

Meeting Agenda



Trust
Land Office

Meeting: Resource Management Committee
Date: April 23, 2025
Time: 11:30 am
Location: Trust Authority Building, 3745 Community Park Loop, Anchorage
Teleconference: [Zoom Link](#); Meeting ID: 842 6183 9319; Passcode: 907
Call-in number +1 669 444 9171; alaskamentalhealthtrust.org
Trustees: Corri Feige (Chair), Rhonda Boyles, Anita Halterman, Brent Fisher (ex-officio)

Wednesday, April 23, 2025

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11:30	Call to Order (Corri Feige, Chair)	
	Roll Call	
	Announcements	
	Approval of Agenda	
	Ethics Disclosure	
	Approval of Minutes–January 9, 2025	4
11:35	Alaska Behavioral Health Below-Market Lease in Fairbanks	Handout
12:05	Executive Director Report	Handout
12:20	Icy Cape Update	Handout
	Executive Session – (if necessary)	
	<i>In accordance with the Open Meetings Act, AS 44.62.310(c)</i>	
12:40	Commercial Real Estate Update	Handout
12:50	Carbon Program Update	Handout
1:20	Consultations	
	• Land Sale Programs Parcels	11
	• Disposal of Trust Parcel C20931 – MHT 9101408	31
	• Utility Easement – MHT 9201031	35
	• Utility Easement – MHT 9201032	39
	• Utility Easement – MHT 9400899	55
	• Gas Lease – MHT 9300102	66
	• Mineral Lease – MHT 9400921	69
	• Ground Lease – MHT 9400917	72
2:50	Trustee Comments	
3:00	Adjourn	

Future Meeting Dates

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

(Updated – April 2025)

- | | | |
|--------------------------------|-----------------------------|------------------------|
| • Finance Committee | April 23, 2025 | (Wed) |
| • Resource Mgt Committee | April 23, 2025 | (Wed) |
| • Program & Planning Committee | April 24, 2025 | (Thu) |
| • Full Board of Trustees | May 21-22, 2025 | (Wed, Thu) - Fairbanks |
| | | |
| • Audit & Risk Committee | July 31, 2025 | (Thu) |
| • Finance Committee | July 31, 2025 | (Thu) |
| • Resource Mgt Committee | July 31, 2025 | (Thu) |
| • Program & Planning Committee | Aug 1, 2025 | (Fri) |
| • Full Board of Trustees | August 27-28, 2025 | (Wed, Thu) – Anchorage |
| | | |
| • Audit & Risk Committee | October 15, 2025 | (Wed) |
| • Finance Committee | October 15, 2025 | (Wed) |
| • Resource Mgt Committee | October 15, 2025 | (Wed) |
| • Program & Planning Committee | October 16, 2025 | (Thu) |
| • Full Board of Trustees | November 19-20, 2025 | (Wed, Thu) – Anchorage |
| | | |
| • Program & Planning Committee | January 21, 2026 | (Wed) |
| • Finance Committee | January 22, 2026 | (Thu) |
| • Resource Mgt Committee | January 22, 2026 | (Thu) |
| • Audit and Risk Committee | January 22, 2026 | (Thu) |
| • Full Board of Trustees | February 18-19, 2026 | (Wed, Thu) – Juneau |

Future Meeting Dates Statutory Advisory Boards (Updated – April 2025)

Alaska Commission on Aging

ACOA: <https://aging.alaska.gov>

Executive Director: Martin Lange, (907) 465-4793, martin.lange@alaska.gov

- Quarterly Meeting: May 6, 2025 / Virtual

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

AMHB: <http://health.alaska.gov/amhb/Pages/default.aspx>

ABADA: <https://health.alaska.gov/abada/Pages/default.aspx>

Executive Director: Kermit Wilson, (907) 465-4650, kermit.wilson@alaska.gov

Governor’s Council on Disabilities and Special Education

GCDSE: <http://health.alaska.gov/gcdse/Pages/default.aspx>

Executive Director: Patrick Reinhart, (907)269-8990, patrick.reinhart@alaska.gov

- Triannual Meeting (spring): May 28-29, 2025 / Anchorage

**ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING
January 9, 2025**

**Originating at:
Alaska Mental Health Trust Authority
3745 Community Park Loop, Suite 200
Anchorage, Alaska 99508**

Trustees Present:

Corri Feige, Chair
Anita Halterman
Rhonda Boyles (virtual)

Additional Trustees Present:

John Morris
Agnes Moran
Brent Fisher
Kevin Fimon

Trust Staff Present:

Valette Keller
Allison Biastock
Shannon Cochran
Katie Baldwin-Johnson
Carrie Predeger
Lucas Lind
Josie Stern
Eliza Muse
Tract Salinas
Michael Baldwin
Christopher Orman
Brittany Williams

Trust Land Office staff present:

Jusdi Warner
Jeff Green
Sarah Morrison
Katie Vachris
David MacDonald
Mariana Sanchez
Cole Hendrickson

Department of Law:

Gene Hickey

Also participating:

Steve Center; Julia Moriarty; Steph Hopkins; Mary Wilson; Teri Tibbet.

PROCEEDINGS

CALL TO ORDER

CHAIR FEIGE called the Resource Management Committee meeting to order and began with a roll call. She stated that the entire board slate was present, and asked for any announcements. There being none, she asked for a motion to approve the agenda.

APPROVAL OF AGENDA

MOTION: A motion to approve the agenda was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

CHAIR FEIGE asked for any ethics disclosures. Hearing none, she moved to the approval of the minutes from October 16, 2024.

APPROVAL OF MINUTES

MOTION: A motion to approve the minutes from October 16, 2024, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

E.D. WARNER stated that the minutes were missing Cole Hendrickson, who was present and gave a presentation. She asked to add that to the minutes.

CHAIR FEIGE asked staff to get that section inserted back in. She asked for a motion to amend the minutes.

MOTION: A motion to amend the minutes from October 16, 2024, to include Cole Hendrickson was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

CHAIR FEIGE recognized Jusdi Warner.

EXECUTIVE DIRECTOR REPORT

E.D. WARNER began with an update on Alaska Renewables and stated that they requested a legal description change, and also submitted their development plan. She moved to the Trust Authority Building update and the eight different options for the building that had been talked about, which was repeatedly sent out for requests for proposals with no interest. The cost was increased to \$150,000, which will be closing soon, and she will provide an update on that. The subdivision program has recorded three subdivisions: Three Ponds in Kenai; Emerald in Kenai; and Lonesome Lake Coho. They were still evaluating the best way forward with that project regarding layout costs. She continued with Alaska Housing & Finance Corporation around the \$4 million that is being held through the Legislature. AHFC provides the information to the

upcoming legislative body, which then makes a decision. The newest conversation around this project is if AHFC will be reimbursed. There are a couple of different options, one of which is the Trust. If awarded that funding, the Trust will be responsible for paying it back, which is being evaluated. The other piece is that the subdivisions in the local boroughs will be on the tax rolls, and the boroughs will reimburse the Trust. Nothing is final, and it can get pretty complicated. The best for the Trust would be if the local boroughs reimburse. She moved on to the budget amendment for the rooftop mechanical unit at Amber Oaks, which was completed. The CFF approval for the fire panel at the TAB has not been completed, but the contract work has been booked out. The first mineral lease out at Livengood was completed in December, and all documents have been signed. Howard Hill paid their fee, and that is complete. The mineral lease in Fairbanks, the Opportunity Placer decision process, was completed in November, and we are awaiting the signed lease documents from Opportunity. The statewide personal inventory land sale decision was completed, and all of those parcels have been transferred to the inventory pool can be pulled from for land sales. The land disposal in Petersburg was completed, and the final decision documents for a land disposal at Little Harding Lake are being drafted and reviewed. She continued that the initial review of the Resource Management Strategy draft has begun, and she gave an update on DNR and how the TLO regularly works with DNR. She gave an update on the timber sale at Gustavus, which is a selective harvest and not a clear cut.

CHAIR FEIGE moved to the Carbon Program update.

CARBON PROGRAM UPDATE

MR. GREEN stated that everything is on schedule on the timeline, and so far the administrative decision process, public notice, best-interest decision for any public notices action in every community in Southeast has been completed. There were no comments received during the public notice period, and that portion of the project is completed. The next step is putting out for a proposal for an initial assessment of the Trust carbon and taking into consideration the advantages. Also, in that consideration are the other land development activities and where it makes the most sense. The consultant contractor is Terra Verde, and Ryan Kleinhans is the main contact and a good resource. Ryan will be presenting at the February meeting. He explained that the main registries, the American Carbon Registry, has modified their improved forest management methodology for their registry for the credits they will hold and register on their registries. He also brought up the management and sales credits and the process, stating that they worked with their attorney at Department of Law who advised on the Trust Land Office actions, management decisions, and development of the credits. They are being brought to the point of being registered. These credits are an environmental commodity and can be traded, sold, held. Those decisions will be made by the Trust Authority, which will work collaboratively with the Trust Land Office.

E.D. WARNER explained that is the first phase of this project which ran the decision process to utilize these carbon resources on Trust land. Once it becomes that commodity, it becomes an investment.

CHAIR FEIGE moved to the Icy Cape update.

ICY CAPE UPDATE

DR. EDEN gave the update for the fourth quarter of calendar year 2024. He stated that planning and procurement was 100 percent, as well as the field work. All of the results for the gold were

received, and the heavy minerals is in the final stages. He continued that that part of the independent verification is to process it a different way to tell how much is in there, and then compare it to our results. He added that the results came back very strong; so there is gold there. The independent data verification is time-consuming and necessary. With the anticipated results, they are at 95 percent. He moved to marketing, and stated that his presentation at the AMA convention was very well received. Marketing is right on track. The next steps will be an independent technical report and mineral resource estimate. He noted that they were under budget. He moved to the reconnaissance sampling and the geological mapping project and explained that it is a five-year project, with the first year just completed. A few areas were selected in Fairbanks, and the results were received. Currently, selection areas are being worked on for this year.

TRUSTEE BOYLES asked about the confidentiality on maintaining the integrity of the assets and information.

DR. EDEN replied that the report will be confidential, and anyone in the industry that would like to look at those would have to sign an NDA.

TRUSTEE BOYLES stated that this should all be discussed in Executive Session.

CHAIR FEIGE stated that anything that is sensitive financial information that could impact the health of the Trust certainly falls into that category, and she would take that under advisement with the guidance of both the Chair and legal counsel. She thanked Dr. Eden for the report, and moved to the Palmer update.

PALMER PROJECT UPDATE/APPRaisal

E.D. WARNER began with a brief background and then moved to the mineral appraisal. America Pacific has provided DNR and TLO with the mineral appraisal for the 340 claims. The appraisal has been reviewed, and they were prepared to discuss that in Executive Session. The mineral appraisal evaluates the value in the ground. She added that this appraisal is important because there is a three-way lease between America Pacific, the BLM, and Merrill Palmer, with the lease over the top.

CHAIR FEIGE entertained a motion to move into Executive Session.

MOTION: A motion was made that the Resource Management Committee for the Alaska Mental Health Trust Authority Board of Trustees enter into Executive Session to discuss issues related to the Palmer Project appraisal and valuation issues. The discussion will include legal advice from our counsel, and include matters that will have an immediate, material effect on the finances of the Trust. The Executive Session is permitted under the Open Meetings Act, AS 44.62.310(c)(1)(3). The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

(Executive Session from 2:08 p.m. until 2:40 p.m.)

CHAIR FEIGE asked for a motion to come out of Executive Session.

TRUSTEE HALTERMAN stated that she, her fellow trustees, and members of the Trust Authority are returning to the Resource Management Committee meeting from Executive Session. During the Executive Session, the trustees only discussed the items identified in the motion to move into Executive Session. The Resource Management Committee did not take any action while in the Executive Session other than to give direction to counsel.

COMMERCIAL REAL ESTATE UPDATE

MR. MacDONALD stated that portfolio-wide, they were at 93 percent, with occupancy essentially staying the same. The sale of the Rulon White property is reflected in the lower overall occupancy. He continued on to the update for the liquidation strategy.

CONSULTATIONS

DISPOSAL OF TRUST PARCEL FM-0835-MHT 9400904

MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the executive director of the Trust Land Office's decision to dispose of the Trust parcel FM-0835, approximately 75 acres, through a negotiated sale or subsequent disposal. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

E.D. WARNER recognized Mariana Sanchez who has stepped up to take on additional work, which resulted in a negotiated sale.

MS. SANCHEZ stated that this consultation is for the negotiated sale of Trust Parcel FM-0835 located within Fairbanks boundaries. The parcel is split in half by a section line, with a road that bisects it. The area is zoned as a heavy industrial, military noise district. The fair market value was determined to be \$100,000, and FS&G Aggregate, Inc., after negotiation, agreed to a 50 percent premium on this property, as well as reimbursing the TLO for the cost of the appraisal. The total purchase price is \$159,600, which FS&G has put down in full as a deposit, instead of the typical 10 percent, to show their seriousness. FS&G plans to donate the southern portion of the parcel to the Fun Lions Snowmobile Club, where they can extend their winter track for youth snow machining. He added that this disposal meets the standards of the 2021 Resource Management Strategy for the TLO to maximize return, at prudent levels of risk, prevent liabilities, and to convert nonperforming assets into performing assets.

CHAIR FEIGE called the vote.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

GAS LEASE - MHT 9300101

MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the negotiated lease of Trust land parcels SF50100, SF50101, SF50203, SF50103, and SF50135 near Soldotna to Hilcorp Alaska, LLC, for the exploration and development of oil and gas resources. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

MR. HENDRICKSON stated that this is a negotiated lease request of Trust hydrocarbon estate. There were eight total parcels in the request that are owned by the Trust with the hydrocarbon estate. The surface estate is all privately owned and not in Trust ownership. This is about 287 acres just north of Soldotna on the Kenai Peninsula. In June 2024, Hilcorp was awarded as the high bidder of the Division of Oil & Gas's Cook Inlet leasing. They want to improve their lease package while they have infrastructure and resources allocated to the area.

TRUSTEE FIMON pointed out a discrepancy, and asked about the three additional lots which needed to be added to the motion.

MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the negotiated lease of Trust land parcels S50100, S50101, S50102, S50135, S50136, S50137, and S50138 near Soldotna to Hilcorp Alaska, LLC, for the exploration and development of oil and gas resources. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

CHAIR FEIGE stated that the consultations were concluded, and moved to the item on Trust Land Office history.

TLO HISTORY

E.D. WARNER stated that the TLO was formed out of the settlement agreement which resulted in the statutes. She highlighted that the DNR commissioner has delegated his/her authority in the statute to the ED of the TLO. Although he/she still has that fiduciary responsibility to the Trust, that is delegated by statute, by law, to the TLO ED. She brought that up because the mental health beneficiary groups were concerned for TLO to be in DNR because of maximizing revenue. She continued that that is not what DNR does. The environmental and conservation groups were interested in having the TLO in DNR to serve the public interest. Then the development interest groups were concerned about the management outside of DNR. The TLO was formed with one purpose: to maximize the revenue off of Trust land. That is what they are hired to do. She stated that sometimes they are fortunate enough that the mission aligns with the public interest, and there are times when it does not. She added that she is required to consult with the board, but she can make land decisions even if the board disagrees. She stated that she has no authority to spend money without the trustees' approval. There are checks and balances. It is okay when they do not agree.

CHAIR FEIGE thanked Ms. Warner, and stated appreciation for the graciousness of everyone's time.

TRUSTEE BOYLES stated her enjoyment of the Resource Management Committee.

TRUSTEE HALTERMAN thanked Ms. Warner for what she does at the TLO and for standing firm when there is political pressure to do something that is not necessarily in the best interest of the Trust. She added that it is important that she has the support of the trustees.

CHAIR FEIGE asked for any other comments. There being none, she asked for a motion to adjourn.

MOTION: A motion to adjourn the Resource Management Committee meeting was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Boyles, yes; Chair Feige, yes.)

(The Alaska Mental Health Trust Authority Resource Management Committee meeting adjourned at 3:09 p.m.)



To: Corri Feige, Chair
Through: Jusdi Warner, Executive Director
From: Brittany Williams, Leasing and Land Sales Manager
Date: 4/23/2025
Re: Parcel Inventory for Statewide Land Sale Programs
Fiscal Year: 2026 – 2031

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with creating a pool of approximately 28 subdivision lots and small to large tract parcels listed in the attached Exhibit 1 to be subdivided that may be disposed of through the TLO’s Statewide Land Sale Programs.”

Background:

Revenue Projections: **Principal Income** (up to) **\$6 Million**
(up to) **\$3 Million**

Transaction/Resource: The proposed action is to select and offer, through the TLO’s Statewide Land Sale Programs, Trust parcels annually from a pool of 28 parcels between, fiscal years 2026 and 2031. If a parcel is not sold within this timeframe, it may be reoffered in future TLO Statewide Land Sale Programs. These parcels were identified based on already being suitable for disposal or a candidate for subdivision in an area where market conditions will allow for profitable sales after a subdivision has been completed.

Parcels identified for inclusion in the Statewide Land Sale Programs will be offered in the following order of Land Sale Programs:

1. Annual Competitive Land Sale Program (Sealed Bid Auction Format).
2. Year-round Over-the-Counter Land Sale Program.
3. Negotiated Sale at, or above, the appraised value.

The Executive Director, in consultation with the Trust Authority, may elect to sell a parcel from this pool through a negotiated sale, so long as a written decision is completed providing the opportunity for interested parties to submit qualified competing offers and describing that a non-competitive disposal is in the best interest of the Trust and its beneficiaries.

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

Property Description/Acreage/MH Parcel(s): Trust parcels in the pool are mostly from subdivisions currently being developed by the TLO, pre-existing subdivisions designed and platted by the Department of Natural Resources (DNR) (primarily in the 1970's and 1980's), or individual parcels 30 acres or smaller in size that are already suitable for disposal. These parcels have characteristics that are typical of residential and recreational properties that do not lend themselves to other types of resource development.

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

It is important to note that certain parcels may be deleted from the list because of the public notice process, title reviews, parcel inspections, or the identification of a higher and better use that would generate larger returns.

General Background: The TLO has been selling parcels through the Statewide Land Sale Programs since 1998 on behalf of the Trust. In previous years, the TLO would select a limited number of already subdivided parcels on an annual basis to offer during the next fiscal year. The TLO concluded that an inventory of parcels from which the TLO could select from over the next five years and beyond would better maximize revenues from the Statewide Land Sale Programs. Throughout the last three years, partly due to previously low interest rates, the TLO has seen an increase in land sales and has amplified its subdivision development efforts to capitalize on the absorption rate in the market. This consultation specifically includes larger parcels/tracts of land which first require subdivision, several of which are currently underway through the TLO Subdivision Development Program, in order to maximize revenue from the sales. After the subdivisions are completed, the number of total lots that are sold will be much greater than the 28 parcels, which make up the parent parcels of the subdivisions. This consultation action is required to be completed before the parcels can be disposed of in the TLO 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 to respond timely to public interest, market trends, and more effectively sell the parcels, thereby increasing overall land sales revenue generated through the TLO land sale programs.

The TLO's goal is to generate up to \$6 million during the five-year sale period. Land sales have performed very well over the last two years, and it is possible for this trend to continue with the TLO's ability to provide inventory in areas where demand is high. However, with the rise of interest rates the option to finance a parcel becomes less attractive and sales may slow as a result. Exact revenues received will be dependent on the 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. Remaining parcels not sold within this five-year period may continue to generate revenue in future years as they are sold.

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

Project Costs: Project costs for the TLO land sale programs over the five-year period are estimated at approximately \$100,000/year (from TLO operating budget) with the primary costs being minor surveys, appraisals, title reports, parcel inspections, and marketing needed to prepare lots for inclusion in the land sale programs. The parcels included in this consultation that are being subdivided through the Subdivision Development Program will be paid for from that approved budget. The parcels that are not within that program and a part of this consultation will be paid for through this project cost funding which is paid for through the TLO Operating budget.

Due Diligence: Prior to the sale of the parcels a TLO staff member, contract appraiser, or surveyor will inspect each parcel. Minimum parcel bids will be established via standard appraisals or other appropriate valuation methods. All parcels will have a title report completed prior to issuing a sale contract or quitclaim deed. Contract documents have been reviewed by the Department of Law; no separate independent review is required.

Alternatives: The primary alternative is to hold the parcels for future development or sales. This alternative would delay receipt of revenues and could result in additional costs and risks for the Trust without significant increases in value. Currently, the TLO has assessed the highest and best use of these parcels as residential or recreational properties. If an alternative resource development proposal is identified or a negotiated sale application is received prior to the competitive sale and over-the-counter sale offering, for a specific parcel in the future, the TLO may re-evaluate the highest and best use and may elect an alternative use, which would require separate decision and consultation.

