3,010
4	\$5,459	\$4,831	\$5,541	\$3,630
5	\$6,392	\$5,657	\$6,488	\$4,251
6	\$7,325	\$6,483	\$7,435	\$4,872
7	\$8,259	\$7,309	\$8,383	\$5,492
8	\$9,192	\$8,135	\$9,330	\$6,113
Each	\$934	\$826	\$948	\$621

Modified Adjusted Gross Income (MAGI): MAGI is adjusted gross income plus untaxed foreign income, non-taxable Social Security benefits, and tax-exempt interest.

Federal Poverty Level (FPL): A measure of income issued every year by the Department of Health and Human Services (HHS). Federal poverty levels are used to determine your eligibility for certain programs and benefits, including savings on Marketplace health insurance, and Medicaid and CHIP coverage.

Source: HealthCare.gov, 2020

Medicaid Eligibility Cont.

OLD AGE AND DISABLED INCOME ELIGIBILITY STANDARDS					
Effective 4/01/2020					
HOUSEHOLD SIZE	WORKING DISABLED	QMB	SLMB BASE	SLMB PLUS	QDWI
	250% of FPL	100% of FPL	120% of FPL	135% of FPL	200% of FPL
1	\$3,323	\$1,330	\$1,595	\$1,795	\$2,659
2	\$4,490	\$1,796	\$2,155	\$2,425	\$3,592
3	\$5,657				
4	\$6,823				
5	\$7,990				
6	\$9,157				
7	\$10,323				
8	\$11,490				
Each Additional	\$1,167				

Older age and Disability related Medicaid for:

- Seniors age 65 and older
- People with blindness or other disabilities
- Long Term Care
- Home and Community Based Waiver recipients
- Qualified Disabled and Working Individuals (QDWI)
- Tax Equity and Fiscal Responsibility Act (TEFRA) for children with disabilities at home
- Qualified Medicare Beneficiary (QMB)
- Specified Low-Income Medicare Beneficiary (SLMB)

Medicaid Enrollments

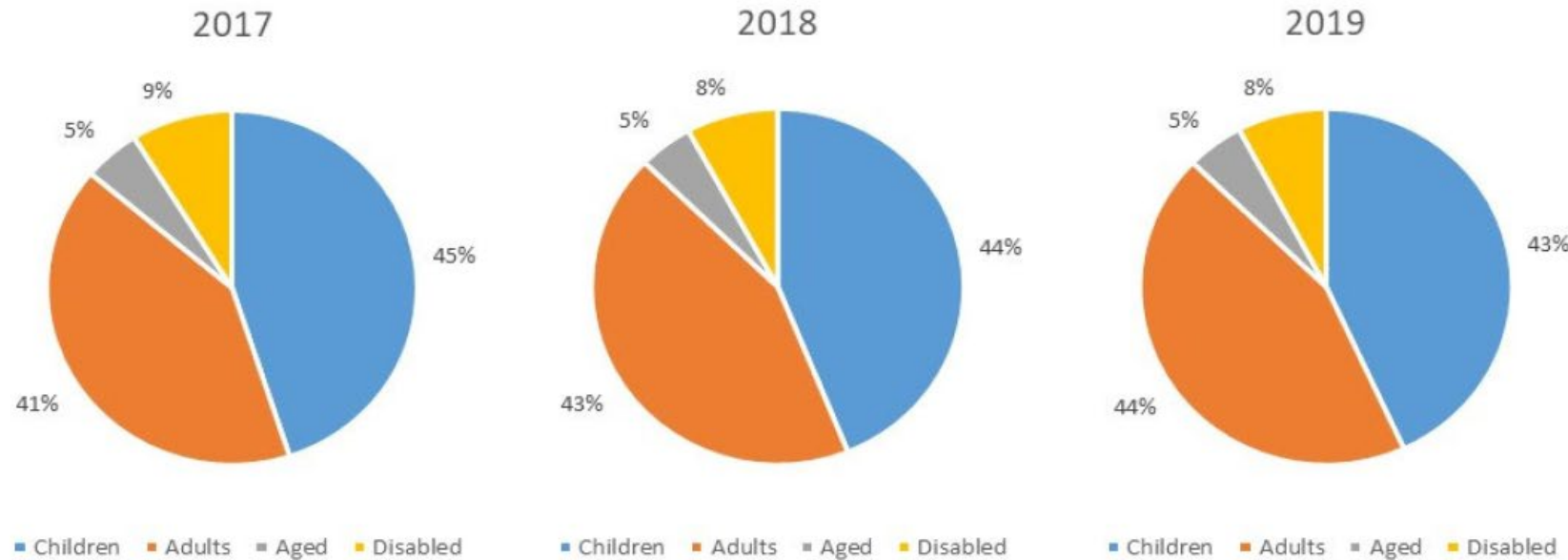
Figure 1. ALASKA MEDICAID BENEFICIARY ENROLLMENT BY ELIGIBILITY CATEGORY

Statewide Beneficiary Enrollment by Eligibility Category			
ELIGIBILITY CATEGORY	2017	2018	2019
Children	104,474	106,466	108,504
Adults	95,728	105,498	111,021
Aged	11,536	11,428	12,512
Disabled	20,590	19,394	19,462
Total	232,328	242,786	251,499

Source: DHSS: Alaska Medicaid Access Monitoring Review Plan, 2019

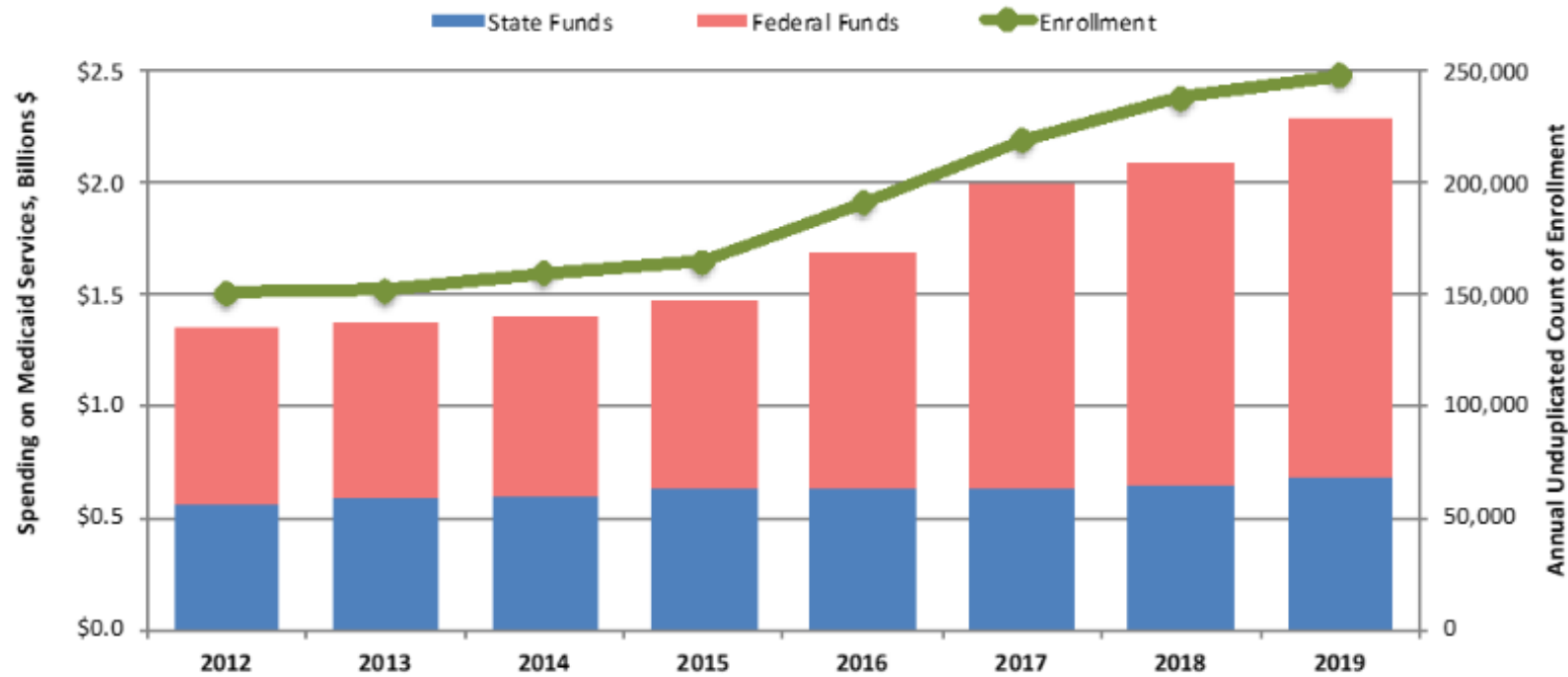
Medicaid Enrollments Cont.

Figure 2. DISTRIBUTION OF ALASKA MEDICAID BENEFICIARY ENROLLMENT BY ELIGIBILITY CATEGORY



Source: DHSS: Alaska Medicaid Access Monitoring Review Plan, 2019

Medicaid Enrollment & Spending in Alaska 2012 – 2019 Date of Service Actuals



Medicaid Funding

¹ Evergreen Economics. (November, 2019). Long Term Forecast of Medicaid Enrollment & Spending in Alaska ("MESA"): FY 2020 – FY 2040.

