

ALASKA MENTAL HEALTH TRUST LAND EXCHANGE

16 YEARS IN THE MAKING

RESOURCE MANAGEMENT COMMITTEE

OCTOBER 20, 2021



2005 – 2017

- 2005 Petersburg Timber Sale
- 2006 Petersburg/Ketchikan Exchange
- 2008 TLO Legislative Exchange Publication
- 2008 – 2009 USFS/TLO parcel collaboration
- 2009 RMC Concurrence on Land Exchange
- 2010 Murkowski Bill
- 2011 Sealaska Bill
- 2012 Tongass Future Roundtable approves of Land Exchange
- 2013 USDA Sec. Vilsak Young Growth Memo
- 2015 Agreement to Initiate (ATI) administrative Land Exchange
- 2017 Alaska Mental Health Trust Land Exchange Act



ALASKA MENTAL HEALTH TRUST LAND EXCHANGE ACT OF 2017

PROCESS & TIMELINE

65 Independent Processes

- Survey – Cut-outs, Boundary, Brush lines
- Timber Cruise – Valuation of Merchantable Timber
- Appraisal – Equal Value Land Exchange
- Cultural - Programmatic Agreement Executed
- Wetlands Analysis
- Mineral Potential Report
- Water Rights Review
- Hazardous Materials Evaluation
- Threatened and Endangered Species
- Title Reports
- Trespass Mitigation

Collaboration / Consistent Effort / Creativity



ALASKA MENTAL HEALTH TRUST LAND EXCHANGE ACT OF 2017

January 2019 Phase 1 Completed

- 2,508 Trust acres in Ketchikan
- 2,425 Federal acres in Naukati

April 2020 Phase 2A Completed

- 3,200 Trust acres near Ketchikan
- 1,513 Federal acres in Naukati

August 2021 Phase 2B Completed

- 12,262 Trust acres in Ketchikan, Petersburg, Wrangell, No Name Bay, Meyers Chuck, Sitka, Juneau
- 14,555 Federal acres in Naukati, Hollis, and Shelter Cove





FINAL CONVEYANCE

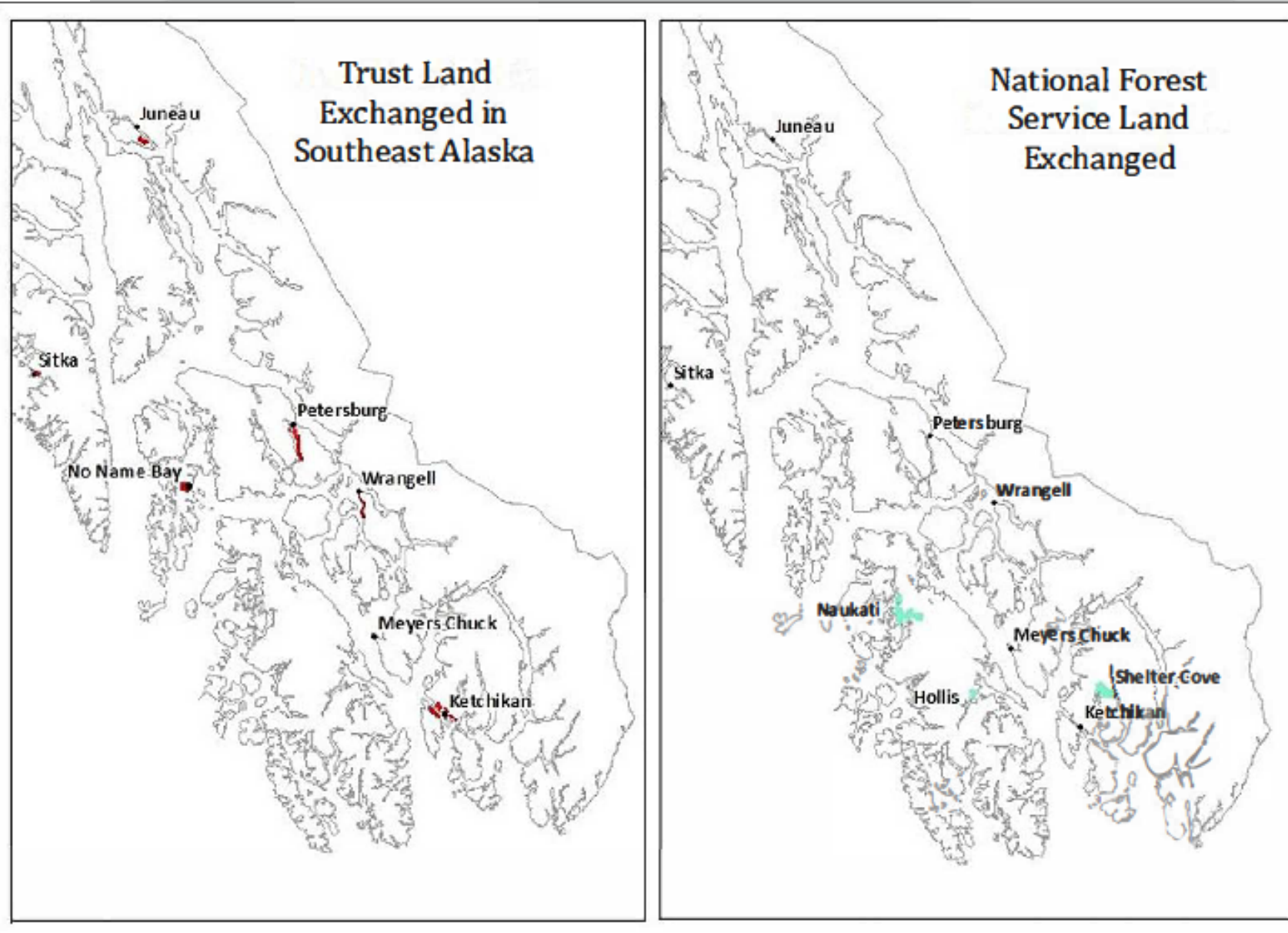
- 18,491.96 acres of previously Federal land, valued at \$20,691,708.81, near Naukati, Hollis, and Shelter Cove in Trust ownership.
- 17,980.19 acres of previously Trust land, valued at \$20,656,300, in 7 SE communities, in FS ownership.
- \$35,408.81 payment from TLO to USFS as mechanism of balance to equalize the value for value land exchange.