Consistency with the Resource Management Strategy: The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets. Experience has demonstrated that it is unlikely that these parcels will appreciate at a rate that would justify holding them for a later sale. It is also not cost effective for the TLO to hold these parcels for a long period of time and incur the associated management costs and liabilities.

Also, by designating a pool of parcels to select from and offer over the next five-year period, the TLO Lands Section will more efficiently meet the Land Resource Management Strategy objectives to maintain a five-year inventory of lots through subdivision developments in support of the land sale programs during fiscal years 2026 – 2031.

Trust Land Office Recommendation: The TLO recommends that it is in the Trust’s best interest to select and offer Trust parcels from a pool of 28 existing parcels between fiscal years 2026 and 2031 through the TLO’s Statewide Land Sale Programs. Parcel sales will take place over a multi-year period in an effort to gain maximum revenue by avoiding oversaturation of a single market area and sell parcels selectively based on market conditions and local area demand. If not sold in the initial timeframe the parcels may be re-offered in future land sale programs.

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

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

Exhibit(s): Exhibit 1 – Parcel List
Exhibit 2 – Parcel Maps

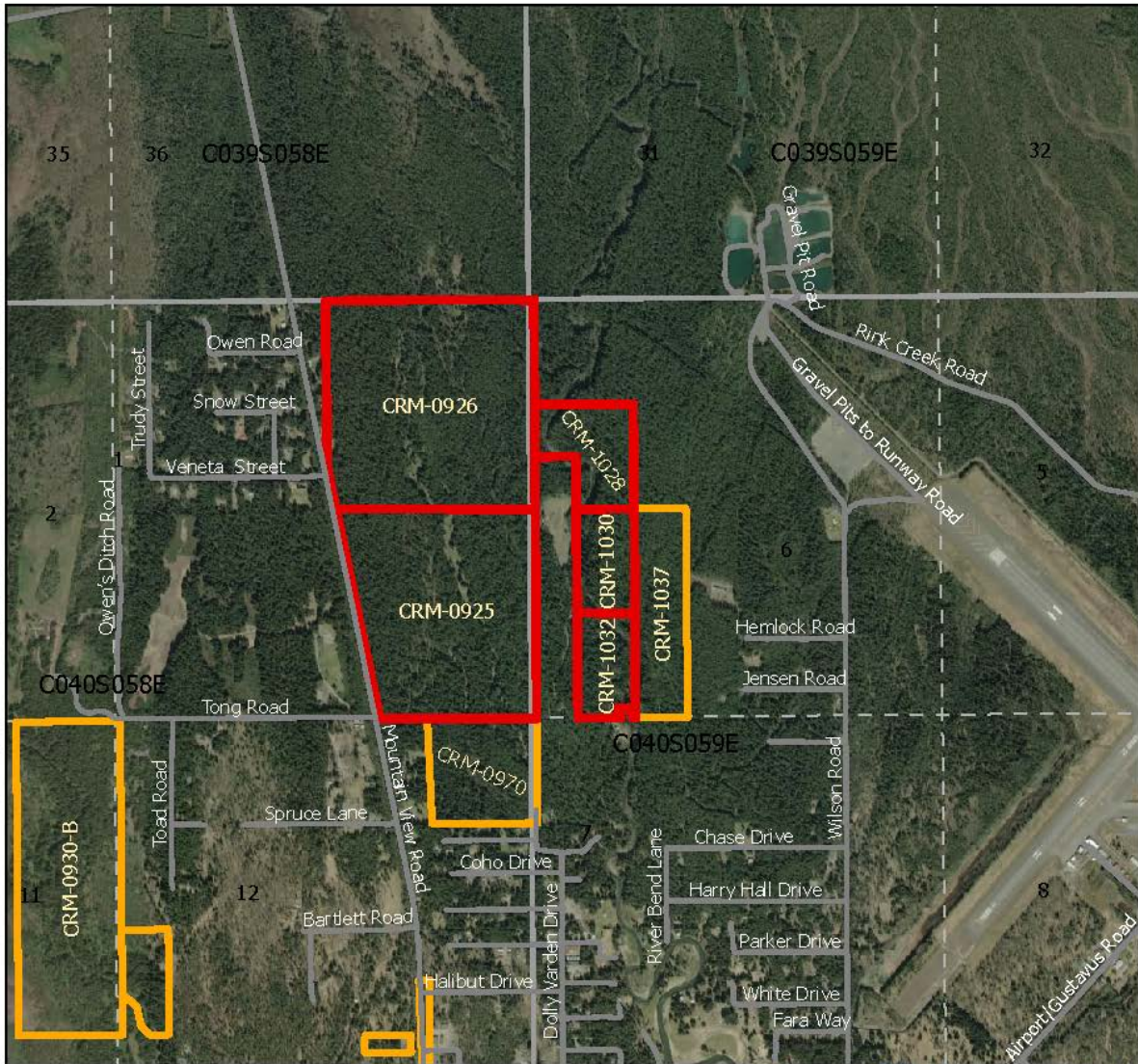
Exhibit 1 – Parcel List

General Location	Community/ Subdivision (S/D)	MH Parcel Number	MTRS	Survey	Lot	Block	Acres
Gustavus	Gustavus	CRM-0925	C040S058E01	ASLS 79-180	Tract B		133.014
Gustavus	Gustavus	CRM-0926	C040S058E01	ASLS 79-180	Tract C		158.819
Gustavus	Gustavus	CRM-1028	C040S059E06	ASLS 79-153	2B		28.870
Gustavus	Gustavus	CRM-1030	C040S059E06	ASLS 79-153	3B		20.000
Gustavus	Gustavus	CRM-1032	C040S059E06	ASLS 79-153	4B		19.570
Hollis	Clark Bay Terminal S/D	C70925	C073S084E34,3 5	ASLS 79-181	Tract C		13.050
Hollis	Clark Bay Terminal S/D	C32009	C073S084E34	ASLS 79-181	Tract C		7.052
Kasilof	Kasilof	SM-0484	S003N012W33	EPF 58- 39	2A		27.089
Ketchikan	Coast Guard Beach	CRM-2680	C074S089E11,1 2,13,14	USS 3762			70.750
Ketchikan	D Loop	CRM-2945	C074S090E29	ASLS 81-39	Tract D		1.390
Ketchikan	D Loop	CRM-2958	C074S090E29	ASLS 81-39	6A	1	1.867
Ketchikan	D Loop	CRM-2971	C074S090E29	ASLS 81-39	7A	1	1.889
Ketchikan	D Loop	CRM-2954	C074S090E29	ASLS 81-39	2	1	0.582
Ketchikan	D Loop	CRM-2956	C074S090E29	ASLS 81-39	3B	1	0.007
Ketchikan	D Loop	CRM-2953	C074S090E29	ASLS 81-39	1	1	1.058
Ketchikan	D Loop	CRM-2968	C074S090E29	ASLS 81-39	2A	2	2.671

General Location	Community/ Subdivision (S/D)	MH Parcel Number	MTRS	Survey	Lot	Block	Acres
Ketchikan	D Loop	CRM-2966	C074S090E29	ASLS 81-39	22	1	1.127
Ketchikan	Whipple Creek	CRM-2941	C074S090E19	USS 3768	2		9.680
Ketchikan	Gravina Island	CRM-3129- 08	C076S090E1,12 ; C076S091E6,7, 8	ASLS 84-54	2E		290.800
Meyers Chuck	Meyers Chuck S/D	CRM-2555	C071S086E05	ASLS 85-93	43K		12.820
Meyers Chuck	Meyers Chuck S/D	CRM-2556*	C071S086E4,5, 8,9	ASLS 85-93	40J		232.330
Nikiski	Charlie's Way	SM-1420	S008N011W32	USRS	SW1/4NW1/4, NW1/4SW1/4		80.000
Nikiski	Nikiski	SM-1146-01	S007N011W19, 30	USRS	Section 19: S1/2NE1/4, E1/2SW1/4, SE1/4; Section 20: S1/2NW1/4; Section 30: N1/2NE1/4, NE1/4NW1/4		520.000
Nikiski	Nikiski	SM-1146-04	S007N011W20	USRS	Section 20: SE1/4SW1/4, E1/2SE1/4, E1/2NW1/4SE1/4 , SW1/4SE1/4		180.000
North Naukati	North Naukati	CRM-7063*	C068S078E1,12 ; C068S079E5,6, 7,8	USRS	Section 1: Lot 1; Section 12: Lots 1, 2, 3; Section 5: Lots 1 to 4, inclusive; Section 6: Lot 1; Section 7: Lot 1; Section 8: Lots 1 to 7, inclusive		1267.230

General Location	Community/ Subdivision (S/D)	MH Parcel Number	MTRS	Survey	Lot	Block	Acres
Seward	Blueberry Hill	S20006	S001N001W2 4	USRS	Section 24: S1/2NW1/4NW1/ 4, SW1/4NW1/4, S1/2SE1/4NW1/4 , N1/2SW1/4, E1/2NW1/4SW1/ 4SW1/4, NE1/4SW1/4SW1 /4, N1/2SE1/4SW1/4		195.00 0
Wrangell	Sawdust Hill	CRM-2405- 05	C062S084E19, 29,30	ASLS 84-83	Tract C		133.16 6
Wrangell	Sawdust Hill	CRM-2400- 10	C062S084E19, 30	ASLS 84-83	Tract B		8.148

Exhibit 2 – Parcel Maps



Gustavus

- Roads
- Selected Parcels
- Mental Health Parcel
- PLSS Township
- PLSS Section

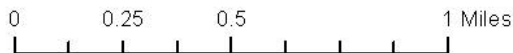


Exhibit 2 – Parcel Maps (cont.)



Clark Bay Terminal Subd.

- Roads
- ▨ Land Sale, Conveyed
- ▨ Land Sale, Contract
- ▬ Selected Parcels
- ▭ Mental Health Parcel
- ▭ PLSS Township
- ▭ PLSS Section

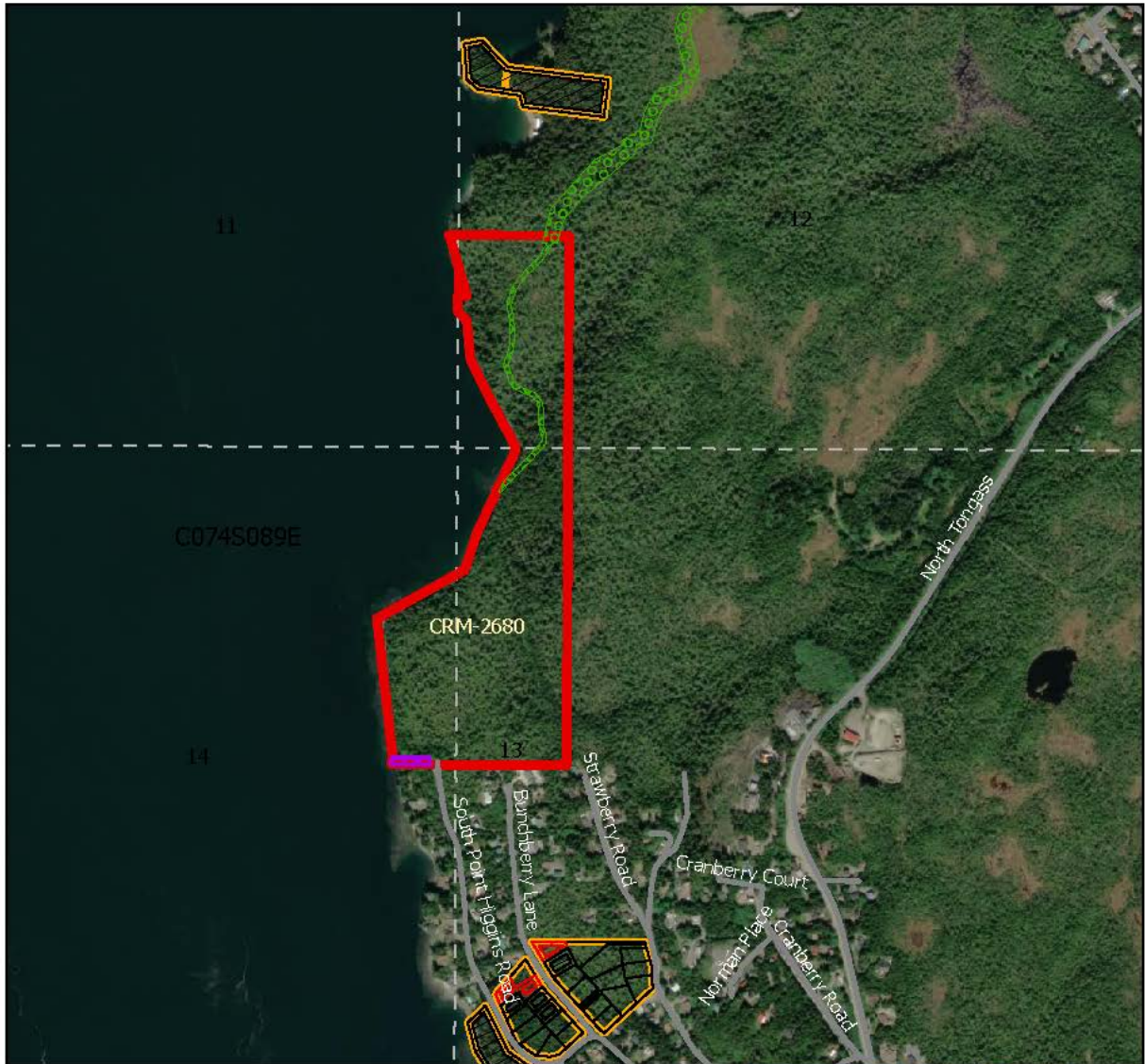




Kasilof

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section





Coast Guard Beach

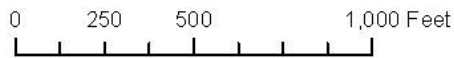
- Roads
- ▨ Land Sale, Conveyed
- ▨ Land Sale, Contract
- ▨ Selected Parcels
- ▨ Mental Health Parcel
- ▨ PLSS Township
- ▨ PLSS Section





D Loop

- Roads
- ▨ Land Sale, Conveyed
- ▤ Land Sale, Contract
- ▭ Selected Parcels
- ▭ Mental Health Parcel
- ▭ PLS Township
- ▭ PLS Section

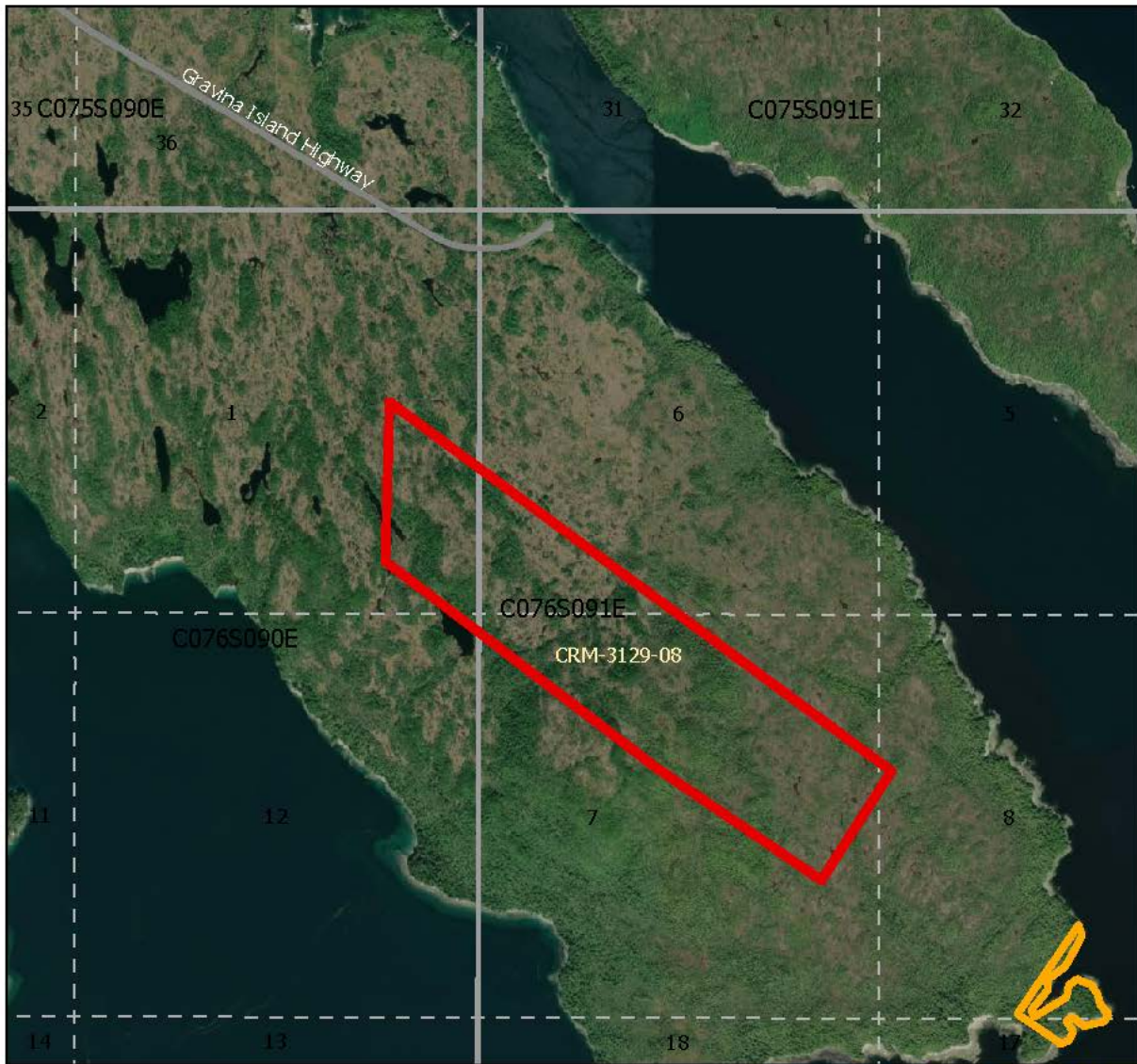




Whipple Creek

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section





Gravina Island

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section

0 0.25 0.5 1 Miles





Meyers Chuck

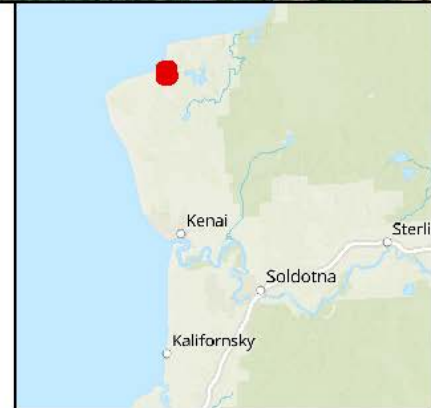
-  Roads
-  Land Sale, Conveyed
-  Land Sale, Contract
-  TLO Land Exchange
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section