Medicaid State Plan vs. Waiver Services

- Alaska's Medicaid State Plan is an agreement with the Federal government describing how Alaska administers its Medicaid program. The state plan identifies groups of individuals to be covered, services to be provided, methodologies for providers to be reimbursed and the administrative activities that are underway in the state.
- Medicaid waivers are a provision in Medicaid law which allows the federal government to waive rules that usually apply to the Medicaid program. The intention is to allow states to offer services not covered by Medicaid to accomplish certain goals (like cost savings), expand coverage, or improve care for target populations.

Medicaid Waivers

Alaskans Living Independently Waiver (ALI): Assists seniors 65 years of age and older or adults 21 years of age to 64 years of age who are physically disabled, and in need of a Nursing Facility Level of Care (NFLOC).

Alaska Adults with Physical and Developmental Disabilities Waiver (APDD): Available to persons age 21 and over who have been determined to be Developmentally Disabled through an assessment process conducted by the SDS Intellectual and Developmental Disabilities Unit, but who have nursing needs that would otherwise be provided in a nursing facility.

The Child with Complex Medical Conditions (CCMC): Serves children and young adults under the age of 22 years who experience medical fragility and are often dependent on frequent life-saving treatments or interventions and/ or are dependent on medical technology. These children would otherwise be require a level of care provided in an acute care hospital or a nursing facility.

Medicaid Waivers (Cont.)

Intellectual and Developmental Disabilities Waiver (IDD): Covers services for children and adults with IDD. Services are based on the needs of each individual, including but not limited to services such as supported employment, in-home supports, supported living, community inclusion (day habilitation) and respite care.

Individualized Supports Waiver (ISW): Covers services for children and adults with IDD. Services include in-home supports, supported living, community inclusion (day habilitation), respite care, intensive active treatment, chore services, non-medical transportation, and supported employment.

Medicaid Waivers (Cont.)

1115 Behavioral Health Medicaid Waiver (1115): A 5-year demonstration project for Alaskans experiencing serious mental illness, severe emotional disturbance, substance use disorder (SUD), co-occurring substance use and mental illness, and at-risk families and children. The waiver offers a wide range of new services including early interventions, outpatient services, acute intervention services, residential and inpatient services.

1135 Wavier (1135): When the President of the United States declares an emergency and the Health and Human Services Secretary declares a public health emergency under Section 319 of the Public Health Service Act, an 1135 Waiver can take effect to help provide more flexibility in the rules governing health care services during an emergency situation or a natural disaster.

Medicaid Supports

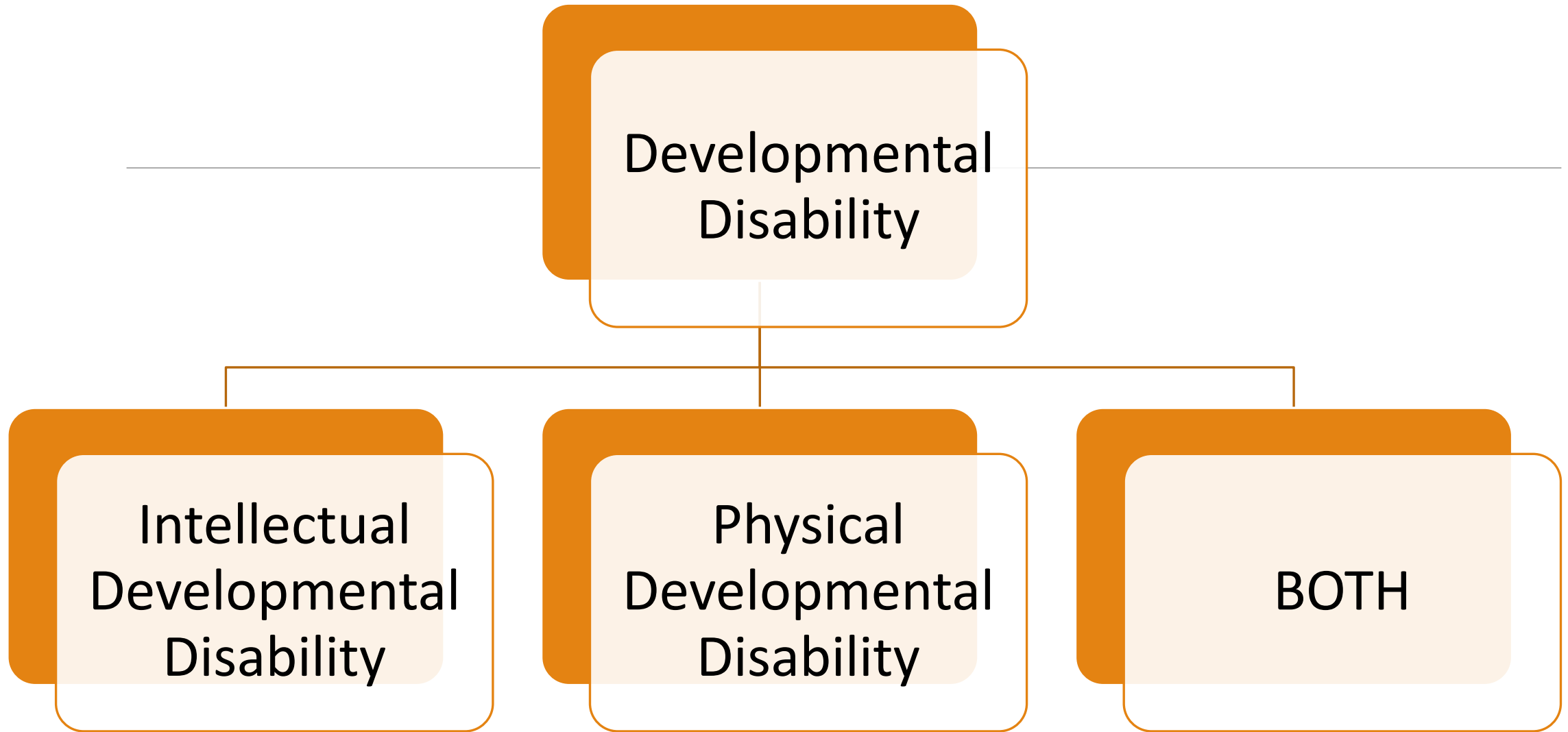
I/DD Home and Community Based Services & the Developmental Disabilities Shared Vision

- *DD Shared Vision: Alaskans share a vision of a flexible system in which each person directs their own supports, based on their strengths and abilities, toward a **meaningful life** in their home, their job and their community. Our vision includes supported families, professional staff and services available throughout the state now and into the future.*
- **“I live the life I choose with supports that I direct.”**

Developmental Disability Eligibility

Be determined through the [Developmental Disability Determination Application](#) to experience a developmental disability (DD) as defined by [Alaska state law \(AS 47.80.900\(6\)\)](#):

- (6) “person with a developmental disability” means a person who is experiencing a severe, chronic disability that:
 - A) is attributable to a mental or physical impairment or combination of mental and physical impairments;
 - B) is manifested before the person attains age 22;
 - C) is likely to continue indefinitely;
 - D) results in substantial functional limitations in three or more of the following areas of major life activity:
 - self-care
 - learning
 - mobility
 - expressive and receptive language
 - self-direction
 - capacity for independent living
 - economic self-sufficiency; and
 - E) reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated;



Developmental Disability Registration and Review (DDRR)

- Process to obtain service score to be drawn for I/DD waiver
- 50 individuals are pulled for waiver annually
 - A few years ago this was 200 annually
- DDRR workgroup - wording and weighting of DDRR questions
- Registry (aka Waitlist) = 802 individuals (as of Nov. 2020)
 - FY19 Registry Report:
<http://dhss.alaska.gov/dsds/Documents/dd/2019ddregistryreport.pdf>

I/DD vs. ISW

I/DD = Intellectual//Developmental Disabilities

ISW = Individualized Supports Waiver

Service Category	Approximate Hourly Cost
Day Habilitation	\$43.92
Supported Living (18 & older)	\$43.72
In-home Supports (17 & under)	\$43.72
Supported Employment	\$49.68
Respite	\$25.68
Chore Services	\$27.48
Intensive Active Treatment	\$91.76
Transportation (per trip)	\$15.11