PURPOSE

Restructured Trust land portfolio in SE Alaska with lands more conducive to revenue generating development

- Protect lands that have significant natural, scenic, watershed, recreational, wildlife, and other public values near communities in Southeast Alaska
- Create jobs and provide economic opportunities for resource use in more remote areas of the State; and
- To facilitate the goals and objectives of the Trust

Acquired lands are valuable for timber harvest, subdivisions, and other commercial ventures



FISCAL REVIEW



COSTS

Aug 2013 – 3.2 M Allocated

Jan 2018 – 3.1 M Allocated

Total RSA \$6,170,000

Total Expended To Date \$5,133,147



RETURN

Naukati Old Growth Timber Sale

\$4.8 Million

(40 MMBF of 110 MMBF Harvested)

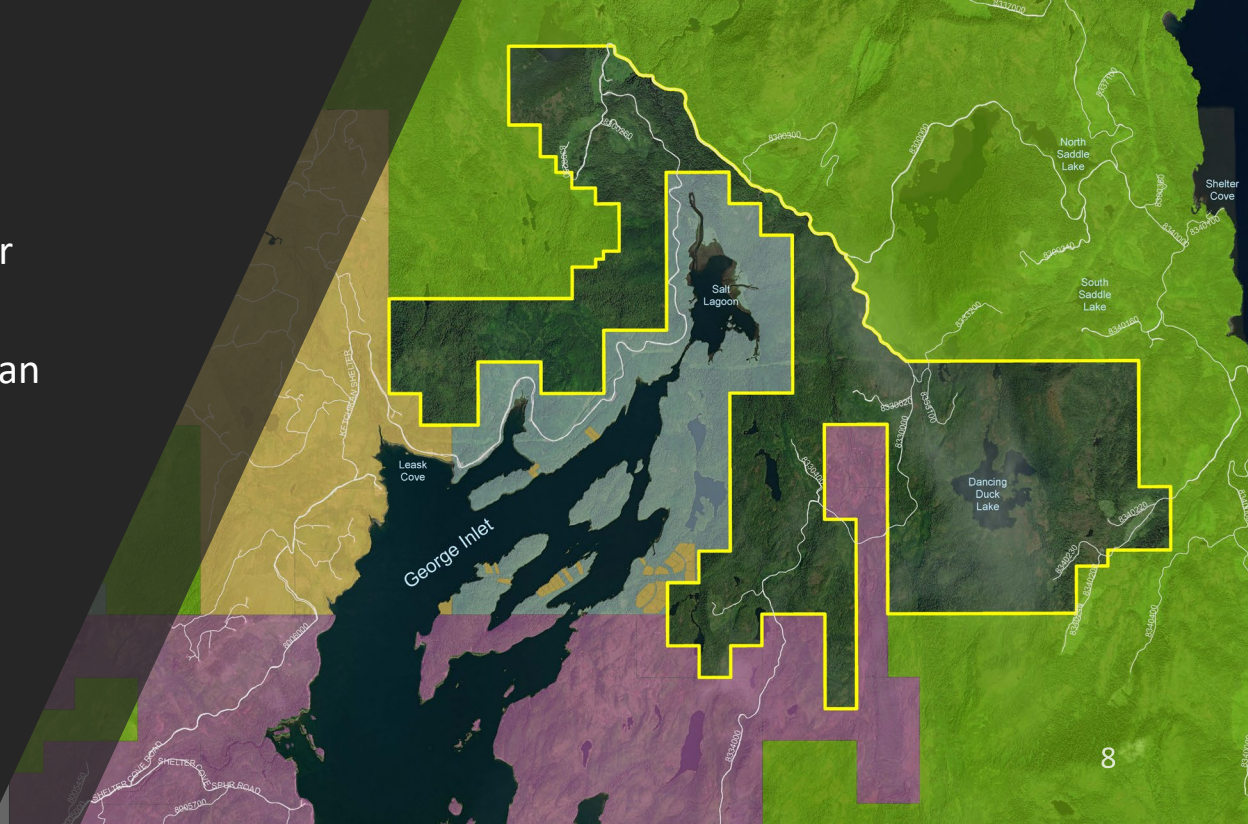
10-Year Projection

\$25-30 Million

SHELTER COVE

(UPPER GEORGE INLET – BEHIND KETCHIKAN)

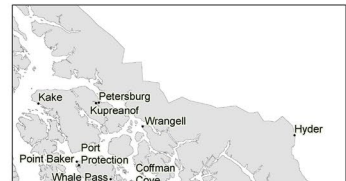
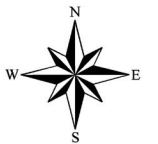
- 6,335 exchange acres + 5,200 Leask Acres
- Road Network
- DOT&PF Highway
- Subdivision Development
- Shelter Cove Road Project (subcontractor Pool Engineering, Co.)
- Shelter Cove Timber Sale (contractor Alcan Timber Co.)