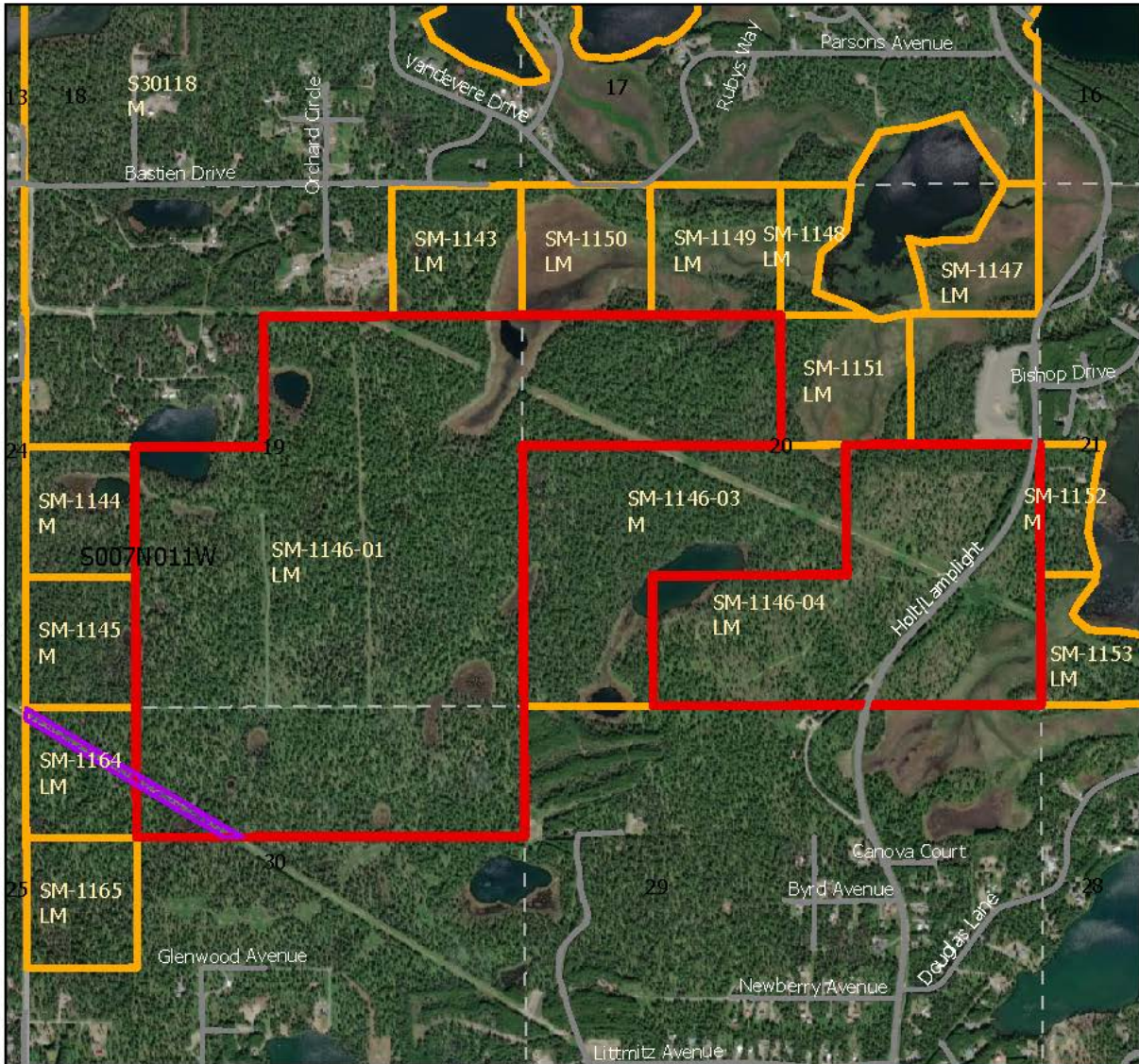




Charlie's Way

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section

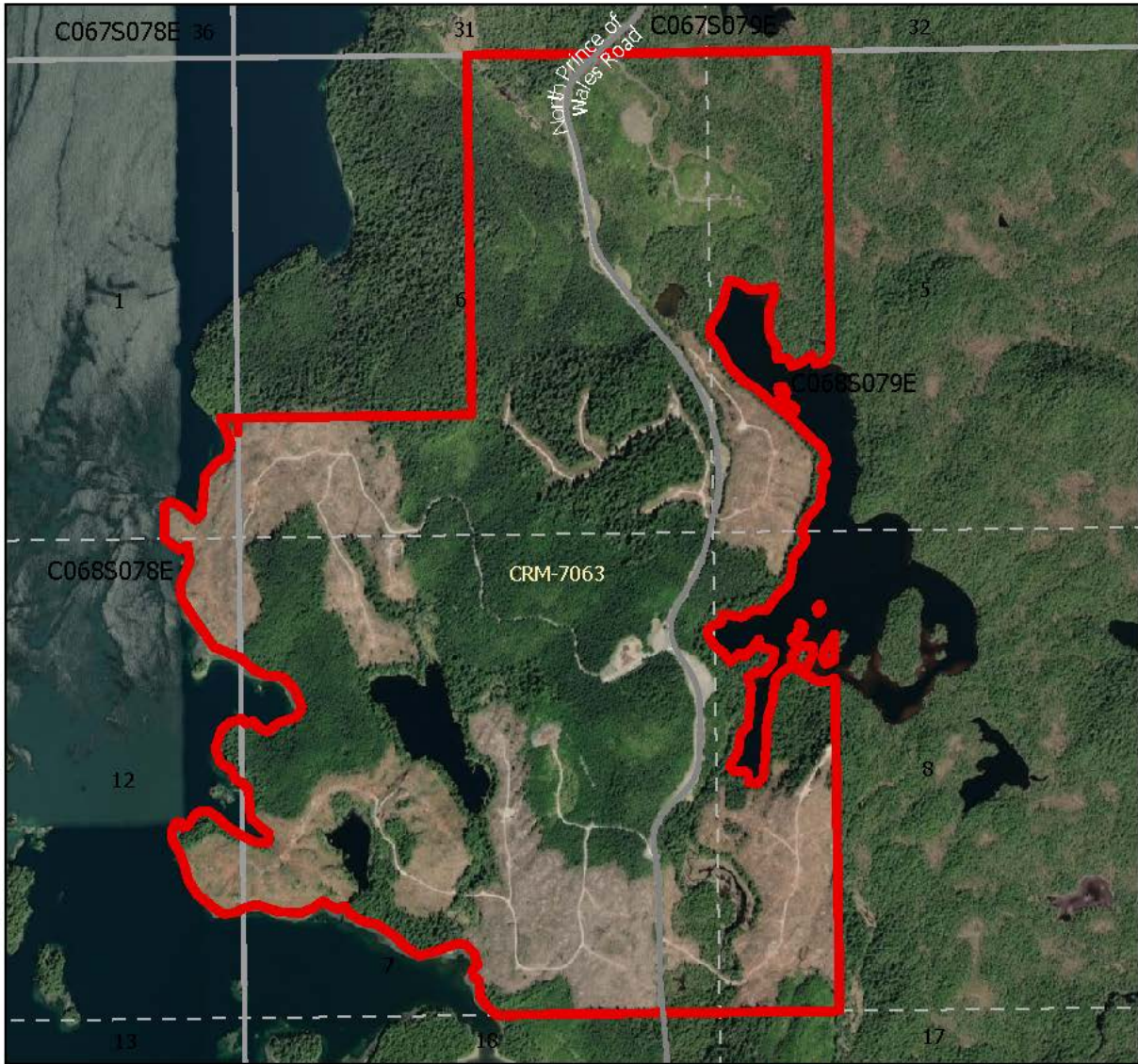




Nikiski

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section

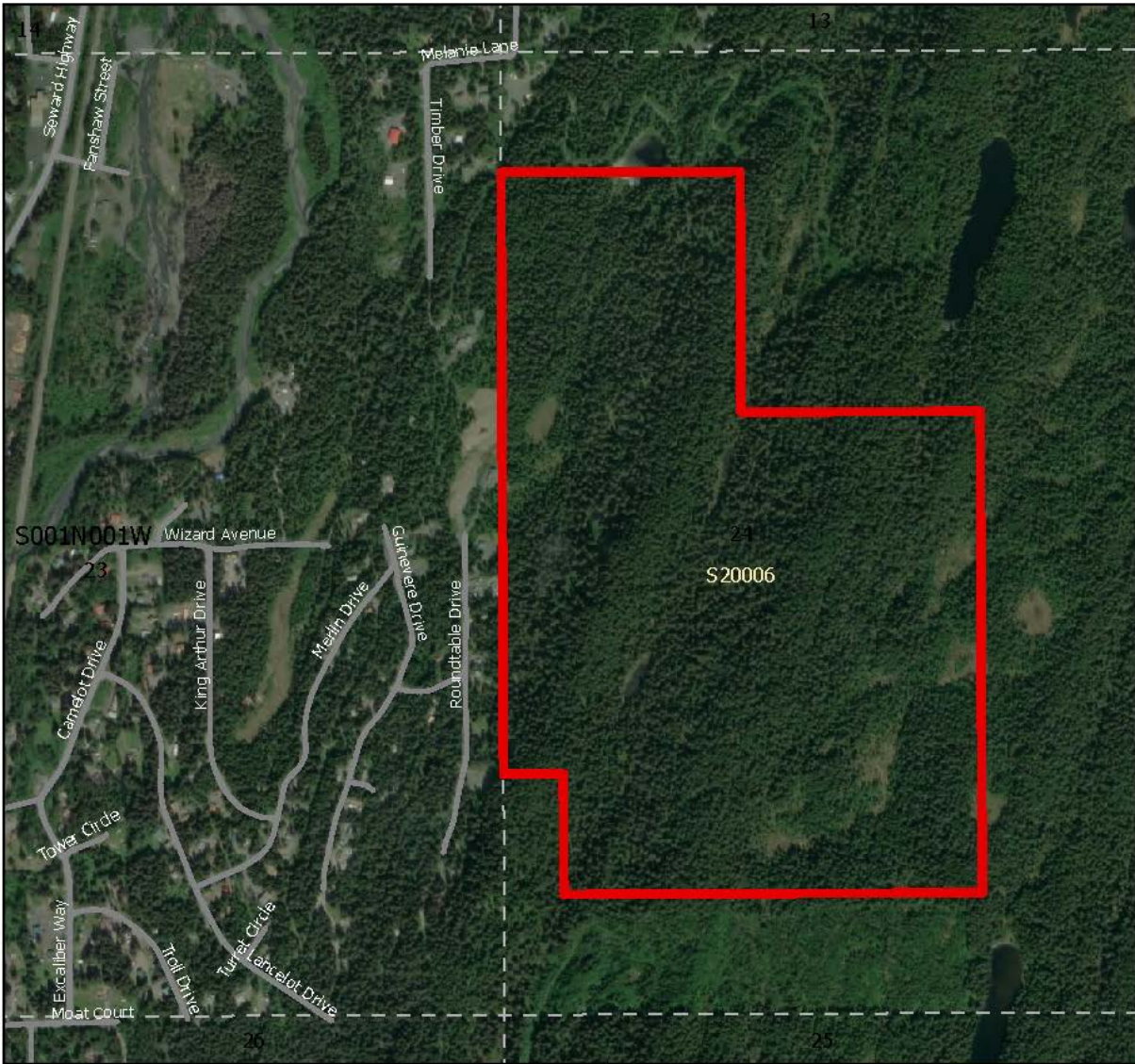




North Naukati

- Roads
- Selected Parcels
- Mental Health Parcel
- PLSS Township
- PLSS Section

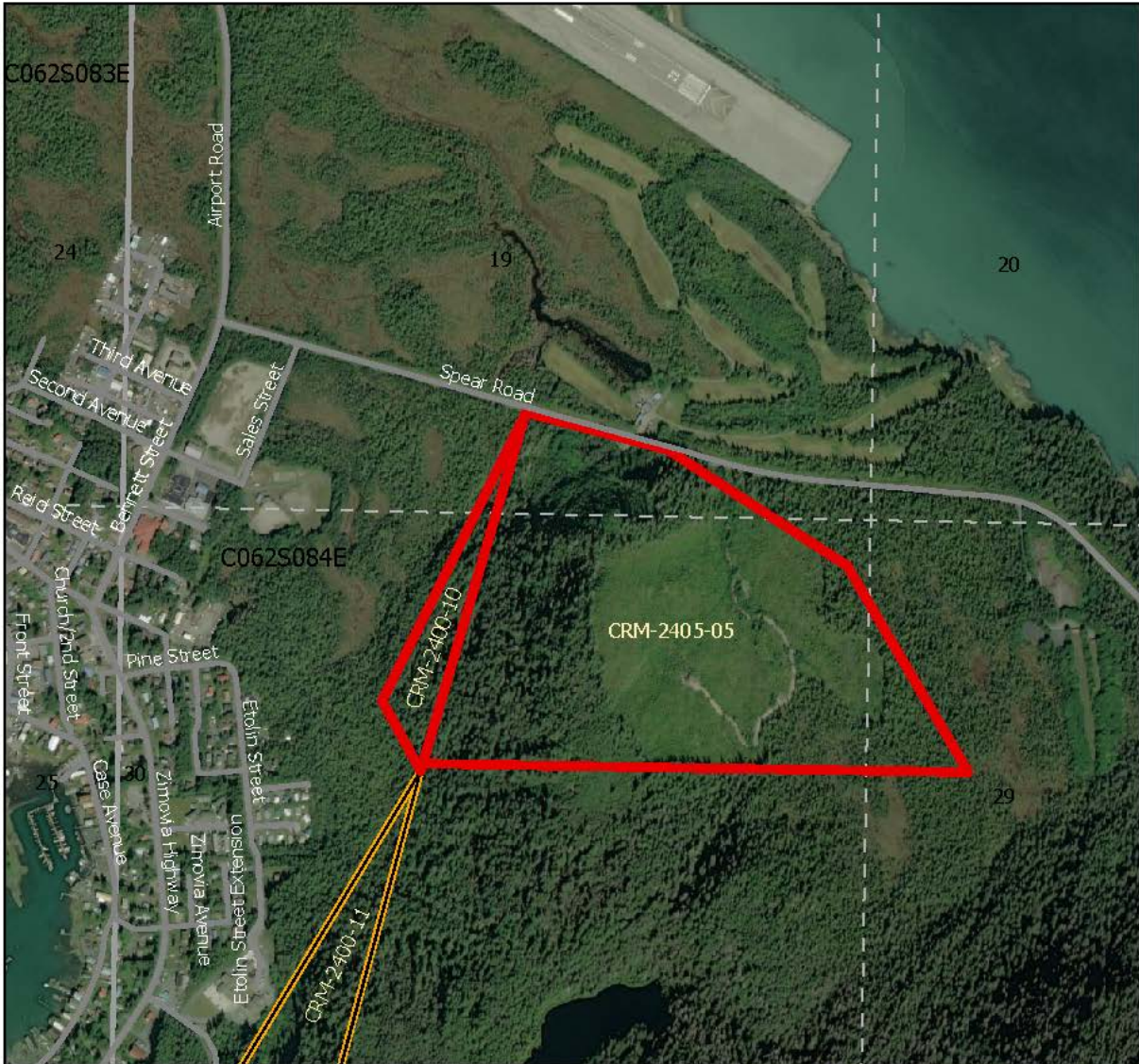




Seward

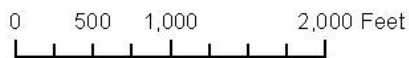
- Roads
- Selected Parcels
- Mental Health Parcel
- PLSS Township
- PLSS Section





Wrangell

-  Roads
-  Selected Parcels
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section





To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director
From: Brittany Williams, Leasing and Land Sales Manager
Date: 4/23/2025
Re: MHT 9101408 – Negotiated Sale
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the disposal of Trust parcel C20931, approximately 14 acres, through a negotiated sale or subsequent disposal.”

Background:

Revenue Projections: Principal \$419,300.00

Transaction/Resource: The proposed action is to dispose of Trust parcel C20931 through a negotiated sale to the applicant, Sundance Mining Group, LLC. In the event the parcel is not sold to the applicant or a competing offeror, the parcel may be reoffered in a future land sale, through a competitive or over-the-counter sale, a negotiated sale, a subdivision development, or through a negotiated or competitive lease at or above fair market value.

Property Description/Acreage/MH Parcel(s): Trust parcel C20931 consists of 14 acres legally described as:

Township 73 South, Range 84 East, Copper River Meridian, Alaska
Section 34: The W1/2 of Tract M of Alaska State Land Survey No. 79-272,
Clark Bay Peninsula Subdivision, containing 14.00 acres, more or less,
according to the survey plat filed in the Ketchikan Recording District on
August 25, 1980, as Plat 80-32.

General Background: On November 13, 2024, Sundance Mining Group, LLC, applied to purchase Trust parcel C20931, consisting of 14-acres, for the purpose of adding to and consolidating their existing land holdings of the adjacent parcel to the west and to expand their ongoing operations onto the adjacent parcel.

The subject parcel is located in Hollis, Alaska, adjacent to Hollis Road and on the upland side. The subject parcel was logged through a Trust Land Office, Timber Sale Contract authorized in 2020 and completed the fall of 2021. A total of eight cords of red cedar and 258,000 board feet (mbf) were harvested, generating \$42,400.00 in revenue for the Trust. Through the Timber Sale, approximately 250 feet of road was constructed on the parcel.

Anticipated Revenues/Benefits: This proposal provides the Executive Director with an opportunity to dispose of the parcel for \$419,300.00. This is 52.47% above the appraised fair market value of the property. In addition, the applicant intends to enter a Contract for the Sale of Real Property, generating additional revenue through the interest and term up to 20 years, producing further returns to the Trust.

Anticipated Risks/Concerns: Concerns include the applicant defaulting on the purchase and sale agreement. Risks are mitigated by receipt of a \$41,930.00 downpayment through an executed purchase and sale agreement which includes contemporary language to limit risks to the Trust, ensure performance by the buyer, and allow for termination in case of default with retention of the parcel in Trust ownership.

Project Costs: \$0. The parcel is being sold “as-is, where-is.”

Other Considerations: None.

Due Diligence: The purchase price was determined by an appraisal completed by Ramsey Appraisal Resource on December 7, 2024. The appraisal determined the fair market value of MHPAR C20931 to be \$275,000. An additional 52.47% premium brings the purchase price to \$419,300.00.

Alternatives: The alternatives include holding the property for sale in the future or disposing of it through a competitive land sale. These alternatives could potentially miss selling at the higher end of the market, delay receipt of revenues, failure to capitalize on the net present value of money returned to the corpus, and have the potential need to be actively managed due to trespass risk.

Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets.

Trust Land Office Recommendation: The Trust Land Office recommends that it is in the Trust’s best interest to offer these parcels in a negotiated sale. If not sold or determined to not be in the best interest of the Trust and its beneficiaries, the parcel may be disposed of in the future through the TLO’s land sale programs, negotiated sale, or through a negotiated or competitive lease.

Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 11 AAC 99; Resource Management Strategy.

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

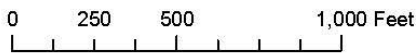
Exhibit(s): Exhibit A: Parcel Map

Exhibit A: Parcel Map



MHT 9101408

- Roads
- Mental Health Parcel
- PLSS Township
- PLSS Section





To: Corri Feige, Resource Management Committee Chair
Through: Jusdi Warner, Executive Director
From: Pete Mueller, Trust Resource Manager, Easements
Date: 4/23/2025
Re: Utility Easement – MHT 9201031
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the disposal of a portion of Trust parcels SM-1523 and SM-1524 through a term non-exclusive easement to Chugach Electric Association.”

Background:

The construction and temporary impacts of the proposed easement will be authorized by an easement construction license (ECL). Once the construction phase is complete and an as-built survey accepted, an easement will be granted. This consultation addresses the easement disposal.

Revenue Projections: Trust land will become unencumbered of two existing easements bisecting the parcels, opening them up for commercial development. The Trust will benefit from Chugach Electric Association (CEA) electrical line realignment by unlocking encumbered, presently undevelopable, land for potential development.

Transaction/Resource: The proposed action is to dispose of a portion of parcel SM-1523, measuring approximately 37.54 feet by 20 feet and a portion of parcel SM-1524, measuring approximately 1,470.12 feet by 20 feet, by granting a non-exclusive term easement to the applicant, Chugach Electric Association (CEA) as depicted on the attached exhibit. Final dimensions to be determined through an as-built survey post-construction.

Property Description/Acreage/MH Parcel(s): Located within Community Park Loop on Bragaw St. between Northern Lights and 20th in Anchorage, Alaska.

A portion of Parcel SM-1523 described as:

T. 013 N., R 003 W., SEWARD MERIDIAN, ALASKA SECTION 21: LOT 1 IN BLOCK 1 OF COMMUNITY PARK ALASKA SUBDIVISION CONTAINING 3.46 ACRES, MORE OR LESS. ACCORDING TO THE SURVEY PLAT FILED IN THE ANCHORAGE RECORDING DISTRICT ON SEPTEMBER 4, 1985 AS PLAT 85-218.

A portion of Parcel SM-1524 described as:

T. 013 N., R 003 W., SEWARD MERIDIAN, ALASKA SECTION 21: LOT 3 IN BLOCK 1 and TRACT 3A OF COMMUNITY PARK ALASKA SUBDIVISION; CONTAINING 9.08 ACRES, MORE OR LESS ACCORDING TO THE SURVEY PLAT FILED IN THE ANCHORAGE RECORDING DISTRICT ON SEPTEMBER 4, 1985 AS PLAT 85-218.

The combined portions of the parcels' total acreage requested is approximately 0.75 acre. See Exhibit A – Map.