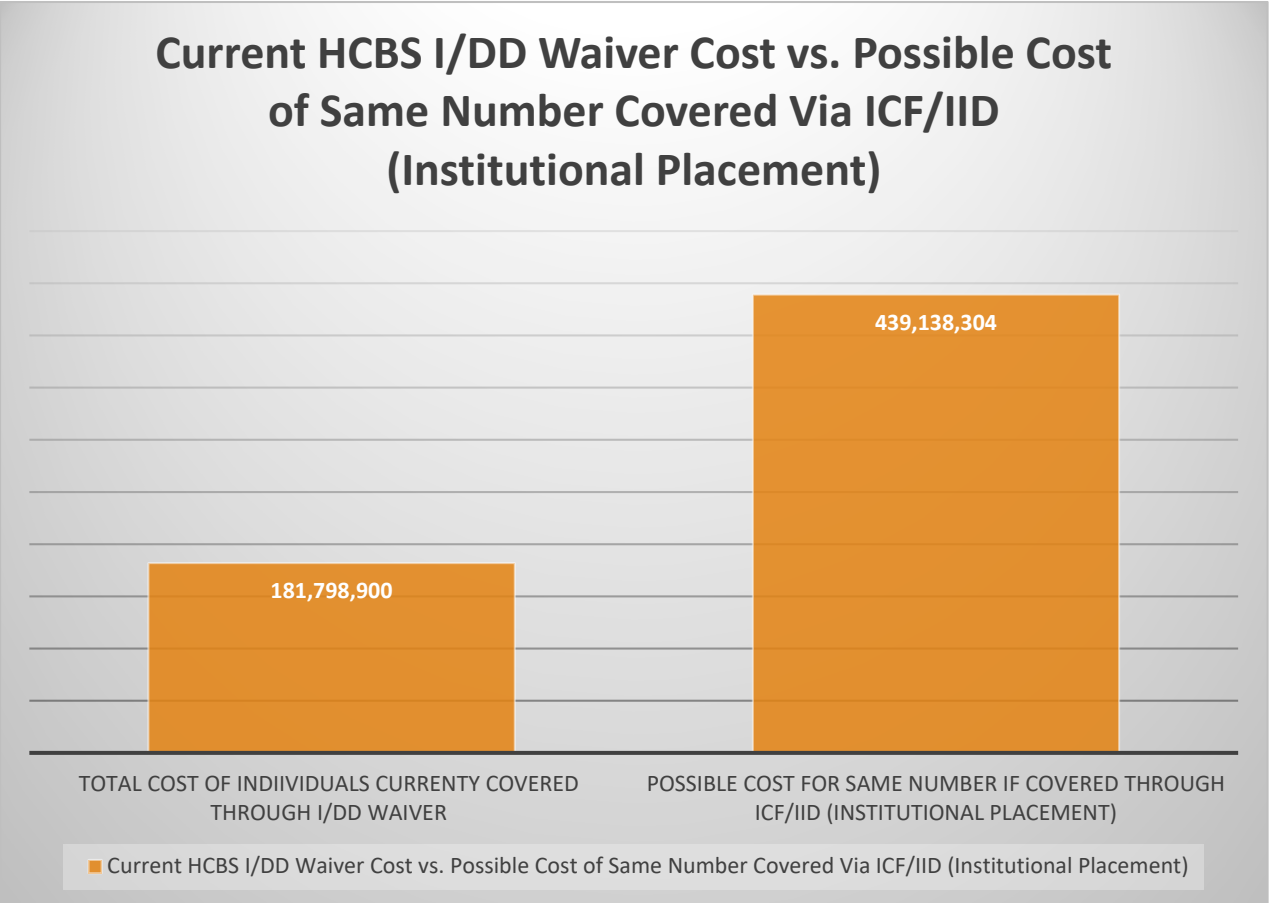
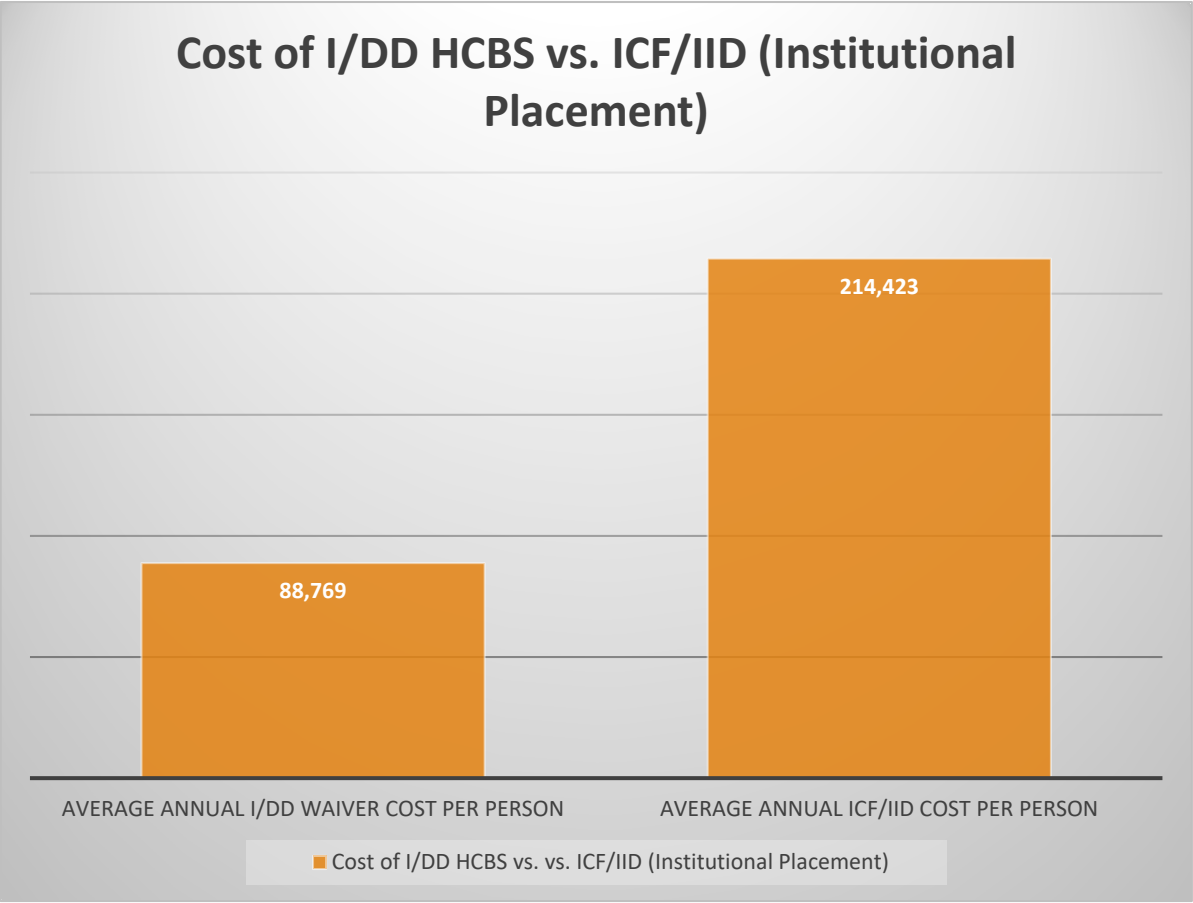
Key difference:
ISW has an annual cap of \$17,500

Service	IDD Waiver	ISW
Care Coordination*	X	X
Residential Habilitation (4 services)		
• Family Habilitation	X	
• Group Home	X	
• In-Home Supports < 18	X	X (limited)
• Supported Living >18	X	X (limited)
Day Habilitation	X	X
Respite	X	X
Supported Employment	X	X
Chore	X	X
Environmental Modifications	X	
Intensive Active Treatment (IAT)**	X	X
Meals	X	
Nursing Oversight and Care Management	X	
Specialized Medical Equipment	X	
Specialized Private Duty Nursing	X	
Transportation	X	X

***Care Coordination on the ISW is in addition to the individuals cost limit.**

Importance of Home and Community Based Service (HCBS) Waivers

- HCBS are central to living meaningful lives and quality of life
- HCBS decrease chances of contracting COVID-19 and dying (individuals with DD are often in the “high risk” category)
 - *In Alaska, not having access to HCBS is likely to result in out of state placement for Alaskans with developmental disabilities – leaving their families and communities for an institutional setting and greater pandemic risks.*
- HCBS are cost saving for Alaska and the federal government when compared with institutional care



Currently, 2,048 individuals receive HCBS I/DD waiver services in Alaska
Average cost of \$88,769 per waiver, at a total cost of just under \$182 million.

If these 2,048 individuals were in an institution (ICF/IID), at an average cost of \$214,423 per person annually, the total cost for serving these individuals could be around \$439 million.