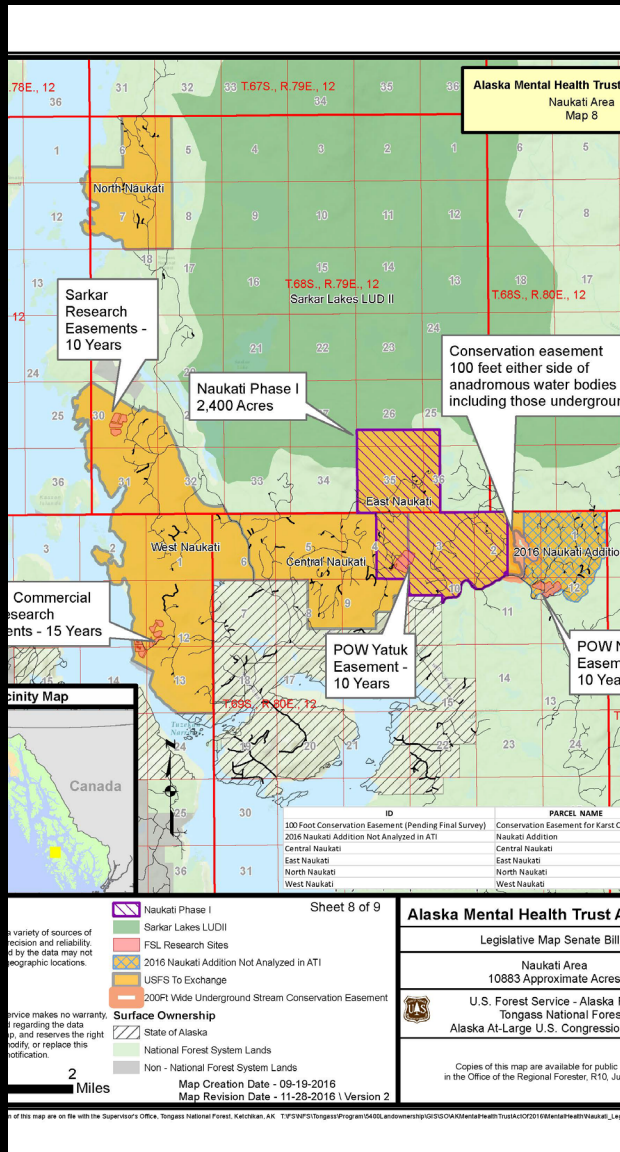


Alaska Mental Health Trust Act of 2017

Shelter Cove Area

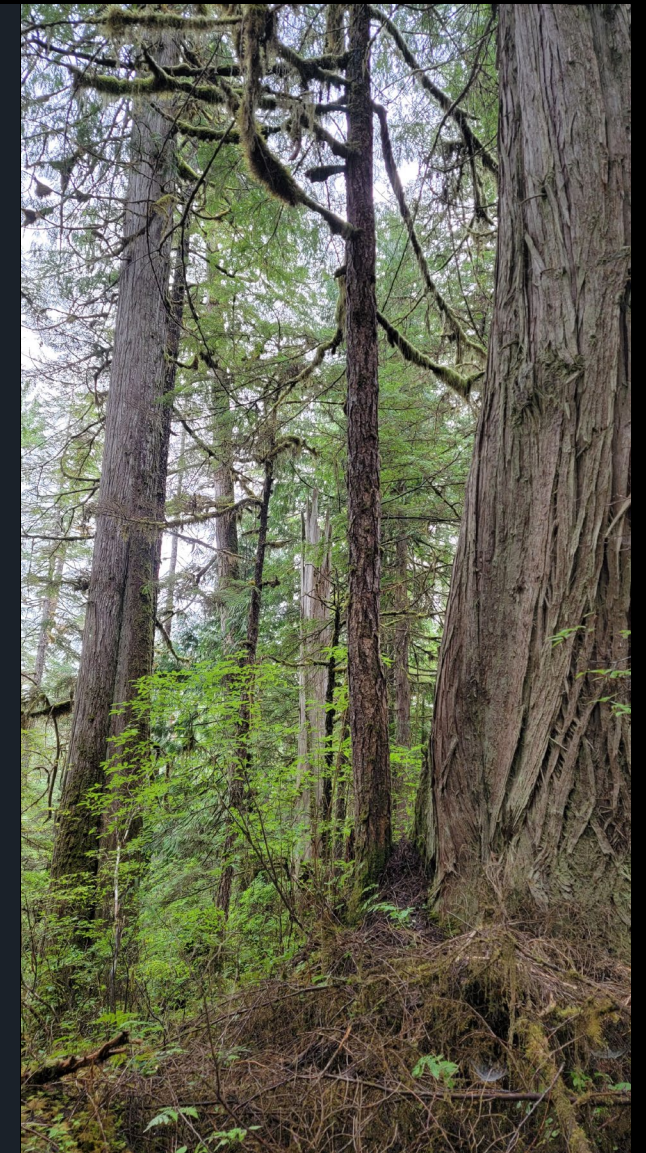
- Exchange Parcels
- Mental Health Parcels
- USFS Lands
- Native Lands
- State Lands
- Roads





NAUKATI (PRINCE OF WALES ISLAND)

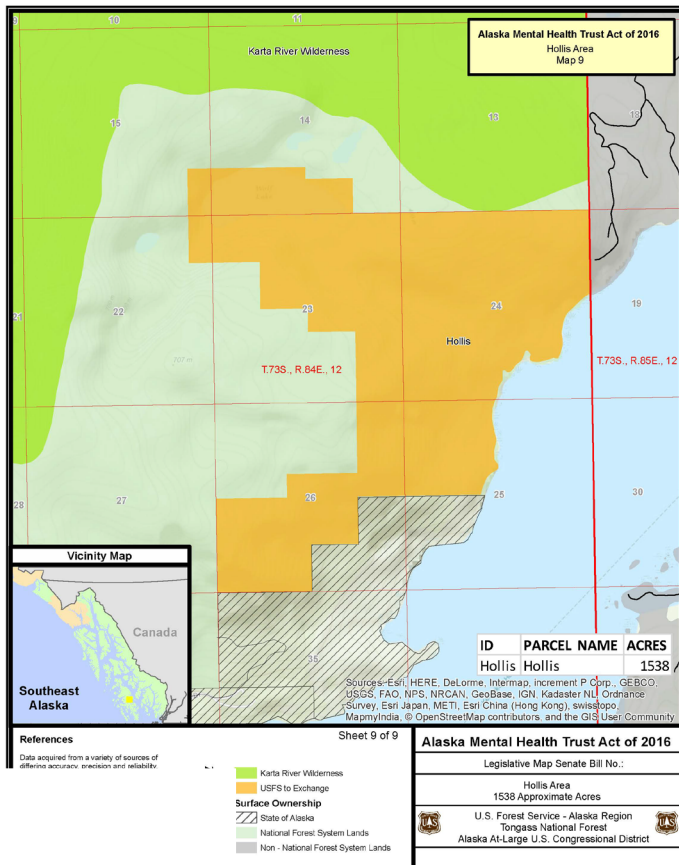
- 10,721 Acres
- Road Network
- DOT&PF Highway
- Subdivision Development
- Naukati Old-Growth Timber Sale (Contractor Viking Lumber Co.)
- Naukati Young-Growth Timber Sale (tbd)



HOLLIS

(PRINCE OF WALES ISLAND)

- 1,438 acres
- Hollis Timber Sale (tbd)



The TLO diligently explores options to maximize revenue on all Trust Lands

PENDING DELIVERABLES

- Patent Amendments – 3 access points
- Easement to – 11 access points
- Public Access – 7 access points
- Cost-Share Maintenance Agreement





Trust
Land Office

THANK YOU!

**CHANDLER LONG
TRUST RESOURCE MANAGER**

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