General Background: Chugach Electric Association, Inc. (CEA) requests an easement from the Alaska Mental Health Trust (AMHT) to support construction, operation and maintenance of underground primary distribution along Bragaw St. and aerial conductors on the corner of Bragaw St. and Northern Lights Blvd. These conductors provide power to thousands of customers in northeast Anchorage and are being undergrounded to provide additional load capacity and greater reliability to members. CEA proposes constructing the new underground facilities within the new easement directly adjacent to Bragaw and removing the existing overhead facilities that bisect the lot. Two 8 x 14' underground pre-cast concrete vaults will be installed within the requested easement in parcel SM-1524 to accommodate access and maintenance. Additionally, a new pole with guy wires will be installed near the corner of Bragaw Street and Northern Lights Blvd. with an approximate area of 40 feet by 40 feet to tie into the existing overhead line crossing south on Northern Lights Blvd (See Exhibit). The 1985 plat contains two easements that the TLO has requested to be relinquished: 1. CEA's 20' land easement and 2. The Municipality of Anchorage's 40'x61' airspace easement situated at 160' elevation to 221' based on a surface elevation of 40'.

Anticipated Revenues/Benefits: The current CEA easement bisects both Trust parcels resulting in encumbered land without adequate area for development. Inherent value is gained by the Trust granting a new perimeter easement and CEA's relinquishment of the current easement creating prime developable areas on urban parcels.

Anticipated Risks/Concerns: There are no anticipated unusual risks or concerns with the proposal. Risks associated with this type of activity are regulated by various government agencies. Insurance and bonding will be required.

Project Costs: None. CEA is aware of and responsible for the cost of an as-built survey and DNR review fee. There are no anticipated additional expenses to the Trust.

Other Considerations: Upon completion of an as-built survey, to legally define the easement, an official easement will be recorded, the ECL closed, and CEA's current easement relinquished.

Due Diligence: As landowner in July of 1953 the United States Bureau of Land Management (BLM) granted Chugach Electric Association a 20' easement within Section 21 in T13N, R3W. In May of 1967 patent 50-67-0497 transferred ownership from the BLM to the State of Alaska (SOA). Reservation for the 1953 CEA easement was not captured in the patent, however, the 20' easement appears on a 1967 plat 67-125. In 1980 the SOA sold the land to the Municipality of Anchorage (MOA). In March of 1986 CEA granted Anchorage Municipal Light and Power (ML&P) a license for the use of this easement. In 1996 the MOA deeded the subject land back to the SOA. In December of 1997 through Quit Claim Deed

8000092 the SOA deeded the subject land to the Mental Health Authority. In 2020 Chugach Electric acquired the City of Anchorage's Municipal Light and Power (ML&P). Therefore, CEA has the authority to relinquish the existing land easement. There is a 40' x 61' airspace easement directly above the ground easement that first appears on the 1985 plat while under Municipality of Anchorage (MOA) jurisdiction. The Trust Land Office has requested through the Municipality of Anchorage the relinquishment of the airspace easement. The proposed Easement will be a standard TLO easement document which is periodically reviewed by the Department of Law or TLO General Counsel to mitigate exposure to risk. TLO staff have inspected these parcels many times in the past several years due to trespass mitigation, potential development work, and CEA's easement application.

Alternatives: Deny CEA's application maintaining CEA's current electrical architecture encumbering and preventing potential future development of the associated parcels.

Consistency with the Resource Management Strategy: The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets.

Trust Land Office Recommendation: The Trust Land Office recommends that it is in the Trust's best interest to offer a portion of these parcels for a CEA easement.

Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 11 AAC 99; Resource Management Strategy




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

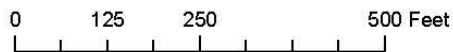
Exhibit A – Map:



MHT 9201031

A variable width construction easement along the eastern edge of Mental Health parcels SM-1523 and SM-1524.

-  Roads
-  MHT 9201031
-  Mental Health Parcel





To: Corri Feige, Resource Management Committee Chair
Through: Jusdi Warner, Executive Director
From: Pete Mueller, Trust Resource Manager, Easements
Date: 4/23/2025
Re: Utility Easement – MHT 9201032
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the disposal of a portion of Trust parcels S20524, S20554, S20556, S20560, and S20562 through a 30-year term non-exclusive easement to Matanuska Electric Association.”

Background:

The construction and temporary impacts of the proposed easement will be authorized by an easement construction license (ECL). Once the construction phase is complete and an as-built survey accepted, an easement will be granted. This consultation addresses the easement disposal.

Revenue Projections: \$12,936.75 annually during 3-year ECL. Revenues can be divided as follows:

- Temporary Impacts: \$6,000.00 annually until temporary use is no longer needed. The temporary uses fee is non-refundable and not prorated.
- Term Impacts: \$6,936.75 annually. A base fee of \$1.50/ft is used in determining the annual fee plus a cost adder of 1.5% for kV capacity above 34.5kV. A total of 3,083 linear feet of varying width of 5’ to 20’ are requested garnering an annual fee of \$ \$6,936.75. The annual fee may be adjusted in the forthcoming easement according to the post-construction as-built survey.

Total Revenue: \$226,102.50

Temporary Impacts, up to three years:	\$18,000.00
30-year projected revenue:	\$208,102.50

Transaction/Resource: The proposed action is to dispose of portions of parcels S20524, S20554, S20556, S20560, S20562, S20565, as depicted in the attached exhibits, through the issuance of a non-exclusive term easement to Matanuska Electric Association (MEA). MEA is requesting varying widths between eight to twenty feet of Trust land adjacent to the Alaska Department of Transportation’s (DOT) Right of Way (ROW) to achieve a project corridor width between 50 to 100 feet depending on location along the route. Final dimensions to be determined through an as-built survey post-construction.

Property Description/Acreage/MH Parcel(s): The MEA transmission project is located north of the Parks Highway west of Wasilla and east of Meadow Lake. The project begins at McRae substation near the intersection of the Parks Highway and Pittman Rd. then generally trends northeast to Church Rd. At Church Rd. and Spruce Rd., the project trends north along Church Rd. to the intersection of Church Rd. and Pittman Rd./Shampine Ave. terminating at the proposed Meadow Lake Substation. Trust land is only affected by the transmission line corridor not the substations. Much of the project's transmission line corridor lies within the DOT ROW with varying widths extending on to Trust land as depicted on the attached diagrams.

Parcel S20524

E-13A - Located in the S1/2SW1/4SE1/4NE1/4 of Section 3, Township 17 North, Range 2 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.007 acre, more or less.

Parcel S20554

E-51A - Located in the W1/2W1/2NW1/4NW1/4NW1/4 of Section 29, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.124 acre, more or less.

Parcel S20556

E-51 - Located in the E1/2E1/2NE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.303 acre, more or less.

Parcel S20560

E-50 – Located in the E1/2E1/2SE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.145 acre, more or less.

Parcel S20562

E-47 - Located in the E1/2E1/2NE1/4NE1/4 of Section 31, Township 18 North, Range 1 West, Seward Meridian, Alaska, as depicted on the attached easement diagrams, containing 0.105 acre, more or less.

Total project impacts containing approximately 0.684 acre of Trust land per attached diagrams in Exhibit 1 'Project Impacts'.

General Background: MEA requests an easement to support the operation and maintenance of a 115 kV electrical transmission line. The proposed transmission line will provide power transmission and redundancy within the Mat-Su Valley.

Anticipated Revenues/Benefits: Total Revenue over 30-year term non-exclusive easement estimated at \$226,102.50. The transmission line will be outfitted with a distribution line below the higher voltage transmission lines. The proposed Longview Subdivision parcels would benefit in appraisal value from adjacent electrical distribution since there is no electricity in the area currently.

Anticipated Risks/Concerns: There are no anticipated unusual risks or concerns with the proposal. Risks associated with this type of activity are regulated by various government agencies. Insurance and bonding will be required.

Project Costs: None. MEA is aware of and responsible for the cost of an as-built survey and DNR review fee. There are no anticipated additional expenses to the Trust.

Other Considerations: Upon completion of an as-built survey, to legally define the easement, an official easement will be recorded and the ECL closed.

Due Diligence: The proposed Easement will be a standard TLO easement document which is periodically reviewed by the Department of Law or TLO General Counsel to mitigate exposure to risk. TLO staff have inspected these parcels many times in the past several years due to trespass mitigation, potential development work, and MEA's easement application.

Alternatives: Deny MEA's application resulting in the loss of revenue forcing MEA to redesign the transmission line or leading to condemnation through eminent domain.

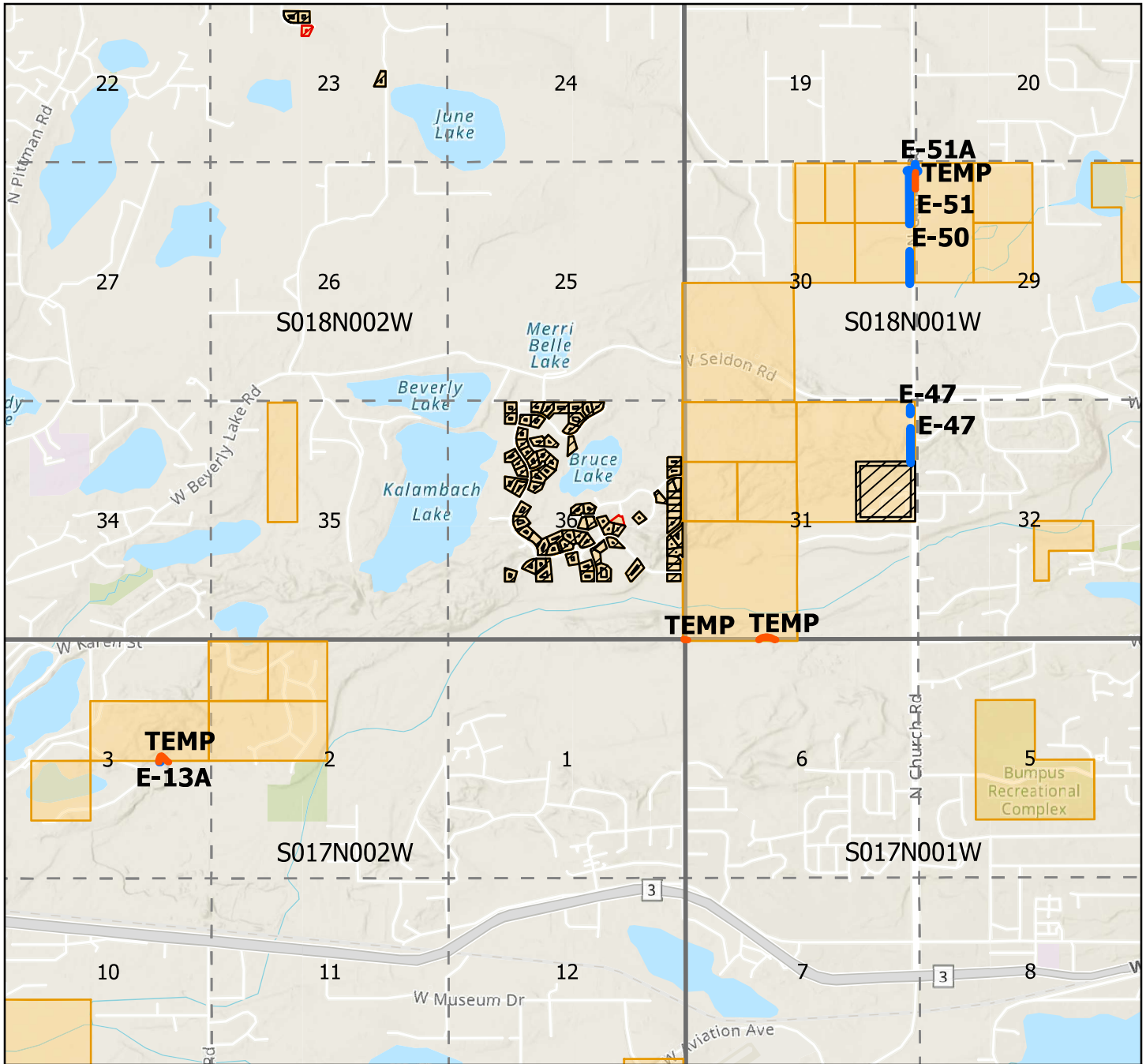
Consistency with the Resource Management Strategy: The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets

Trust Land Office Recommendation: The Trust Land Office recommends that it is in the Trust's best interest to offer a portion of these parcels for an MEA easement.








Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 11 AAC 99; Resource Management Strategy

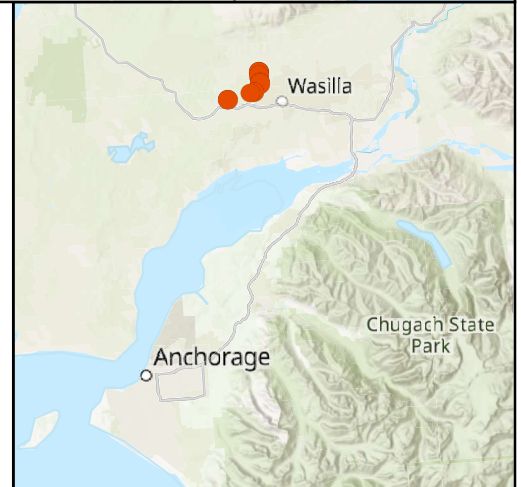
Trust Authority Consultation: This briefing document fulfills the consultation requirements that are applicable to the transaction. In the event that significant changes to the transaction are made necessary by the public notice process, the Trust Authority will be consulted regarding the changes.