Cost of Institutional Care without Home and Community Based Waiver Services Options

SFY 2019 Costs by Funding Source and Average Cost per Person by Service Type (based on FY 2019 Final Auth Report and number of people for whom services were rendered during FY 2019)

Program	# served	Avg cost per person	Total costs
Home & Community Based Waivers			
ALI Waiver	2,005	\$35,505	\$71,188,286
APDD Waiver	105	\$96,158	\$10,096,600
CCMC Waiver	217	\$40,775	\$8,848,129
IDD Waiver	2,048	\$88,769	\$181,798,859
ISW Waiver	244	\$3,315	\$808,916
TOTAL HCB Waivers			\$272,740,790
Institutional Placements			
Nursing Home	918	\$171,904	\$157,807,857
ICF/IID	14	\$214,423	\$3,001,924
TOTAL Institutional Placements			\$160,809,781
TOTAL HCB Waivers and Institutional Placements			\$433,550,571

Institutional Placements if no HCB Waiver services existed – FY2019			Total cost based on average cost per person for NH and ICF/IID services
Nursing Home + ALI, APDD and CCMC Waiver service recipients	3,245		\$557,828,427
ICF/IID + IDD and ISW Waiver service recipients	2,306		\$494,459,837
TOTAL if HCB Waivers did not exist and individuals eligible for Nursing home or ICF/IID care received services in Institutional Placements (ICF/IID is based on current out of state placement).			\$1,052,288,263

Data Source: State of Alaska Automated Budget System, Final Auth 19 report, COGNOS

IDD Waiver Services vs. Institutional Care

ALI = Alaskans Living Independently; APDD = Adults with Physical and Developmental Disabilities;
IDD = Intellectual and Developmental Disabilities; CCMC = Children with Complex Medical Conditions; ISW = Individualized Supports Waiver

WAIVER SERVICES	ALI	APDD	IDD	CC MC	ISW
Alaska's five Medicaid waivers support the independence of Alaskans who experience physical or developmental disabilities by providing services in their homes and in the community rather than in an institution such as a nursing home. Each waiver covers a different set of services. Which services are available depend on a person's age and where the person lives. Services approved for each waiver are marked with a ✓; FT=full time; PT=part time; ALH=assisted living home.					
*** Care coordination: All waivers require clients to work with a care coordinator. Your care coordinator will work with you to identify which services you need, and make sure that you get them.	***	***	***	***	***
In-home supports: Help to get, keep or improve self-help and social skills; live FT with unpaid caregiver, for ages <18.			✓	✓	✓
Family habilitation: Help to get, keep or improve self-help and social skills; live FT in the licensed home of a paid caregiver.		✓	✓	✓	
Group home: Help for ages 18+ to get, keep or improve self-help and social skills; live FT in a licensed ALH.		✓	✓	✓	
Supported living: Help for ages 18+ to get, keep or improve self-help and social skills; live FT in your own residence.		✓	✓	✓	✓
Residential supported living: Help with activities of daily living for adults who can't live alone & are FT in a licensed ALH.	✓	✓			
Day habilitation: Recreational, other activities outside the home to develop self-help and social skills for community life.		✓	✓	✓	✓
Adult day services: Group adult day care provided by an organization.	✓	✓			
Respite: Occasional breaks for unpaid caregivers.	✓	✓	✓	✓	✓
Supported employment: Training, support, and supervision to help keep a job.		✓	✓	✓	✓
Transportation: To access community resources and activities.	✓	✓	✓	✓	✓
Environmental modifications: Health- and safety-related home modifications.	✓	✓	✓	✓	
Chore services: Regular cleaning and heavy household chores in a home where no one else can do the work.	✓	✓	✓	✓	✓
Meals: Food for 18+ at home or in a group setting other than an ALH.	✓	✓	✓	✓	
Specialized medical equipment and supplies: Help to communicate, perform daily activities and access the community.	✓	✓	✓	✓	
Nursing oversight: A registered nurse ensures that care of a medical nature is delivered safely.			✓	✓	
Intensive active treatment: Professional treatment/therapy for ages 21+ to prevent behavior regression or to address a family, personal, social, mental, behavior, or substance abuse problem.		✓	✓	✓	✓
Specialized private duty nursing services: Continuous services for ages 21+ by a licensed nurse, specific to your needs.	✓	✓	✓		

**DHSS Substance Use Disorder Continuum of Care
INDIVIDUALS 12 YEARS AND OLDER**

Early Intervention & Engagement Services	Outpatient Services	Acute Intervention Services	Residential & Inpatient Services
	Screening & Assessment		ASAM 3.2 – WM Clinically Managed Residential Withdrawal Management
	Community Recovery Support Services		ASAM 3.7 – WM Medically Monitored Inpatient Withdrawal Management
	Intensive Case Management		ASAM 4 – WM Medically Managed Intensive Inpatient Withdrawal Mgmt.
	Opioid Treatment Services		ASAM 3.1 – Clinically Managed Low-Intensity Residential
	Substance Use Care Coordination		ASAM 3.3 – Clinically Managed, Population Specific, High-Intensity Res.
	ASAM 1 – WM & 2-WM Ambulatory Withdrawal Mgmt.	Mobile Outreach & Crisis Response	ASAM 3.5 – Clinically Managed Medium (Youth) & High (Adult) Intensity Res.
	Mobile Outreach & Crisis Response	Peer-Based Crisis Services	ASAM 3.7 – Medically Monitored Intensive Inpatient Services
	ASAM 2.1 - Intensive Outpatient Programs	23-Hour Crisis Observation & Stabilization	ASAM 4.0 – Medically Managed Intensive Inpatient Services
	ASAM 2.5 – Partial Hospitalization	Short-term Crisis Stabilization	
	Screening & Assessment		
	Medication Assisted Treatment		
	Targeted Case Management		Inpatient Psychiatric Hospitalization
	Individual, Group & Family Therapy		
	Pharmacological Management		
	Medication Administration		
	Psychological Testing		
Alcohol Safety Action Program	DBH Treatment & Recovery Grant-Funded Programs including: Psychiatric Emergency Services, Housing, Employment & Best Practice Models		

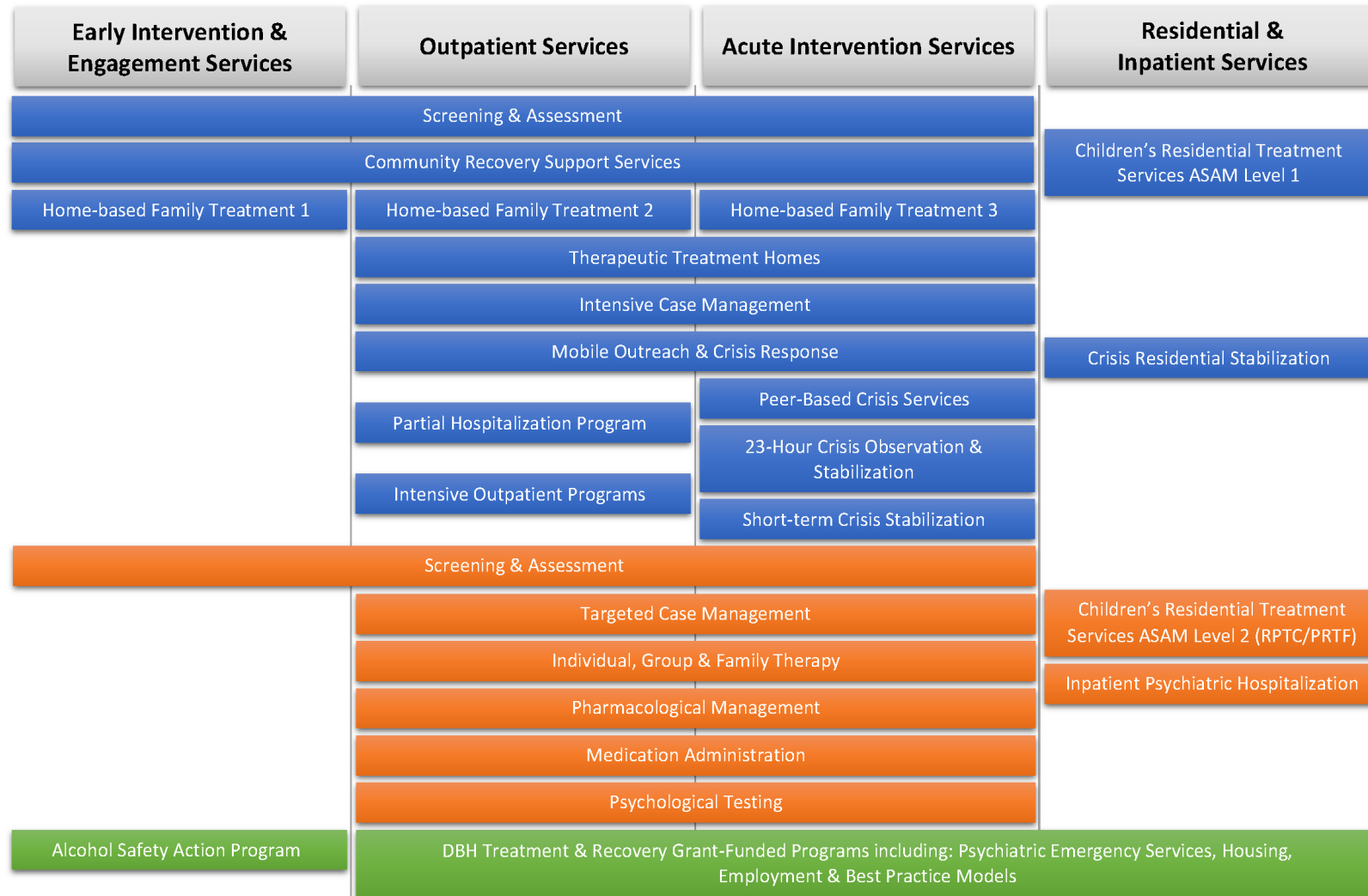
■ 1115 Waiver ■ Medicaid state plan ■ Grant-funded

Department of Health & Social Services
Division of Behavioral Health



1115 Waiver Services vs. State Plan and Grant Services

DHSS Mental Health Continuum of Care AT-RISK CHILDREN & ADOLESCENTS AGES 0-21

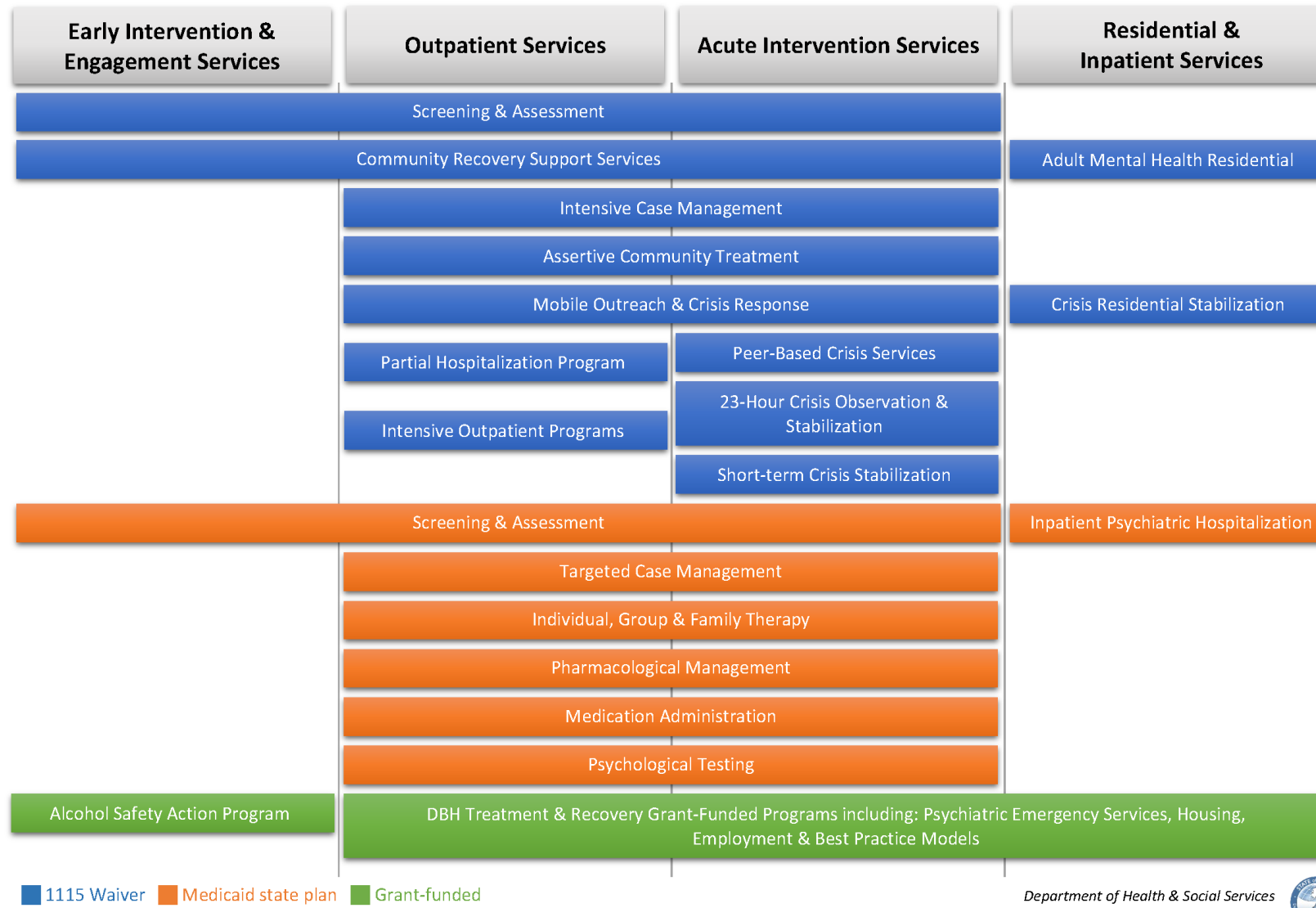


■ 1115 Waiver
 ■ Medicaid state plan
 ■ Grant-funded

Department of Health & Social Services
Division of Behavioral Health



DHSS Mental Health Continuum of Care INDIVIDUALS 18 YEARS AND OLDER



1135 Medicaid Waiver

Centers for Medicare and Medicaid Services (CMS) offered all states a blanket waiver starting March 1, 2020, which will remain in effect until the end of the emergency declaration (Currently January 20, 2021)

Some of the CMS COVID-19 Emergency Blanket Waiver flexibilities include:

- Flexibility for Telehealth Services
- Provider Enrollment, Billing, Service Locations and Appeals
- Physical Environment Providers/Suppliers
- Ambulance Services
- Durable Medical Equipment, Prosthetics, Orthotics and Supplies (DMEPOS)
- Flexibilities for many types of care facilities including hospitals, Community Mental Health Clinics, Intermediate Care Facilities for Individuals with Intellectual Disabilities, among many others.

For more detailed information, please go to: <https://www.cms.gov/files/document/summary-covid-19-emergency-declaration-waivers.pdf>

1135 Medicaid Waiver

CMS also allowed States to request approval for specific regulations through a 1135 Waiver. Alaska's 1135 Waiver was approved on April 2, 2020 and some of these flexibilities include:

- Temporarily suspending Medicaid fee-for-service prior authorization requirements and extending pre-existing authorizations.
- Suspending pre-admission screening and Annual Resident Review (PASRR) Level I and Level II Assessments for 30 days.
- Waive certain screening requirements for provider enrollments such as application fees, site inspections, in-state/territory requirements.
- Waive requirements to obtain beneficiary and provider signatures of HCBS Person-Centered Service Plans and temporarily allow services be provided in settings that have not been determined to meet the home and community-based settings criteria.

For more detailed information, please go to: <https://www.medicaid.gov/state-resource-center/disaster-response-toolkit/federal-disaster-resources/89136>

Beneficiary Stories

Wrap-Up & Questions/Comments?

Communications Update



Trust Communications Update

Board of Trustees
November 2020



Trust
Alaska Mental Health
Trust Authority

Overview

- Communication Goals
- Communication Tools & Recent Highlights
- Media Campaigns
- Trust Land Office Communications
- Research Project
- Advocacy
- Annual Report



Communications Goals

- Goal 1: Reduce stigma related to trust beneficiaries
- Goal 2: Increase understanding and positively impact perceptions of the Trust, the Trust's mission and TLO activities
- Goal 3: The Trust as catalyst for change: Increase awareness of issues critical to beneficiaries



Communication Tools:

How do we message to Alaskans?

- Earned media
- Website
- Social media
- Presentations/Community Outreach
- Collaborations
- Paid media campaigns

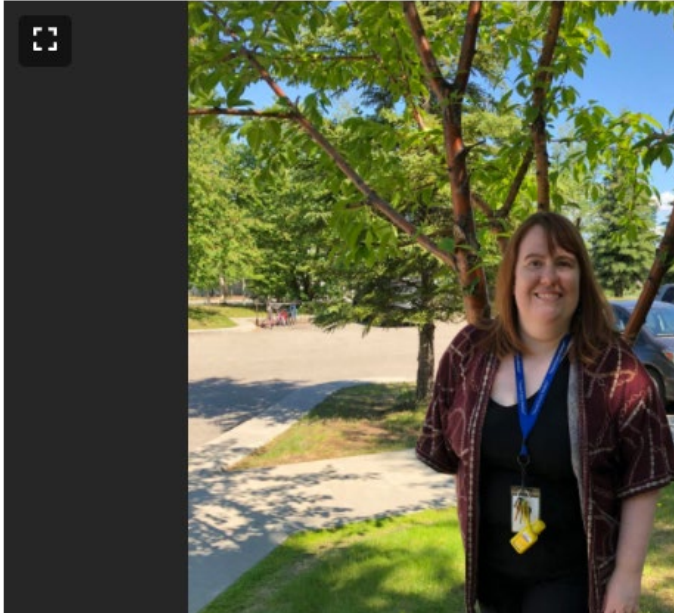


Highlight: Earned Media


Daily News-Miner
THE VOICE OF INTERIOR ALASKA

Fairbanks woman helps others, finds herself

Amanda Bohman, abohman@newsminer.com Jun 15, 2020

A photograph of Amanda Bohman, a woman with long brown hair, wearing a patterned jacket over a black top and a blue lanyard with a yellow tag. She is standing outdoors in front of a large tree and a paved area.

JUNEAU EMPIRE

A photograph of a road intersection in the Mendenhall Valley. A red stop sign is visible on the right side of the road. The background shows trees and mountains under a cloudy sky.

The site of the future Glory Hall at the corner of Teal Street and Alpine Avenue in the Mendenhall Valley. Co-located will be the Southeast Community Services Center, forming and integrated campus. Wednesday, Sept. 30, 2020. (Peter Segall / Juneau Empire)

Trust donates \$150K to Juneau community services center


The structure will be a hub for many of Juneau's community-oriented nonprofits.

ANCHORAGE DAILY NEWS

Local | Anchorage 31°F

'Permanency navigators' help Anchorage's homeless youths find housing and stability

Author: Paula Dobbyn Updated: August 21 Published August 21

A photograph of a family of three. A woman is holding a baby, and a man is standing next to her. They are all smiling and looking at the camera.