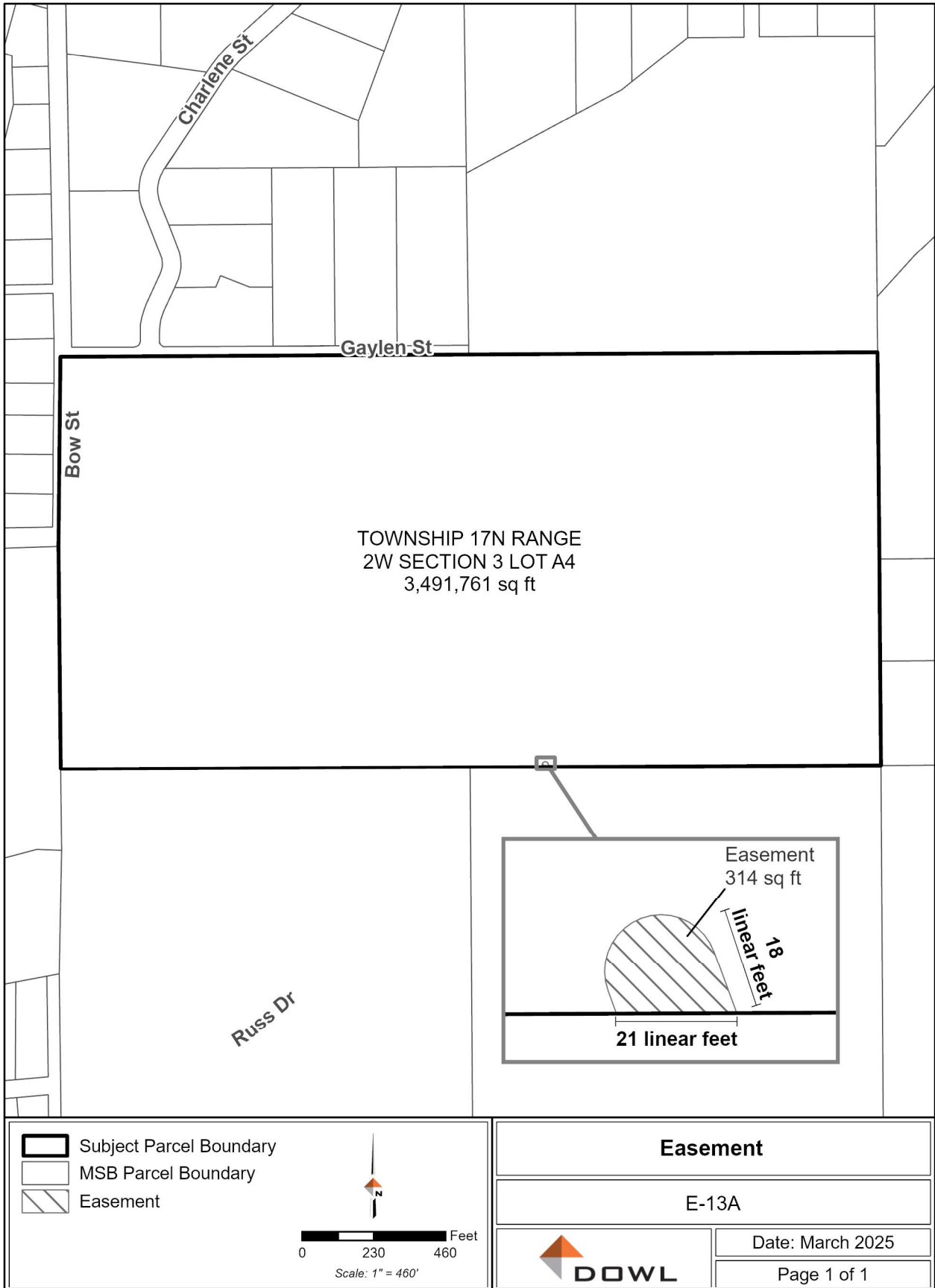
Exhibit: Maps

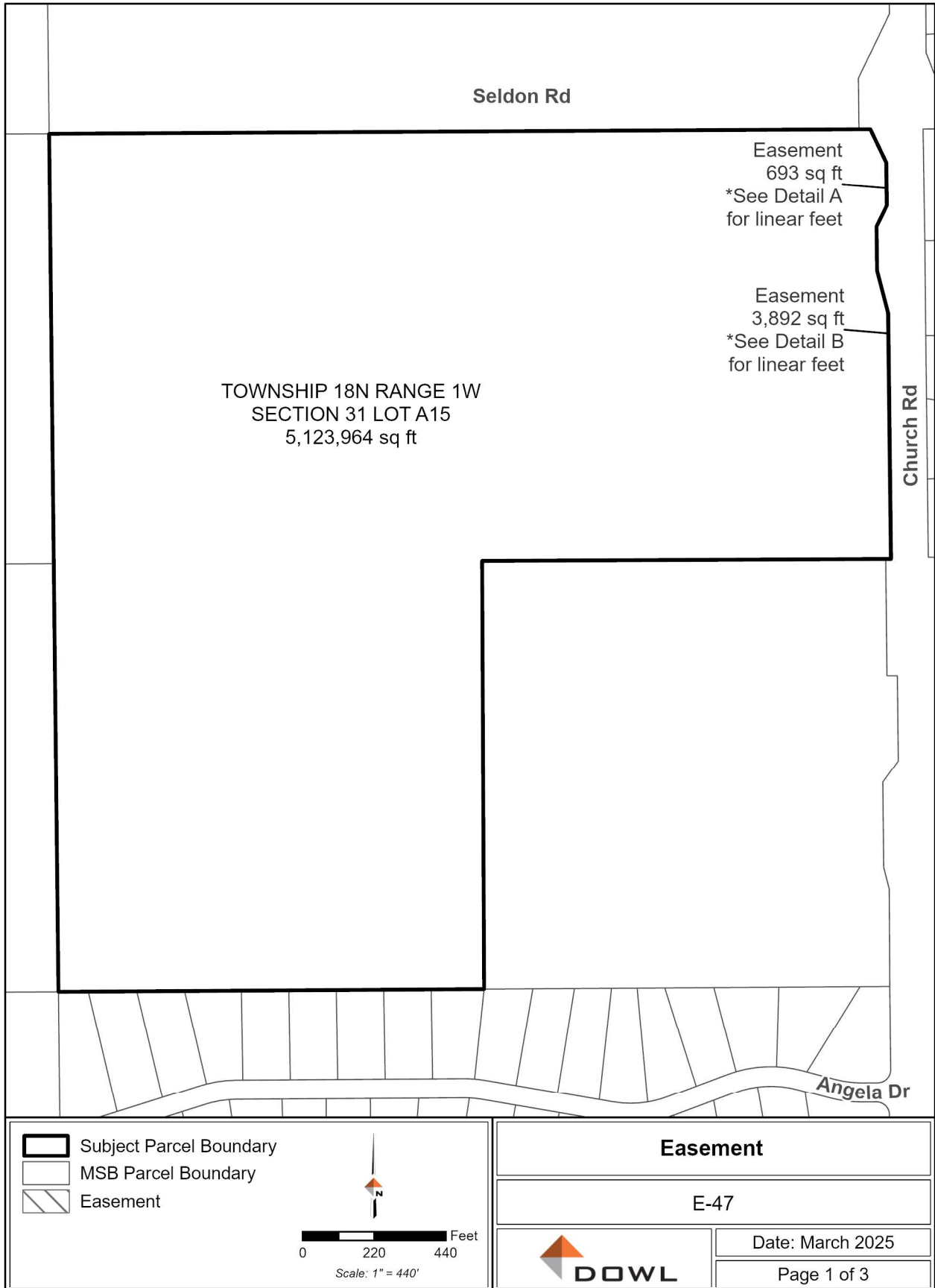


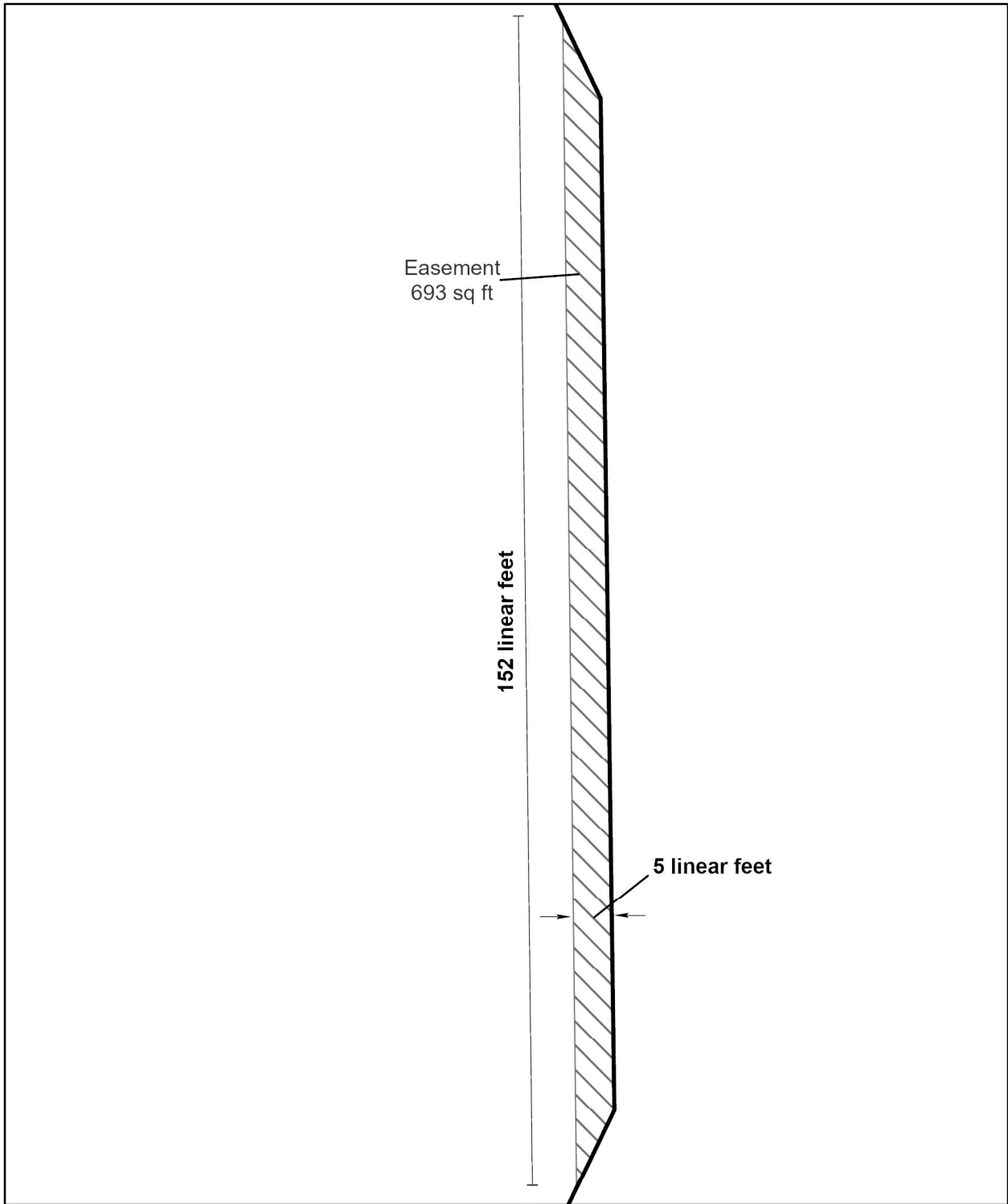
MHT 9201032





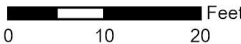



- | | |
|---|--|
|  E-13A; E-47; E-50; E-51; E-51A |  Land Sale, Contract |
|  Temporary Impact |  Mental Health Parcel |
|  Land Sale, Conveyed |  PLSS Township |
| |  PLSS Section |

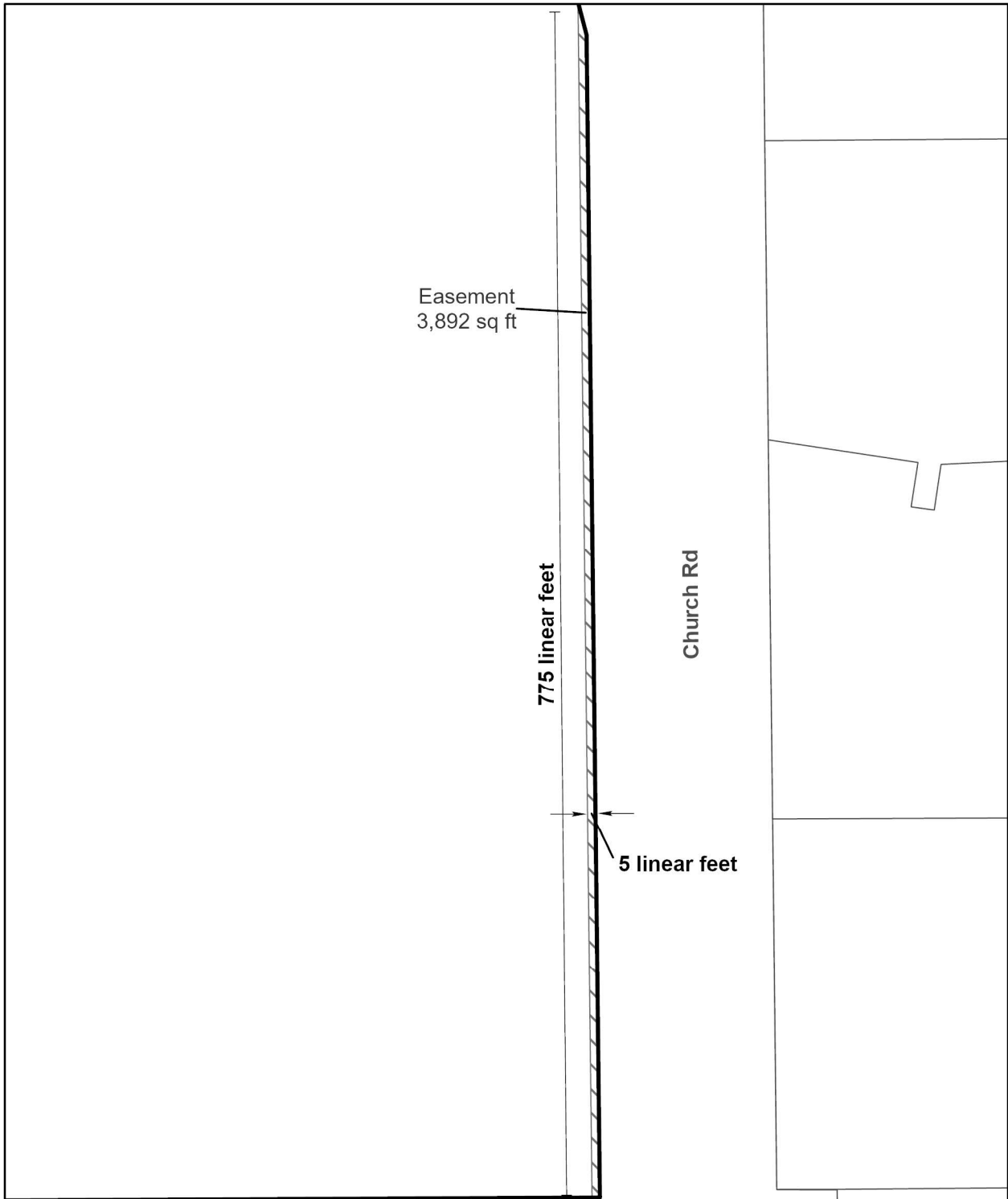






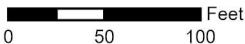





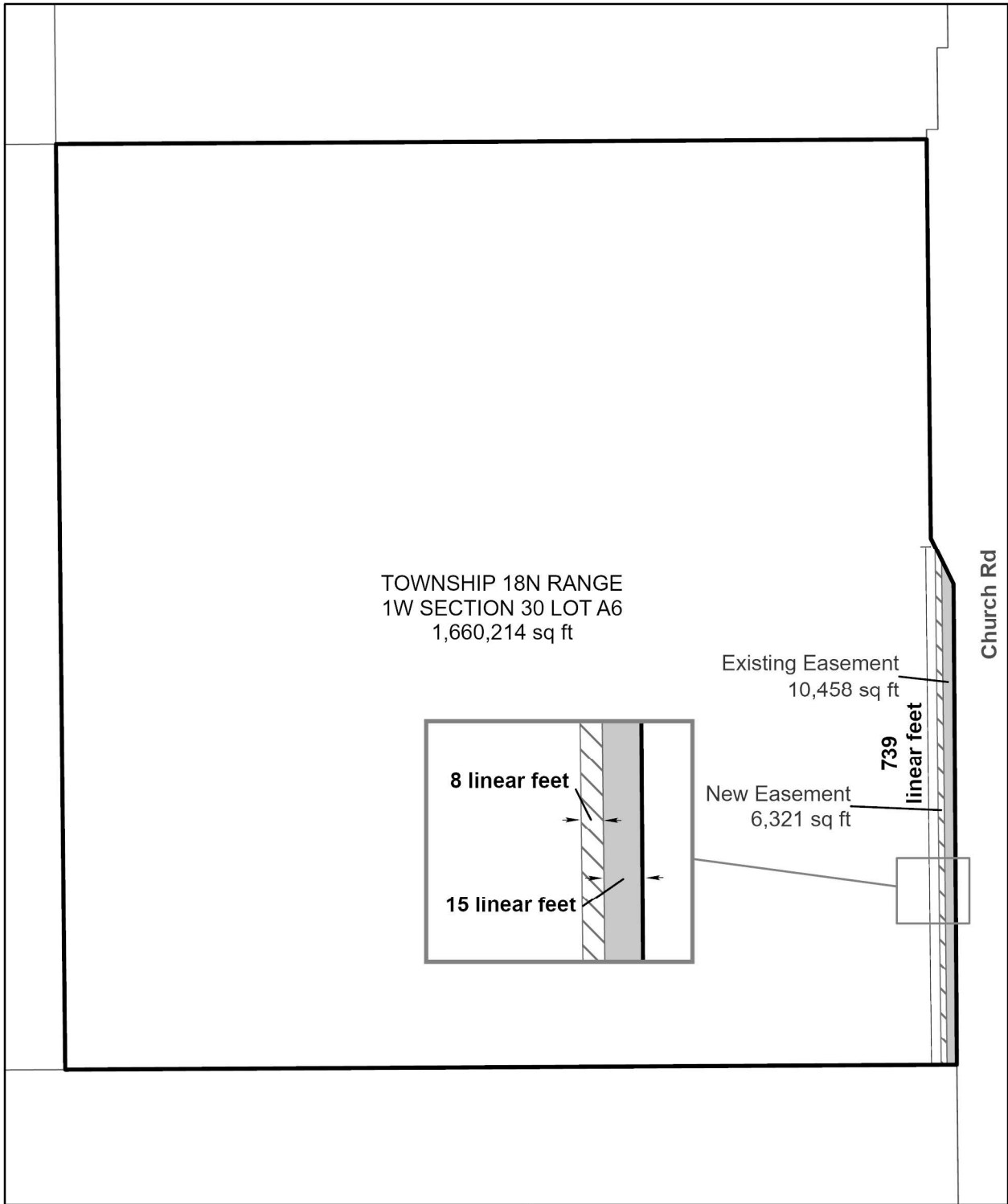




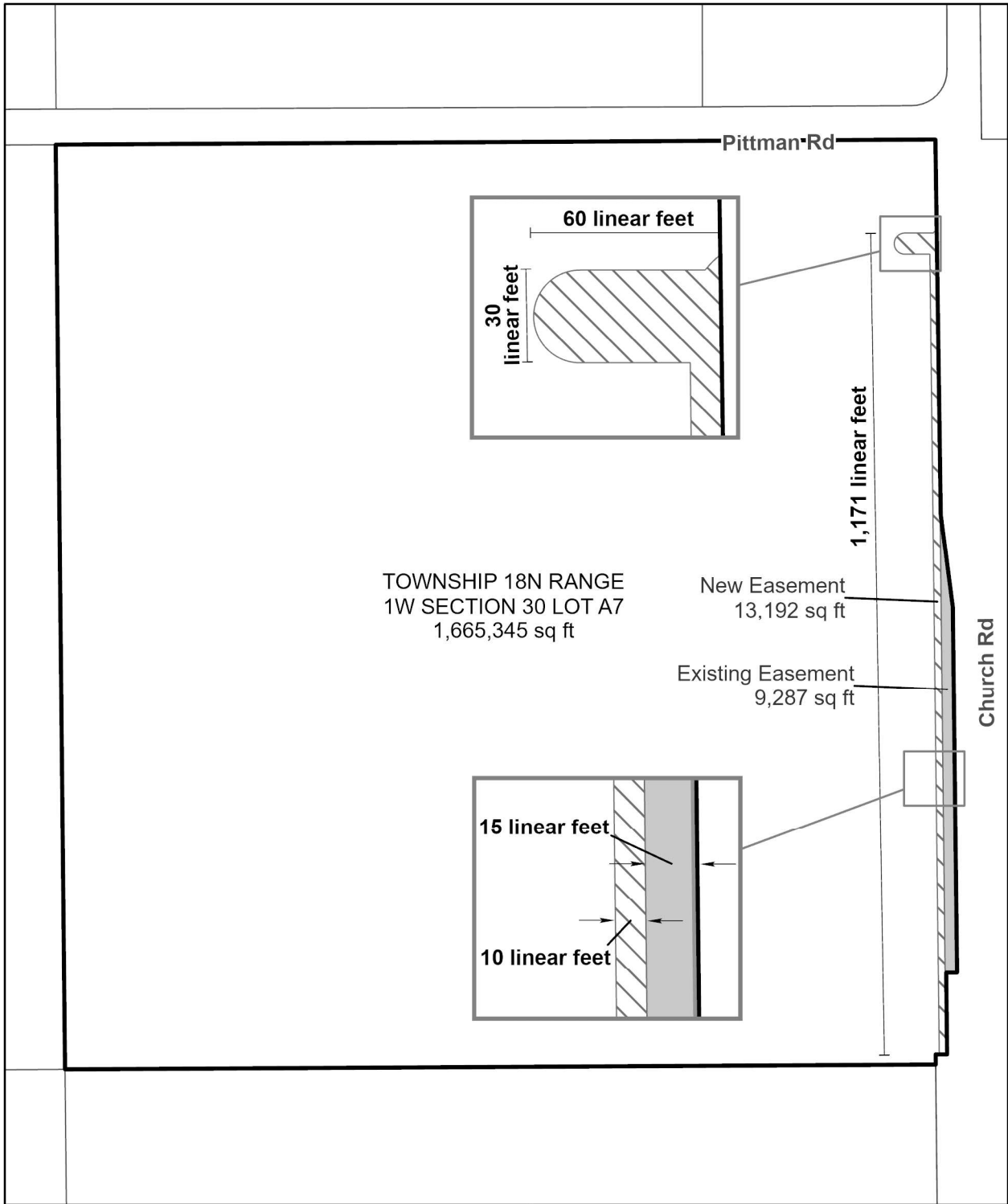
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	<p>Date: March 2025</p>				
<p>Page 2 of 3</p>					



<ul style="list-style-type: none">  Subject Parcel Boundary  MSB Parcel Boundary  Easement 	<p>Easement</p>				
<div style="text-align: center;">   <p>Scale: 1" = 100'</p> </div>	<div style="text-align: center;"> <p>E-47 Detail B</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="836 1822 1133 1906" style="text-align: center;">  </td> <td data-bbox="1133 1822 1432 1864" style="text-align: center;"> <p>Date: March 2025</p> </td> </tr> <tr> <td colspan="2" data-bbox="1133 1864 1432 1906" style="text-align: center;"> <p>Page 3 of 3</p> </td> </tr> </table>		<p>Date: March 2025</p>	<p>Page 3 of 3</p>	
	<p>Date: March 2025</p>				
<p>Page 3 of 3</p>					



<ul style="list-style-type: none"> Subject Parcel Boundary MSB Parcel Boundary Easement MEA Easement 	<p>Scale: 1" = 220'</p>	<h3>Easement</h3> <p>E-50</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Date: March 2025</div> </div> <div style="border: 1px solid black; padding: 2px; text-align: center;">Page 1 of 1</div>
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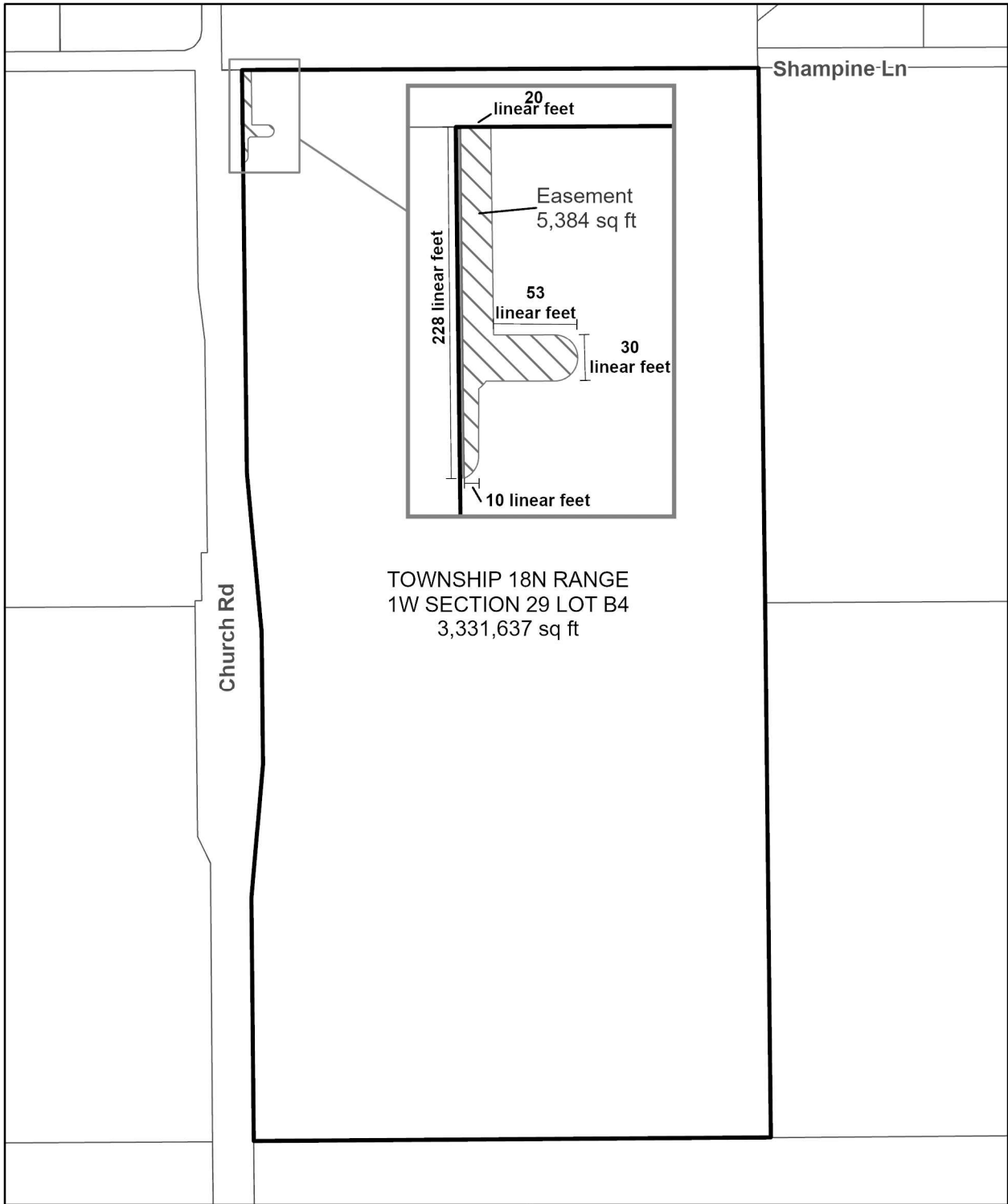