HEALTHCARE

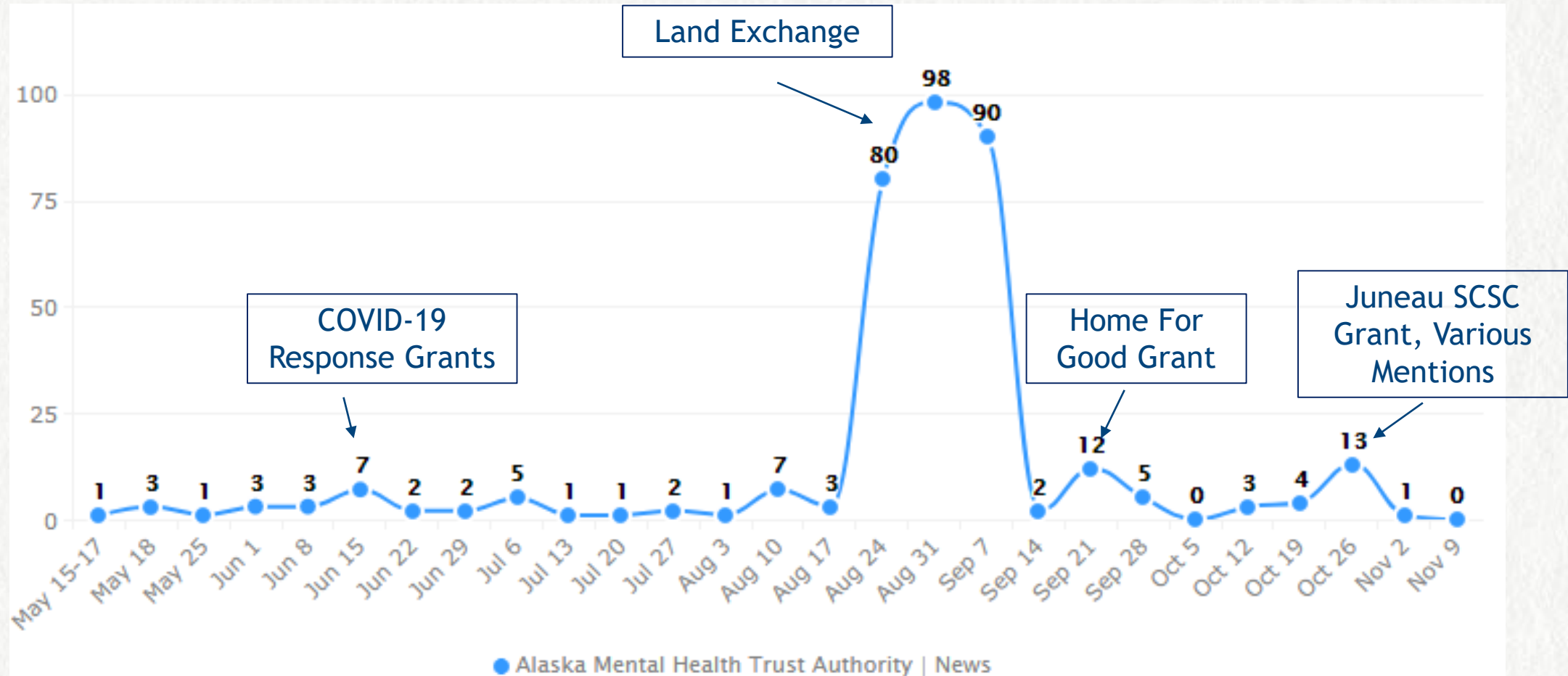
Immediate Aid for Long-Term Mental Health

The Alaska Mental Health Trust invests in care for Alaska's most vulnerable

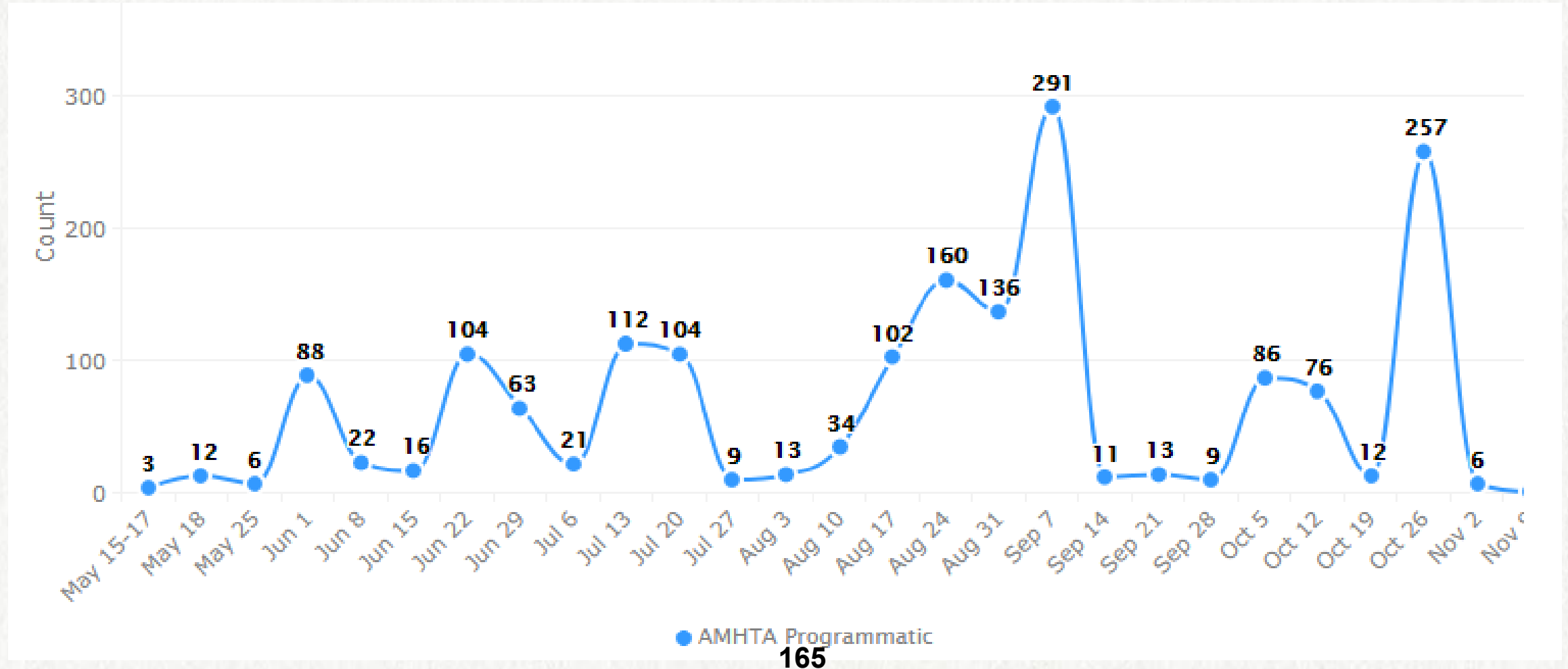
By Isaac Stone Simonelli

A photograph of a logging truck carrying a large log. The truck is a yellow John Deere model, and the log is being transported on a trailer. The background shows a mountain range under a blue sky.

Highlight: Earned Media (Trust Mentions)



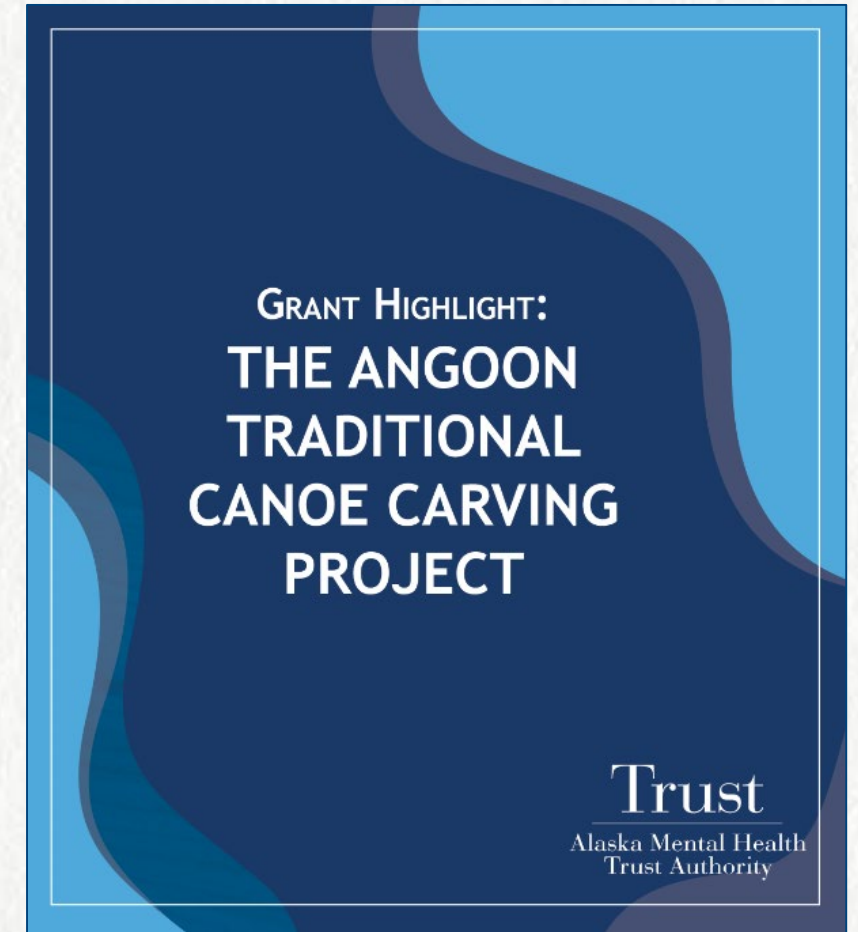
Highlight: Earned Media (Trust Programmatic)