	Subject Parcel Boundary
	MSB Parcel Boundary
	New Easement
	MEA Easement

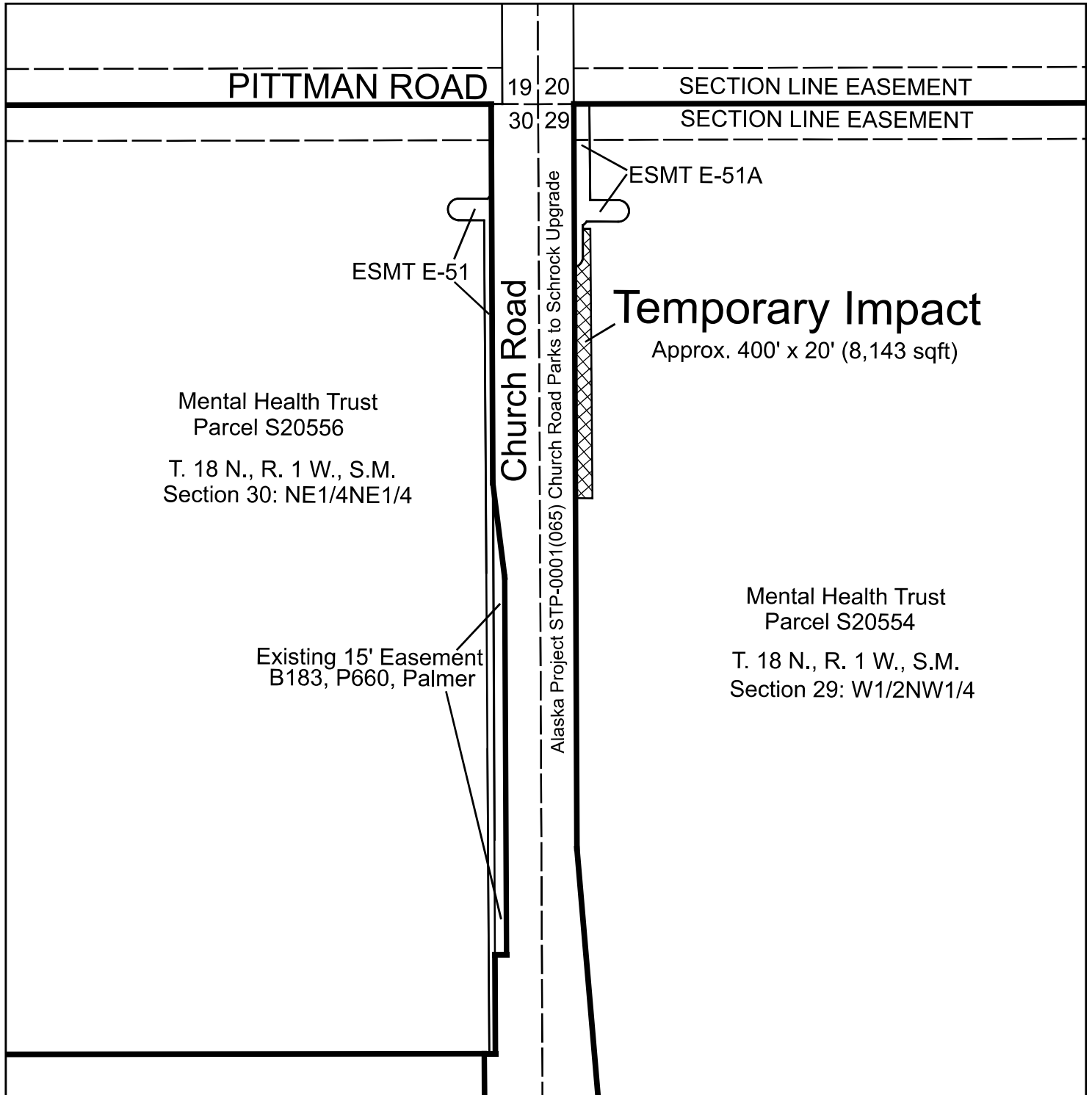
0 110 220 Feet

Scale: 1" = 220'

Easement	
E-51	
	Date: March 2025
Page 1 of 1	



<ul style="list-style-type: none">  Subject Parcel Boundary  MSB Parcel Boundary  New Easement 	<h3>Easement</h3>				
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	Date: March 2025				
Page 1 of 1					



MHT 9201032

 Temporary Impact

 Mental Health Parcel



Mental Health Trust
Parcel S20524

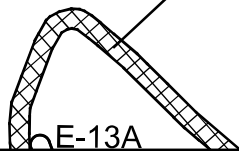
T. 17 N., R. 2 W., S.M.
Section 3: S1/2SE1/4

Section 3, T. 17 N., R. 2 W., S.M.

Section 2, T. 17 N., R. 2 W., S.M.

Temporary Impact

Approx. 368' x 20' (7,357 sqft)



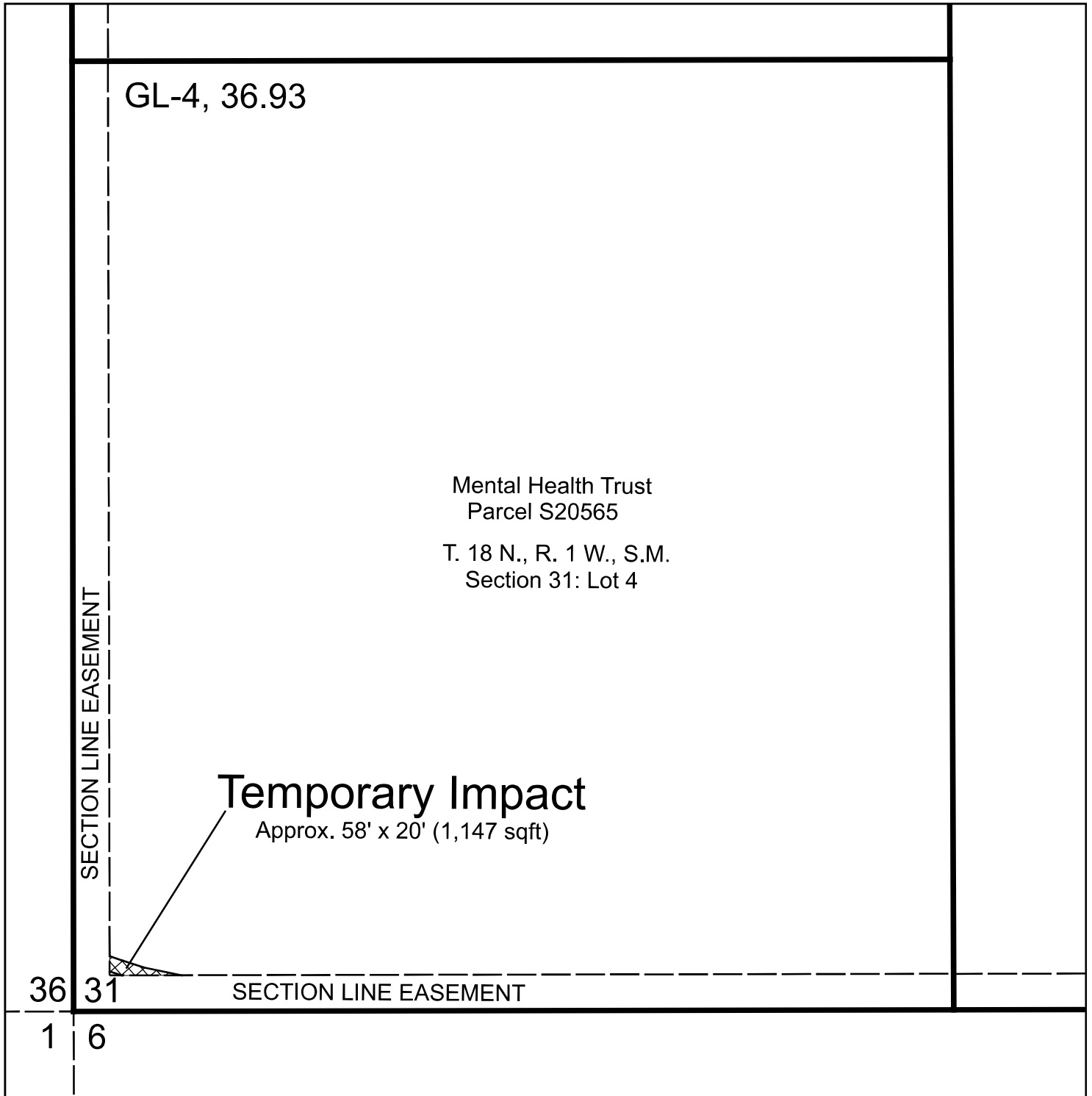
1/4 Corner

Approx. 870'

MHT 9201032


 Temporary Impact

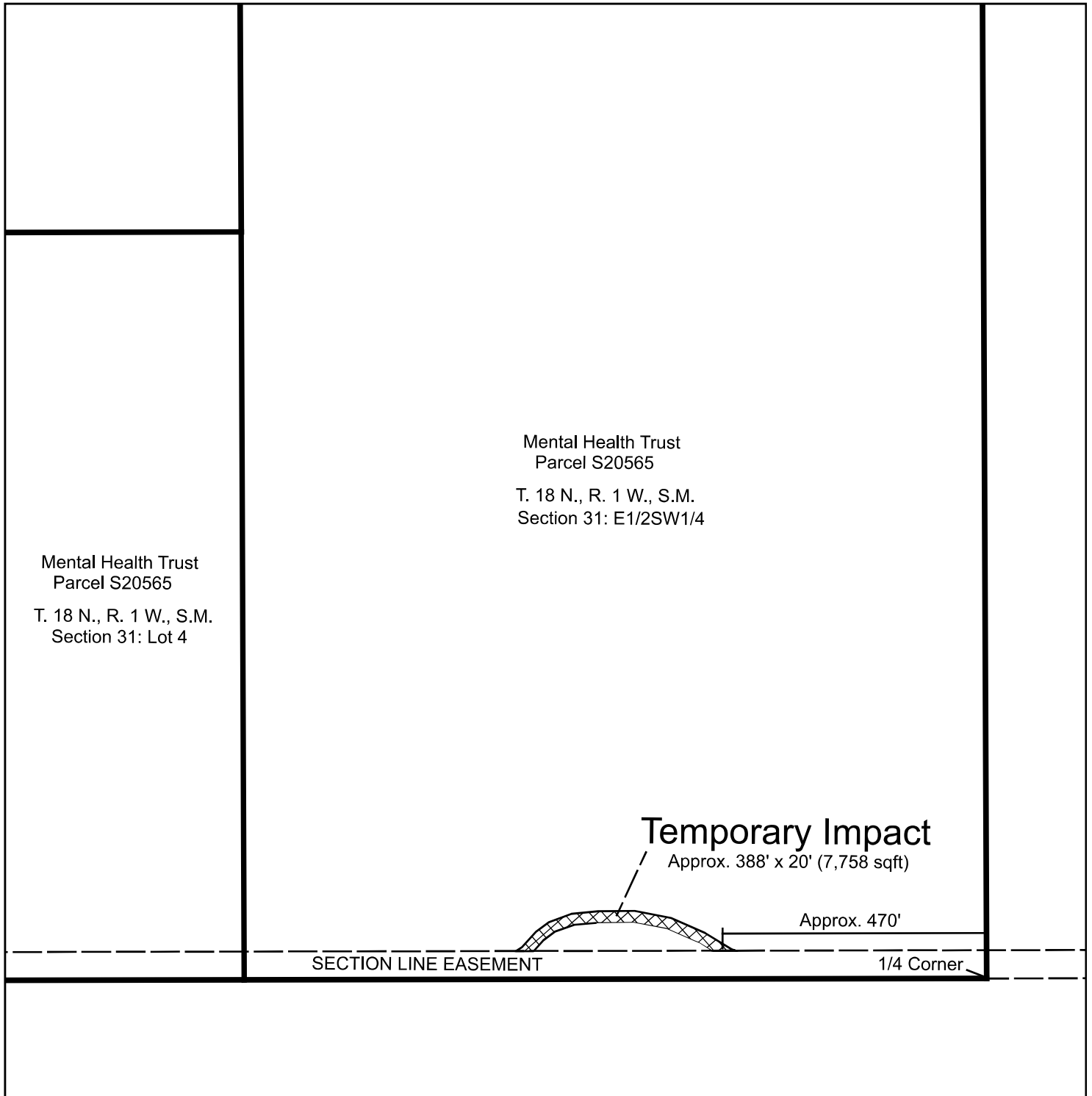
 Mental Health Parcel





MHT 9201032

 Temporary Impact

 Mental Health Parcel



MHT 9201032

-  Temporary Impact
-  Mental Health Parcel



To: Corri Feige, Resource Management Committee Chair
Through: Jusdi Warner, Executive Director
From: Peter Mueller, Trust Resource Manager, Easements
Date: 4/23/2025
Re: Utility Easement – MHT 9400899
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the disposal of a portion of Trust parcels F20286, F20288, F20289, F20298, F20299, F20309.001, F20309.002, F70015 and F70536 as depicted in exhibits, through a 30-year term non-exclusive easement to Doyon Limited, Inc..”

Background:

The construction and temporary impacts of the proposed easement will be authorized by an easement construction license (ECL). Once the construction phase is complete and an as-built survey accepted, an easement will be granted. This consultation addresses the easement disposal.

Revenue Projections: \$28,872.00 annually; \$866,160.00 over a 30-year term. Fees are based on a \$1.50 per linear foot for the requested 19,248 linear feet at a width of 30’ in a suburban/rural area. This fee may be adjusted per the post-construction as-built survey that will be used to legally define the easement. No refund of the monies paid to the date of adjustment will be granted.

Transaction/Resource: The proposed action is to dispose of a portion of parcels F20286, F20288, F20289, F20298, F20299, F20309.001, F20309.002, F70015 and F70536 through granting a term non-exclusive easement to Doyon for the purpose of fiber optic communications infrastructure.

Property Description/Acreage/MH Parcel(s): The lands subject to this authorization consist of property generally located adjacent to the existing DOT right-of-way and are more particularly located and depicted on the attached exhibit. The licensed area includes only those portions of land shown on the maps as being within the designated temporary use and/or construction zones and does not extend beyond the limits illustrated therein. An as-built survey is required at construction completion to accurately define the easement’s comprehensive legal description.

Total project impacts of 19,248 feet by 30 feet comprise approximately 13.25 acres of Trust parcels: F20286, F20288, F20289, F20298, F20299, F20309.001, F20309.002, F70015 and F70536 per attached exhibit See Exhibit A – Map.

General Background: Doyon Limited plans to install a 96-strand fiber optic cable to be collocated on existing aerial infrastructure from Haglebarger avenue in Fairbanks to MP14 of the Elliot highway after which the cable will be plowed, trenched and bored in various locations. The greater project will bring high-speed fiber connectivity to Yukon Crossing and villages along the Yukon River eastly to Fort Yukon.

Anticipated Revenues/Benefits: A fee of \$1.50 per linear foot for a strip of land 19,248 feet in length, a width of 30 feet is used to generate an annual fee of \$28,872.00. The fee may be adjusted per the post-construction as-built survey that will be used to legally define the easement.

Anticipated Risks/Concerns: There are no anticipated unusual risks or concerns with the proposal. Risks associated with this type of activity are regulated by various government agencies. Insurance and bonding will be required. It is common practice for utilities to collocate infrastructure within an easement and Doyon and Grand Valley Electric Association have a working relationship.

Project Costs: None. Doyon is aware and responsible for the cost of an as-built survey and DNR review fee. There are no anticipated additional expenses to the Trust.

Other Considerations: Upon completion of an as-built survey, to legally define the easement, an official easement will be recorded and the ECL closed.

Due Diligence: The proposed Easement will be a standard TLO easement document which is periodically reviewed by the Department of Law or TLO General Counsel to mitigate exposure to risk. TLO staff have inspected many of these parcels over the past several years due to trespass mitigation and Golden Valley Electric Associations existing infrastructure.

Alternatives: Not granting the easement to Doyon Limited will result in lost revenue and decreased communications infrastructure in the State of Alaska.

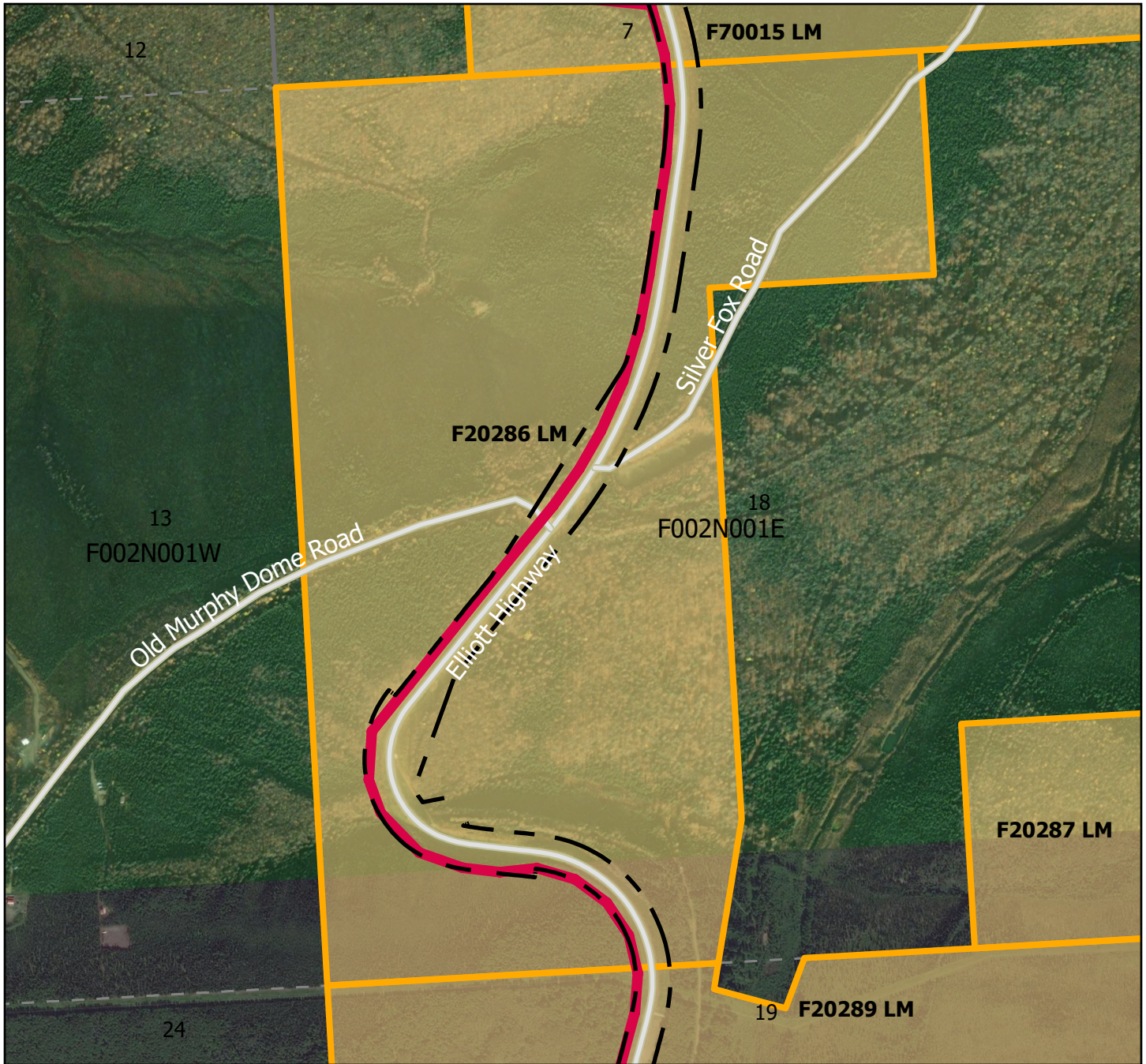
Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets.

Trust Land Office Recommendation: The Trust Land Office recommends that it is in the Trust’s best interest to offer a portion of this parcel as a term easement. If granting a term easement is found inconsistent to the best interest of the Trust and its beneficiaries, the parcel may be disposed of in the future through the TLO’s land sale programs or leased.

Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 11 AAC 99; Resource Management Strategy.






Trust Authority Consultation: This briefing document fulfills the consultation requirements that are applicable to the transaction. If significant changes to the agreement are made necessary by the public notice process, the Trust Authority Board of Directors will be consulted.