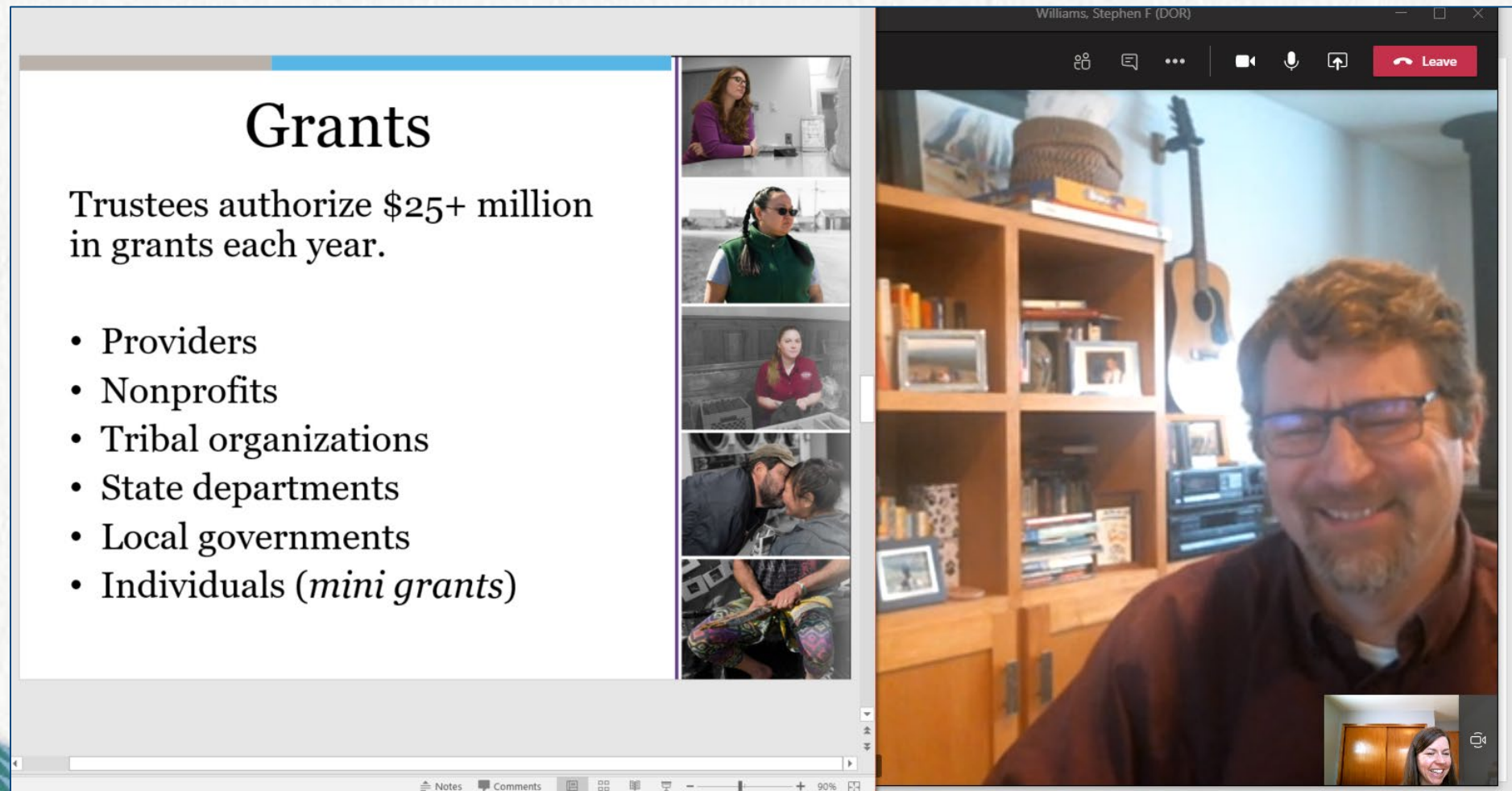
Highlight: Website



Highlight: Social Media



Highlight: Community Presentations



The screenshot shows a Zoom meeting interface. On the left, a presentation slide titled "Grants" is displayed. The slide text states: "Trustees authorize \$25+ million in grants each year." Below this, a bulleted list includes: "Providers", "Nonprofits", "Tribal organizations", "State departments", "Local governments", and "Individuals (*mini grants*)". To the right of the slide is a vertical strip of five small video thumbnails showing different participants. The main video feed on the right shows a man with glasses and a goatee, identified as "Williams, Stephen F (DOR)", smiling. He is in a room with a bookshelf and a guitar. At the bottom right of the Zoom window, there is a small inset video of another participant, a woman with dark hair, also smiling. The Zoom interface includes standard controls at the top like mute, video, and chat, and a "Leave" button.

Grants

Trustees authorize \$25+ million in grants each year.

- Providers
- Nonprofits
- Tribal organizations
- State departments
- Local governments
- Individuals (*mini grants*)

Highlight: Collaborations

FIGHT THE STIGMA

Panel Discussion

October 7, 2020
6:00 p.m. - 7:30 p.m.
Via Zoom

Please join us for a free, virtual community conversation about stigma and mental illness. In recognition of Mental Illness Awareness Week 2020, a panel of Alaskans will share their perspective on stigma and how it impacts those experiencing a mental illness.

PANELISTS

Jill D Ramsey, MS, CPRP,
The Alaska Training Cooperative, UAA

Tierra DiMassimo,
Peer Support Specialist at AKBH

Zoe Kaplan,
Mental Health Advocacy Through Storytelling

SPONSORED BY



VIRTUAL EVENT

Growing Plants,
Community & Inclusion
*a virtual panel discussion
on disability employment*

November 12, 2020
at 4:00 P.M.

Stream the film
October 29 thru
November 13, 2020

PRESENTED BY

Alaska Mental Health Trust Authority's

TECH SUMMIT 2020

**Tuesday, August 18
1- 2:30 PM
FREE Virtual Meeting via Zoom**

Discuss the "state of the state" of technology use in Alaska. Topics include how technology is being used during COVID, successes and challenges, and how other states have embedded technology into their service delivery systems.

Who should attend?
Trust beneficiary service providers and care coordinators, funders, policy makers, and advocates

Why attend?
To provide input on planning, future policy, and program development

Register in advance for this webinar:
https://us02web.zoom.us/join/register?WN_bjWR9fFGQmSic7VatRnn3Q

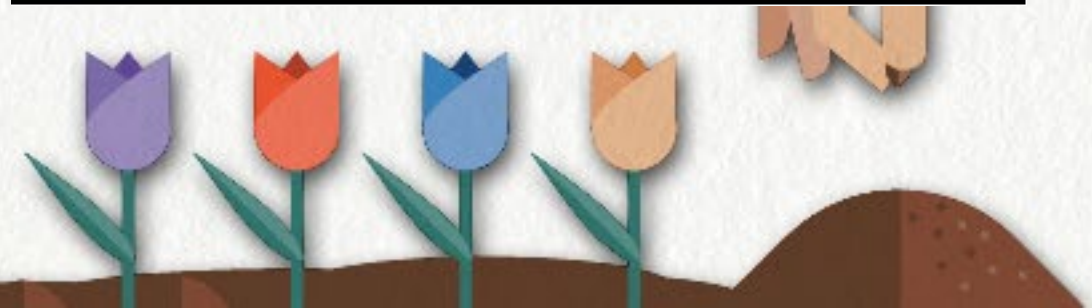
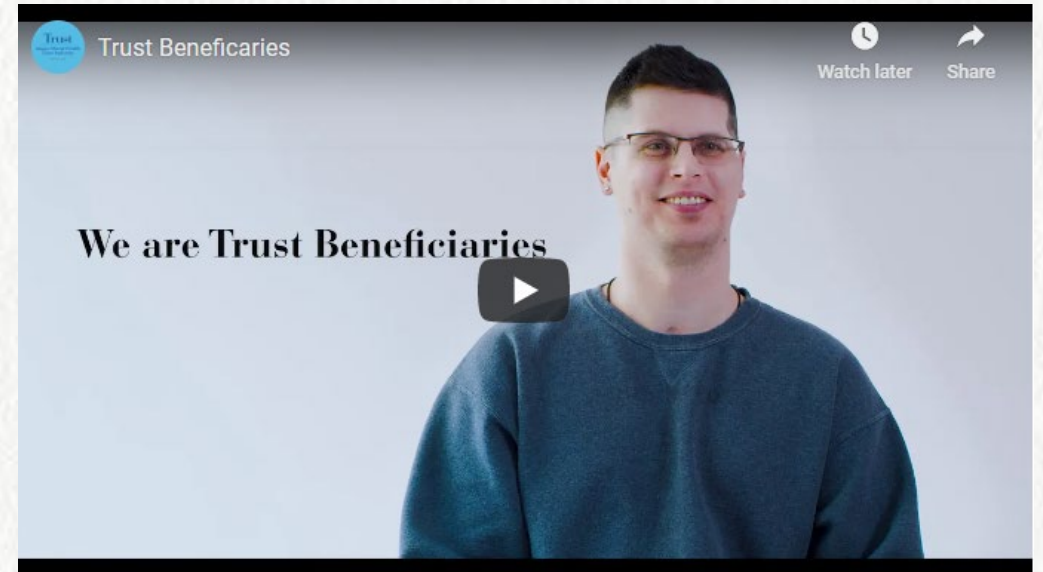
Accommodations provided upon request
Contact kim@chamneyconsulting.com by August 14

Media Campaign: Stigma

- Positively changing perceptions and attitudes is key to breaking down stigma
- Multi-media
- Launched in May of 2019

Learn more about STIGMA
and how to combat it.