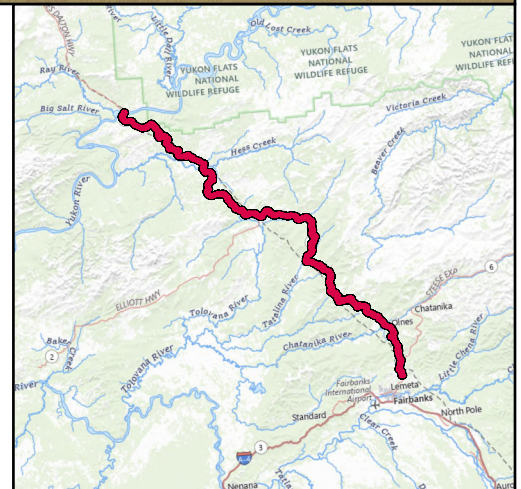
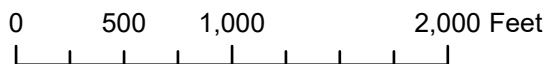
Exhibit A - Map:

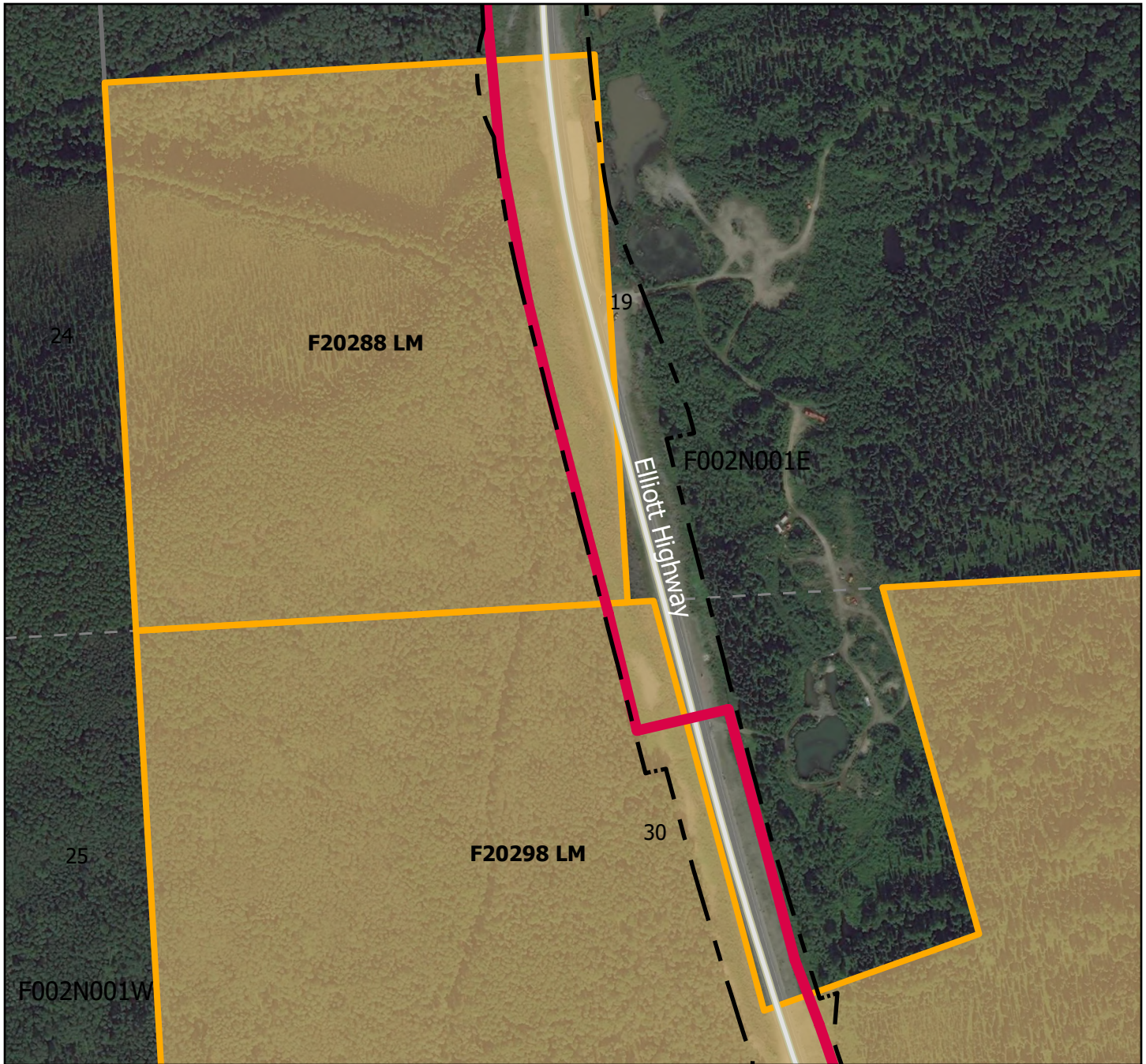


MHT 9400899

MH Parcel F20286
 Approximate Location: W1/2 of Sec. 18, T. 2 N., R. 1 E., F.M.
 within Mental Health Parcel F20286, as depicted on the attached
 map.

- - - Highway Right-of-Way Boundary
-  Fiber Optic Line
-  Mental Health Parcel
-  PLSS Township
-  Roads
-  PLSS Section


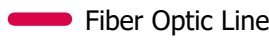
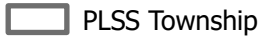






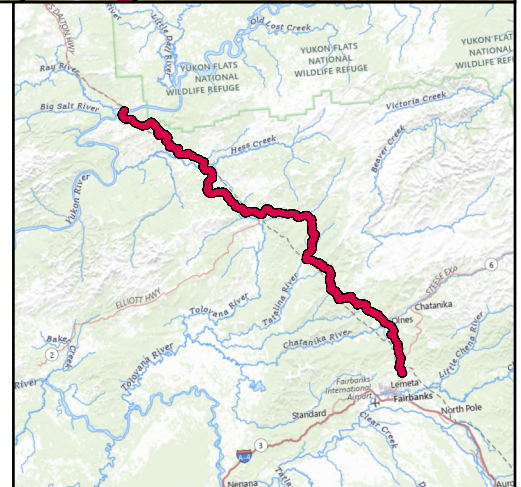
MHT 9400899

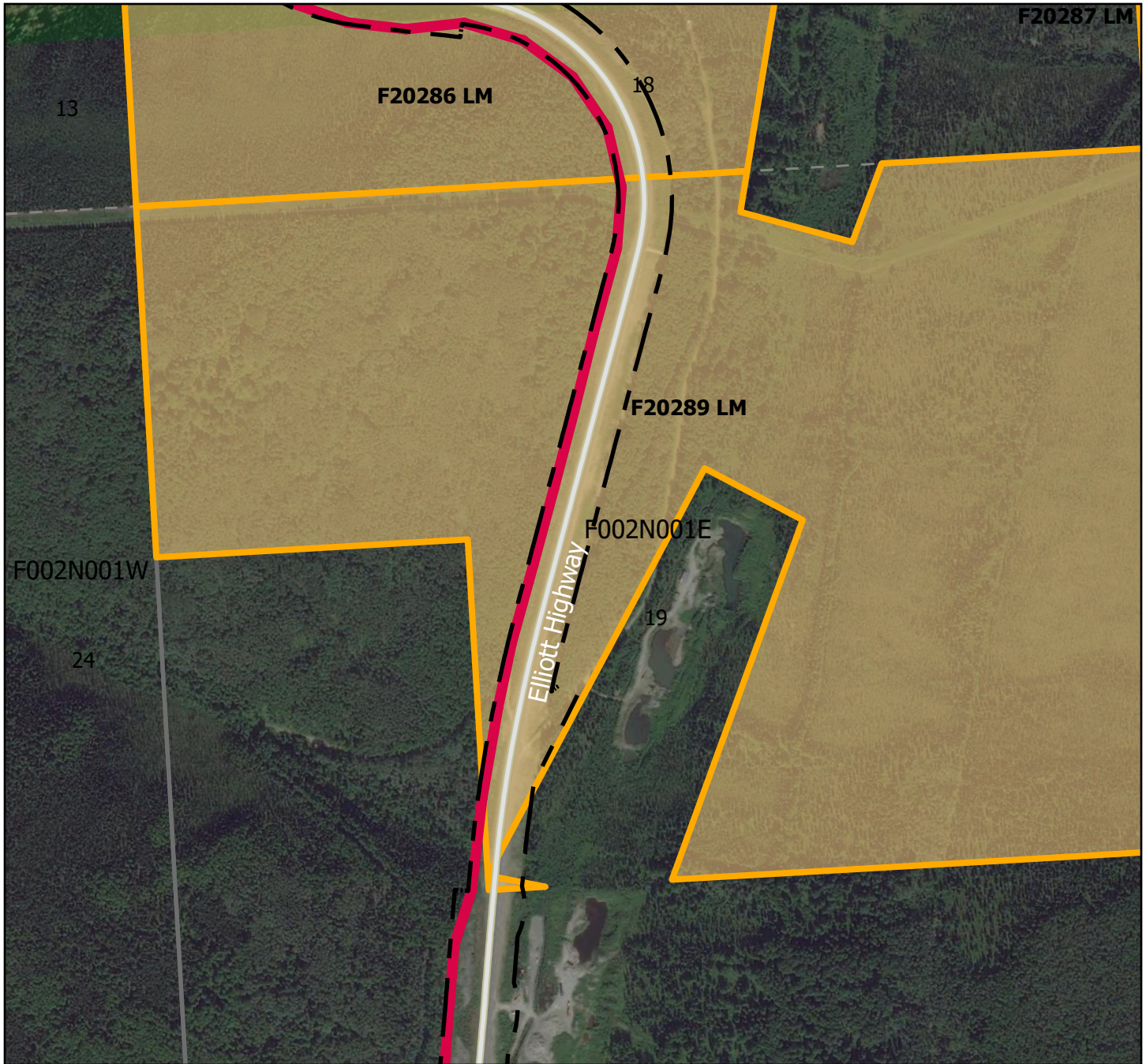
MH Parcel F20288

Approximate Location: E1/2 of Lot 4, Sec. 19, T. 2 N., R. 1 E., F.M. within Mental Health Parcel F20288, as depicted on the attached map.

- - - Highway Right-of-Way Boundary
-  Mental Health Parcel
-  Fiber Optic Line
-  PLSS Township
-  Roads
-  PLSS Section






0 250 500 1,000 Feet

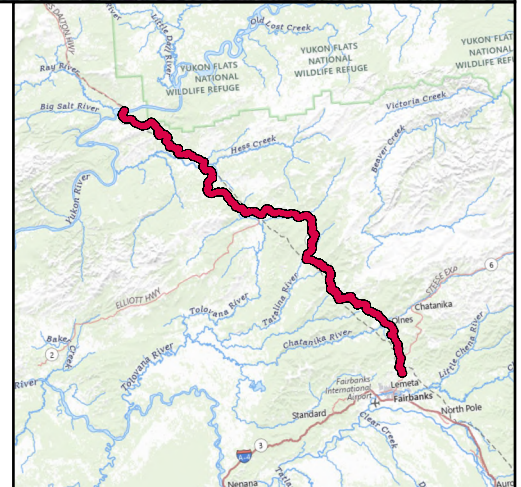
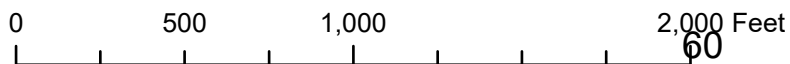


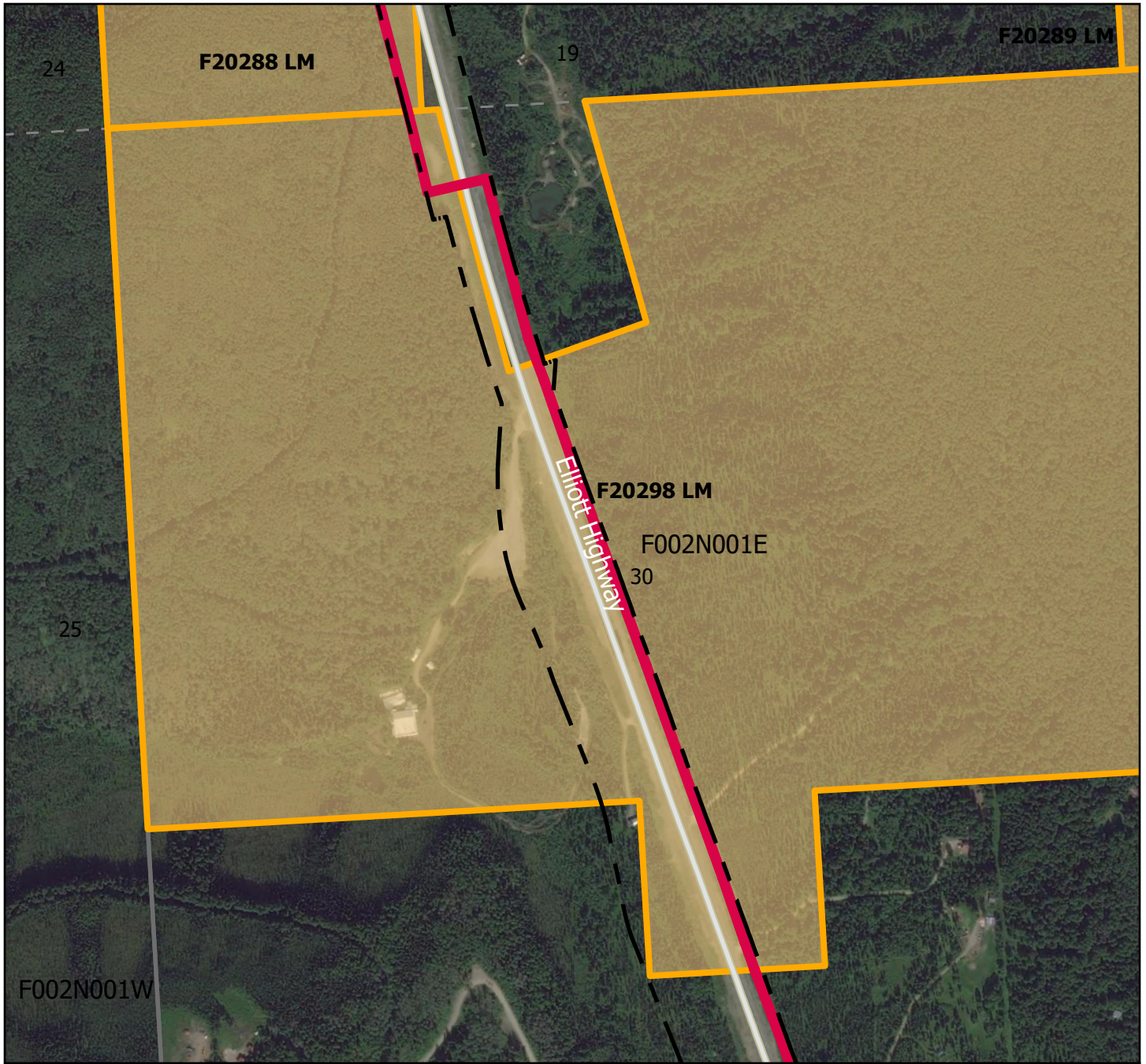


MHT 9400899

MH Parcel F20289
 Approximate Location: NW1/4 of Sec. 19, T. 2 N., R. 1 E., F.M.
 within Mental Health Parcel F20289, as depicted on the attached
 map.

- - - Highway Right-of-Way Boundary
-  Fiber Optic Line
-  Mental Health Parcel
-  PLSS Township
-  Roads
-  PLSS Section

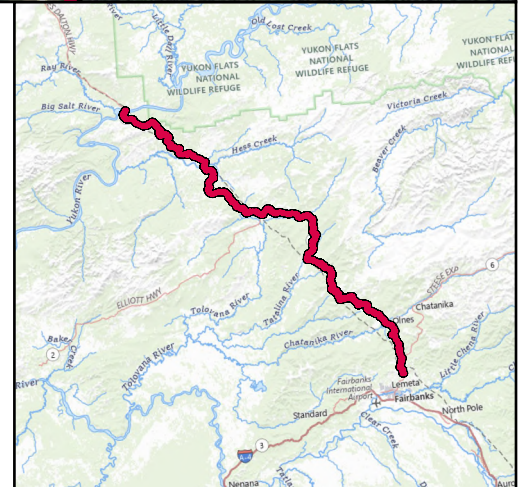
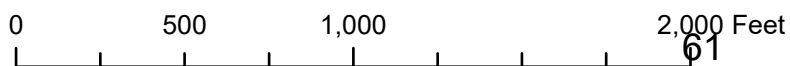


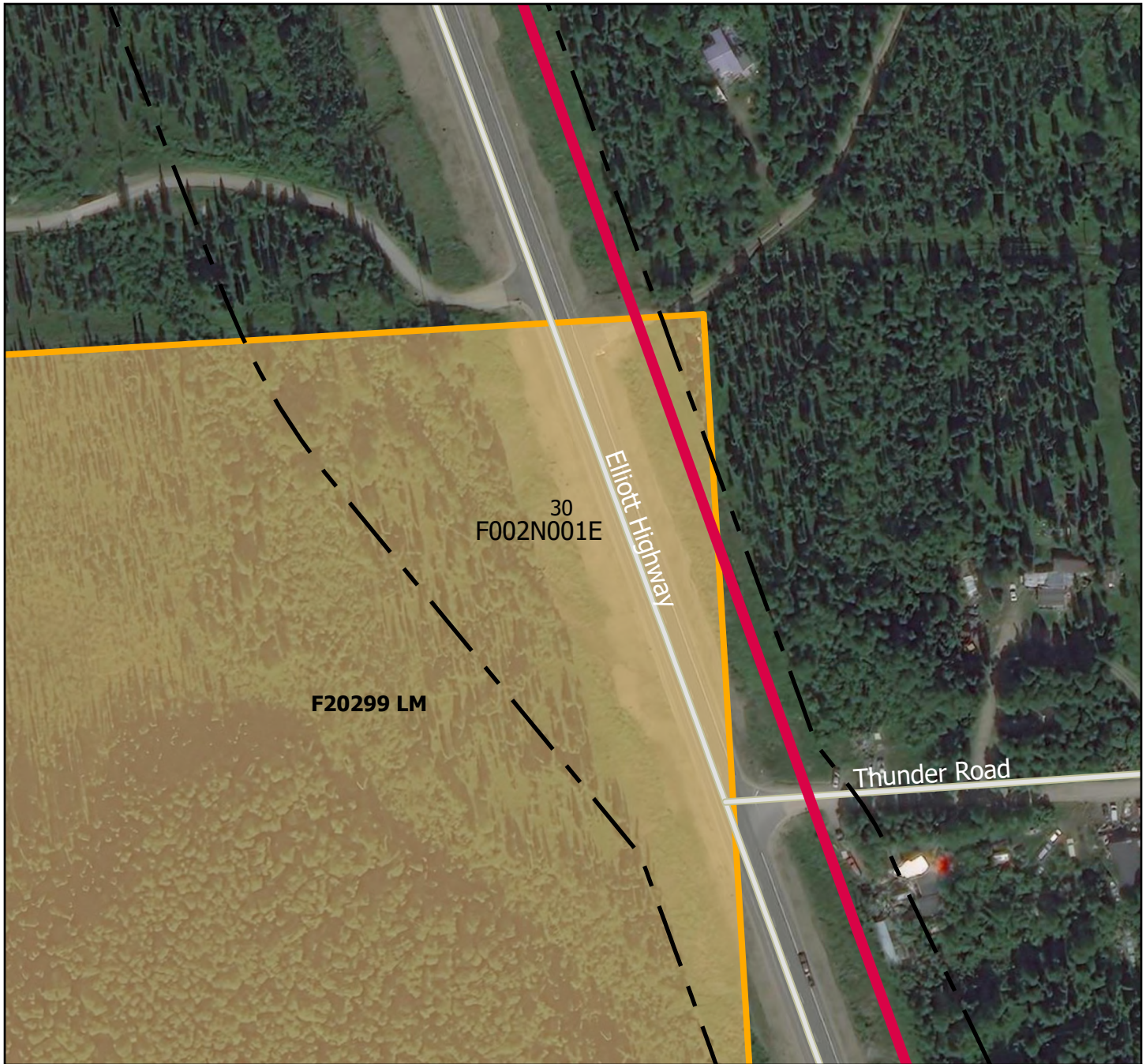


MHT 9400899

MH Parcel F20298
Approximate Location: NW1/4 and NE1/4NE1/4SW1/4 of Sec. 30,
T. 2 N., R. 1 E., F.M. within Mental Health Parcel F20298, as
depicted on the attached map.