Trust
Alaska Mental Health
Trust Authority



Media Campaign: Stigma

FY 21: November 2020 - May 2021

Statewide

- Broadcast TV
- Cable TV
- Digital
- Social



Media Campaign: Trust Lands

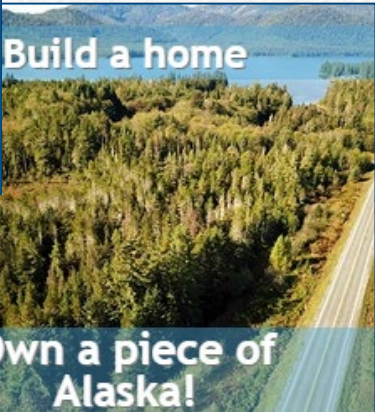
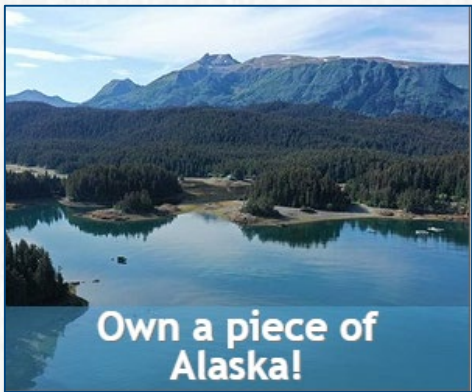
- Increase public understanding that revenue generation on Trust land supports our work on behalf of Trust beneficiaries.
- Multi-media
 - Radio
 - Print
 - Digital
 - Social

How does the Sale of
a Trust Land Parcel
Help Support Criminal
Justice Reentry
Programs in Alaska?

172



Trust Land Office



AlaskaBusiness

Trust Land Office 2020 Land Sale Now Underway

SEP 16, 2020 | GOVERNMENT, HEALTHCARE, NEWS, REAL ESTATE



Recreate on Trust Lands!



General permits for
use of Trust lands
are now available for
purchase on
our website.

ABOUT GENERAL PERMITS
Permits are necessary and available online for all non-commercial, recreational activities on Trust land that include:

- Overnight recreational use (such as camping)
- Motorized use (max. curb weight of 1,500 lbs.)
- Firewood harvest
- Subsistence trapping access
- Aircraft landing

You do NOT need a permit if your non-commercial, non-motorized, recreational use of Trust land is day use only. Activity must be in compliance with applicable state, federal, and local laws.

HOW TO OBTAIN A PERMIT
Purchasing a general permit is quick and easy! You can have your permit in-hand immediately following your purchase. To get yours, visit:
alaskamentalhealthtrust.org/landpermits

- Pay by credit card
- Purchase multiple permits at once
- General permits available for daily, weekly, monthly, or yearly segments - prices start at \$10 and vary per duration of use
- Permits are available year-round

Revenue from permits help support the Alaska Mental Health Trust Authority, which strives to improve the lives of Trust beneficiaries in Alaska.

To purchase your permit today, visit:
alaskamentalhealthtrust.org/landpermits

Terms and conditions for all permits are listed online.



Trust
Land Office

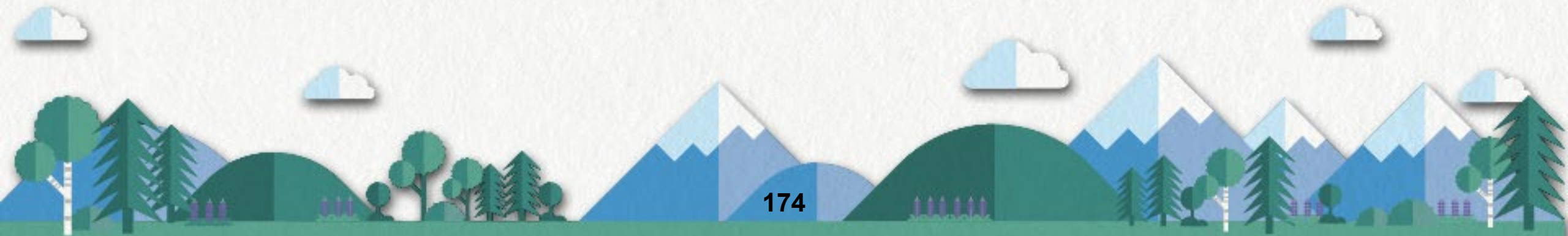
Annual Land Sale

Many unique
parcels available

Click for more information

Research Project

- Planned for early 2021
- Primary focus is beneficiary stigma
- Result will strengthen decision making when using Trust resources to address and reduce stigma
- Part of a multi-year effort



Advocacy

- Trust Advocacy
- Joint Advocacy with Trust partner Advisory Boards

Trust
Alaska Mental Health
Trust Authority
alaskamentalhealthtrust.org

About the Trust

The Alaska Mental Health Trust Authority is a state corporation that administers the Alaska Mental Health Trust, a perpetual trust, to be a catalyst for change in Alaska's mental health continuum of care. The Trust operates much like a private foundation, using its resources to ensure that Alaska has a comprehensive integrated mental health program.

Trust Governance: The Trust is overseen by a seven-member board of trustees. Trustees are appointed by the governor and must be confirmed by the legislature for five-year terms. The Trust CEO oversees the Trust Authority and the Trust Land Office, and is hired by and reports to the Trustees.

Trust Assets: Trust cash assets are managed by the Alaska Permanent Fund Corporation and the Department of Revenue Treasury Division, and our million acres of land assets are managed by the Trust Land Office. Land assets have various resource values including mineral, energy, forestry, and surface and real estate.

Beneficiaries of the Trust include the following broad groups of Alaskans experiencing:

- mental illness
- developmental disabilities
- chronic alcohol or drug addiction
- Alzheimer's disease and related dementia
- traumatic brain injuries

The Work of the Trust

The Trust designates a majority of its annual budget for grants to beneficiaries, nonprofits, service providers, tribal entities, governmental agencies and other groups that prioritize goals and initiatives consistent with the Trust's mission. More than \$20 million in grants are provided across the state for a variety of projects, statewide efforts and mini-grants.

Individual Grants \$1,677,000

MHTAAR Grants \$10,678,000

Trust
Alaska Mental Health
Trust Authority

Alaskan Living Longer
From the Alaska Commission on Aging

Seniors Growing Stronger
From the Alaska Commission on Aging

ABADA
Advisory Board on Alcoholism and Drug Abuse

AMHB
Alaska Mental Health Board

Substance Misuse and Addiction

Expand treatment, reduce waitlists, and build an adequate workforce to serve Alaskans with substance use disorders

Substance misuse and addiction is a growing statewide problem that exists in both urban and rural areas, and across all socioeconomic, ethnic, cultural, age, and disability groups. The consequences of addiction impacts individuals, families, friends, neighbors, and communities.

In 2019, the Alaska Mental Health Trust Authority (Trust) estimated that nearly 40,000 Alaskan adults experience alcohol dependence or abuse, and 20,000 adults experience drug dependence or abuse. Also, an estimated 1,300 Alaskan youth (between ages 12-17 years) experience alcohol dependence or abuse.¹

Individuals with disabilities, in particular, can experience over-prescription of certain medications for pain, including opioids that increases their vulnerability for substance dependence or addiction. Managing multiple prescriptions can be complicated, and if not managed properly there is increased risk of adverse consequences.

Alcohol misuse and dependence in Alaska has historically led, or been close to leading the nation per capita. The percent of adults who reported heavy drinking has increased over the last year and is currently 2.7% higher than national rates.⁴

Alaskan seniors age 65 and older consistently self-report higher rates of binge and heavy drinking than seniors in the lower 48,⁵ and Alaska's senior mortality rates for alcohol-induced and accidental deaths (non-fall related) are also higher.⁶

What Are Impacts To Trust Beneficiaries?

Like all Alaskans, Trust beneficiaries² are impacted by substance misuse and addiction. When addiction is not addressed, negative impacts and harms escalate, resulting in health care costs. People with substance use disorders are more vulnerable to the health consequences of substance misuse.

What are the Barriers to Treatment?

Trust beneficiaries experience greater barriers for accessing treatment, including lack of available treatment options, long waitlists, and lack of funds to pay for services, long distances to treatment, and lack of access to a trained workforce.

Annual Report



Thank You

Questions?