- Highway Right-of-Way Boundary
- ▭ Mental Health Parcel
- ▬ Fiber Optic Line
- ▭ PLSS Township
- ▬ Roads
- ▭ PLSS Section


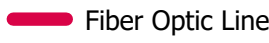
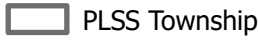




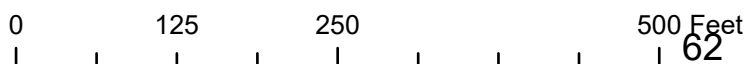
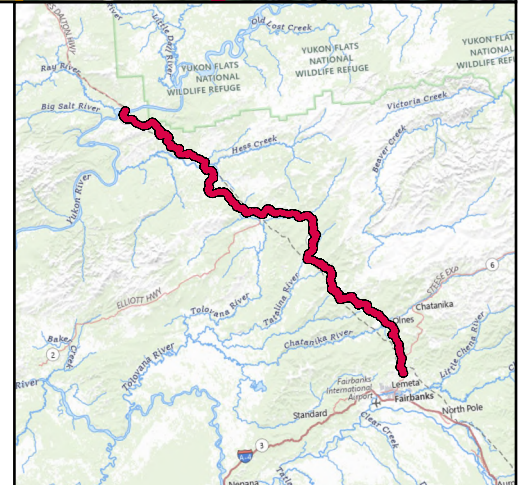


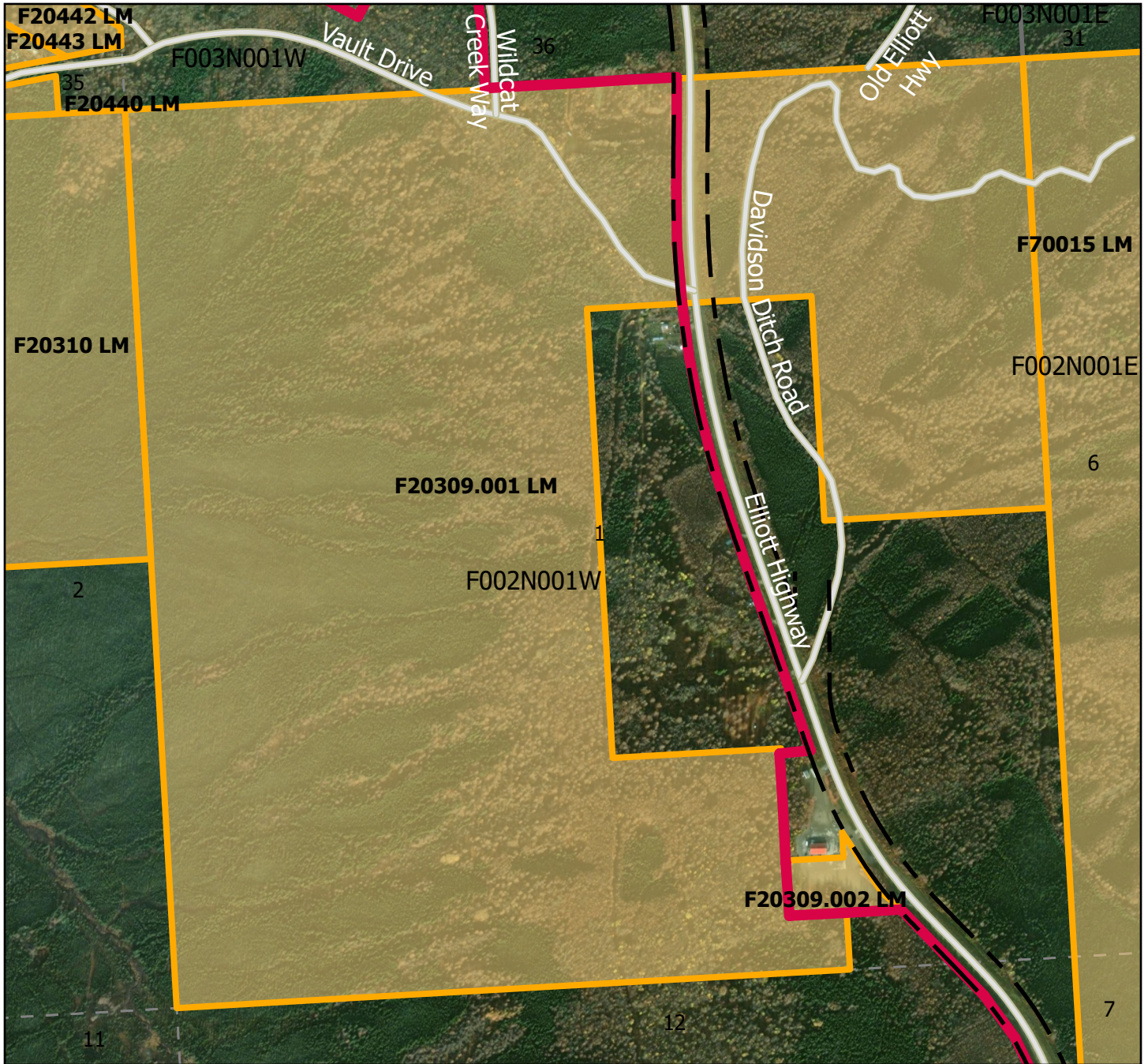
MHT 9400899

MH Parcel F20299

Approximate Location: E1/2NE1/4SE1/4SW1/4 of Sec. 30, T. 2 N., R. 1 E., F.M. within Mental Health Parcel F20299 as depicted on the attached map.

- - - Highway Right-of-Way Boundary
-  Mental Health Parcel
-  Fiber Optic Line
-  PLS Township
-  Roads
-  PLS Section



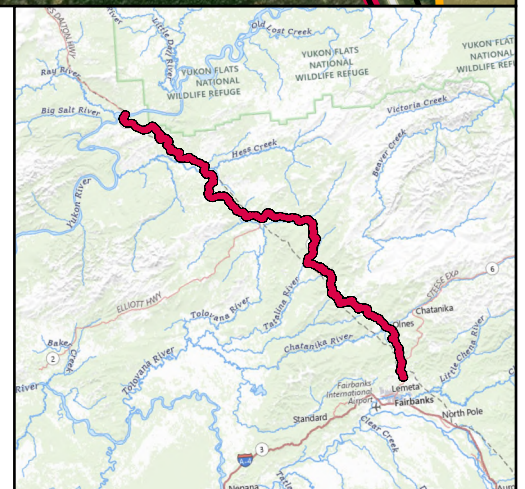


MHT 9400899

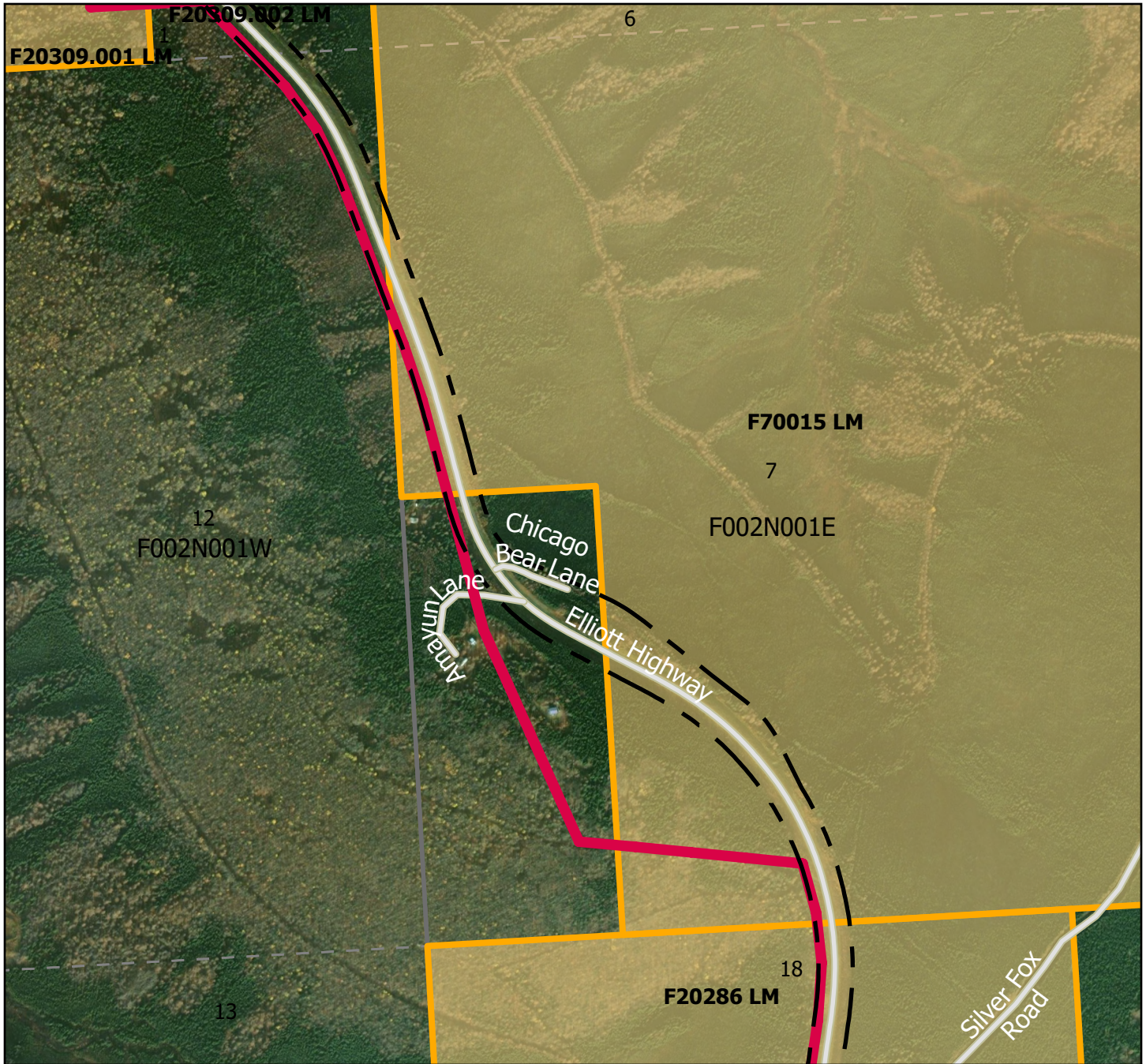
MH Parcels F20309.001 & F20309.002

Approximate Location: N1/2 and SE1/4 of Sec. 1, T. 2 N., R. 1 W., F.M. within Mental Health Parcels F20309.001 & F20309.002, as depicted on the attached map.

- Highway Right-of-Way Boundary
- Fiber Optic Line
- Roads
- Mental Health Parcel
- PLSS Township
- - - PLSS Section



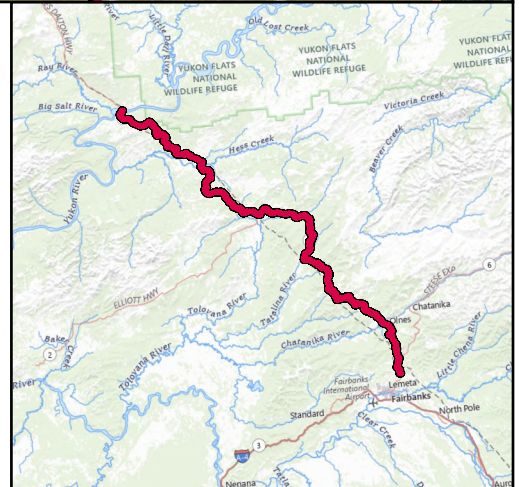
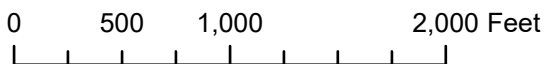
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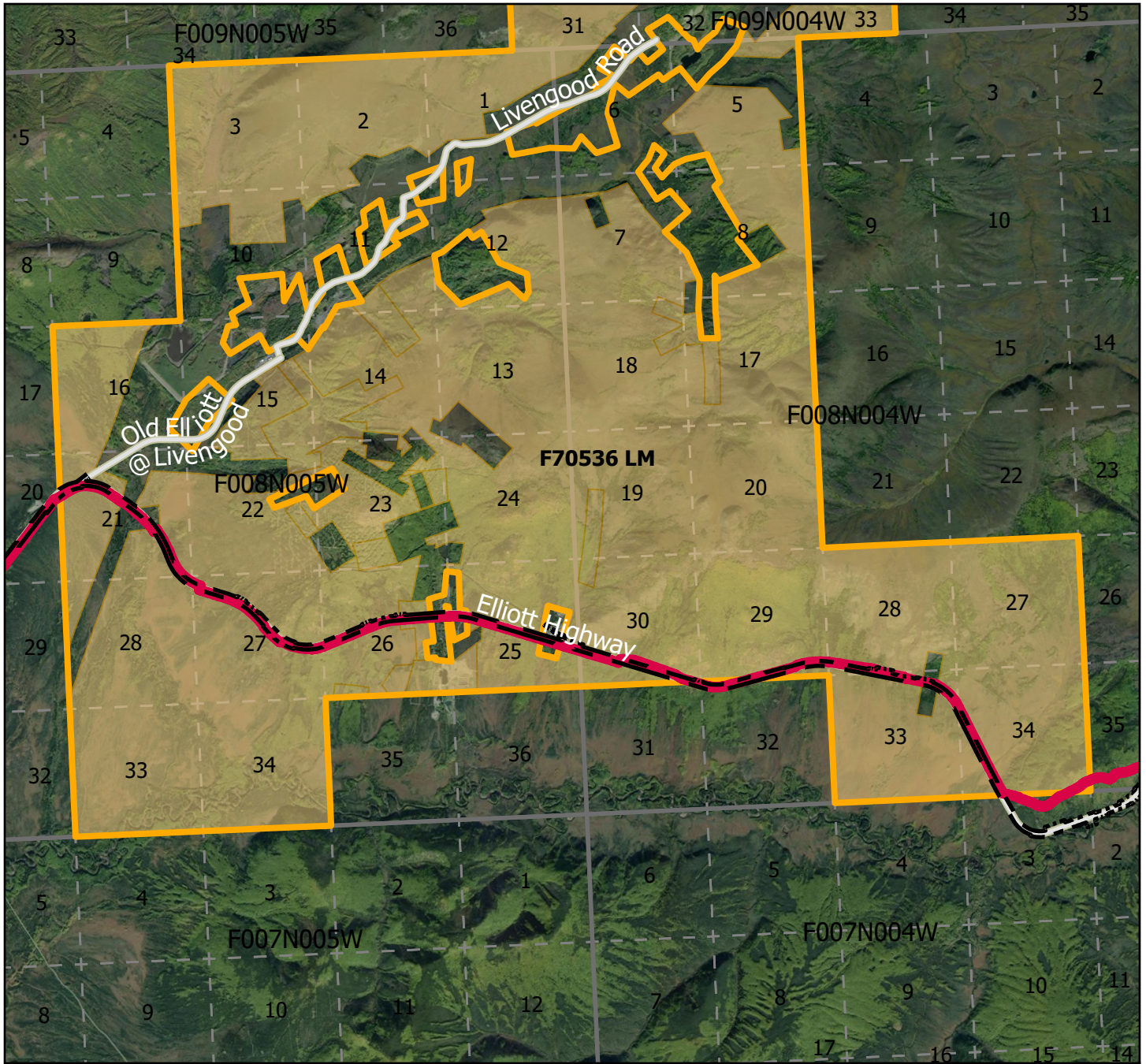


MHT 9400899

MH Parcel F70015
 Approximate Location: W1/2 of Sec. 7, T. 2 N., R. 1 E., F.M. within
 Mental Health Parcel F70015, as depicted on the attached map.

- Highway Right-of-Way Boundary
- Fiber Optic Line
- Roads
- ▭ Mental Health Parcel
- ▭ PLS Township
- ▭ PLS Section



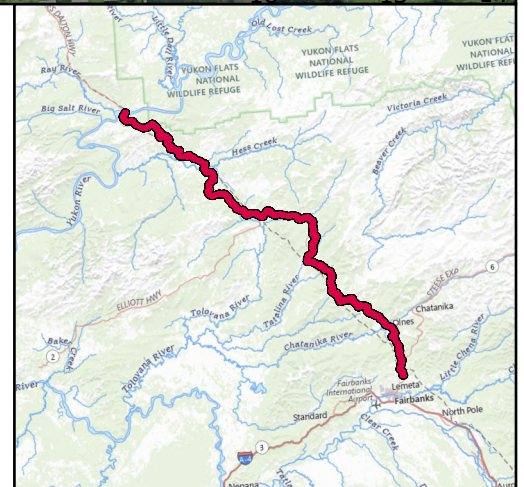
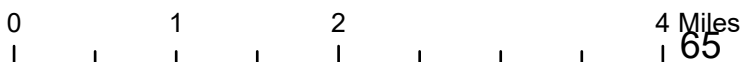


MHT 9400899

MH Parcel F70536

Approximate Location: Secs. 28, 29, 30, 33 & 34, T. 8 N., R. 4 W., F.M. and Secs. 21, 25, 26, 27 & 28, T. 8 N., R. 5 W., F.M. within Mental Health Parcel F70536, as depicted on the attached map.

- Highway Right-of-Way Boundary
- Fiber Optic Line
- Roads
- Mental Health Parcel
- PLSS Township
- - - PLSS Section





To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director, Trust Land Office
From: Cole Hendrickson, Minerals & Energy Resource Manager
Date: 4/23/2025
Re: Negotiated Oil & Gas Lease - MHT 9300102
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the negotiated lease of Trust land, parcels S50560, S50561, SM-2434, SM-2435, SM2-2436, SM-2437, SM-2438, SM-2439, SM-2440-01, SM-2441, SM-2442, SM-2443, SM-2445-B, SM-2450 near Houston for the exploration and development of oil and gas resources.”

Background:

Revenue Projections: Principal Income (up to) unknown (up to) \$4,000 - \$9,000 annually

Transaction/Resource: A negotiated lease of Trust owned hydrocarbon estate for the exploration and development of oil and gas by Samuel Cade near Houston in the Matsu Valley. The primary term will be five years and continued indefinitely by production.

Property Description/Acreage/MH Parcel(s): Houston, AK / 1,338.20 acres / MH Parcels S50560, S50561, SM-2434, SM-2435, SM-2436, SM-2437, SM-2438, SM-2439, SM-2440-01, SM-2441, SM-2442, SM-2443, SM-2445-B, SM-2450 / See Exhibit A – Map

General Background: The area of interest are hydrocarbon parcels owned by the Trust adjacent to State owned hydrocarbon tracts that have since been included in an oil and gas lease by the Alaska DNR’s Division of Oil and Gas to Samuel Cade, securing approximately 18,695 acres adjacent to the Trust parcels in this consultation.

Samuel Cade, and business partner Daniel Donkel, have been long-time independent investors in Alaska oil & gas, in both Cook Inlet and the North Slope. Samuel Cade is looking to include the adjacent Trust parcels to round out their land package while they already have time, resources, and infrastructure invested in the region.

Anticipated Revenues/Benefits: Revenue to the Trust includes an annual rental fee starting at \$3/acre/year and escalating to \$7/acre/year for lease year 5, and increasing annually should production continue the agreement past the 5-year term. Rental fees are a credit against the royalty due on production for that lease year. Any production that occurs will be subject to a 12.5 percent royalty.

Anticipated Risks/Concerns: No unusual risks or concerns associated with the proposal are anticipated. Risks typically associated with this type of activity are regulated by various government agencies and will also be governed by terms in the TLO oil and gas lease.

Project Costs: There are no additional or unusual costs anticipated with the issuance and administration of the proposed lease.

Other Considerations: The applicant of this disposal is a well-known investor and developer of oil and gas projects within Alaska and adding this acreage to their total land package while they have committed time and resources to surrounding lands is an opportune time to ensure development of Trust resources.

Due Diligence: The leasing process and the lease terms have been determined as a result of industry standards. The TLO staff are generally familiar with the proposed leased area.

Alternatives: (1) Offer the parcel competitively, which is not warranted given the applicant's experience and adjacent land position in the area; (2) do not offer the land for oil and gas development.

Consistency with the Resource Management Strategy: The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted in 2021 in consultation with the Trust and provides for the disposal of Trust hydrocarbon resources on a negotiated bases in certain circumstances. Given that the adjacent lands have already been included in prior competitive processes, held by the State of Alaska, but yielded no bids, the likelihood of finding another party in the region who will have the capacity to develop the Trust resources as Samuel Cade is significantly lower as shown by the recent results of the State's process.

Trust Land Office Recommendation: Lease the described acreage on a negotiated basis to Samuel Cade as proposed.

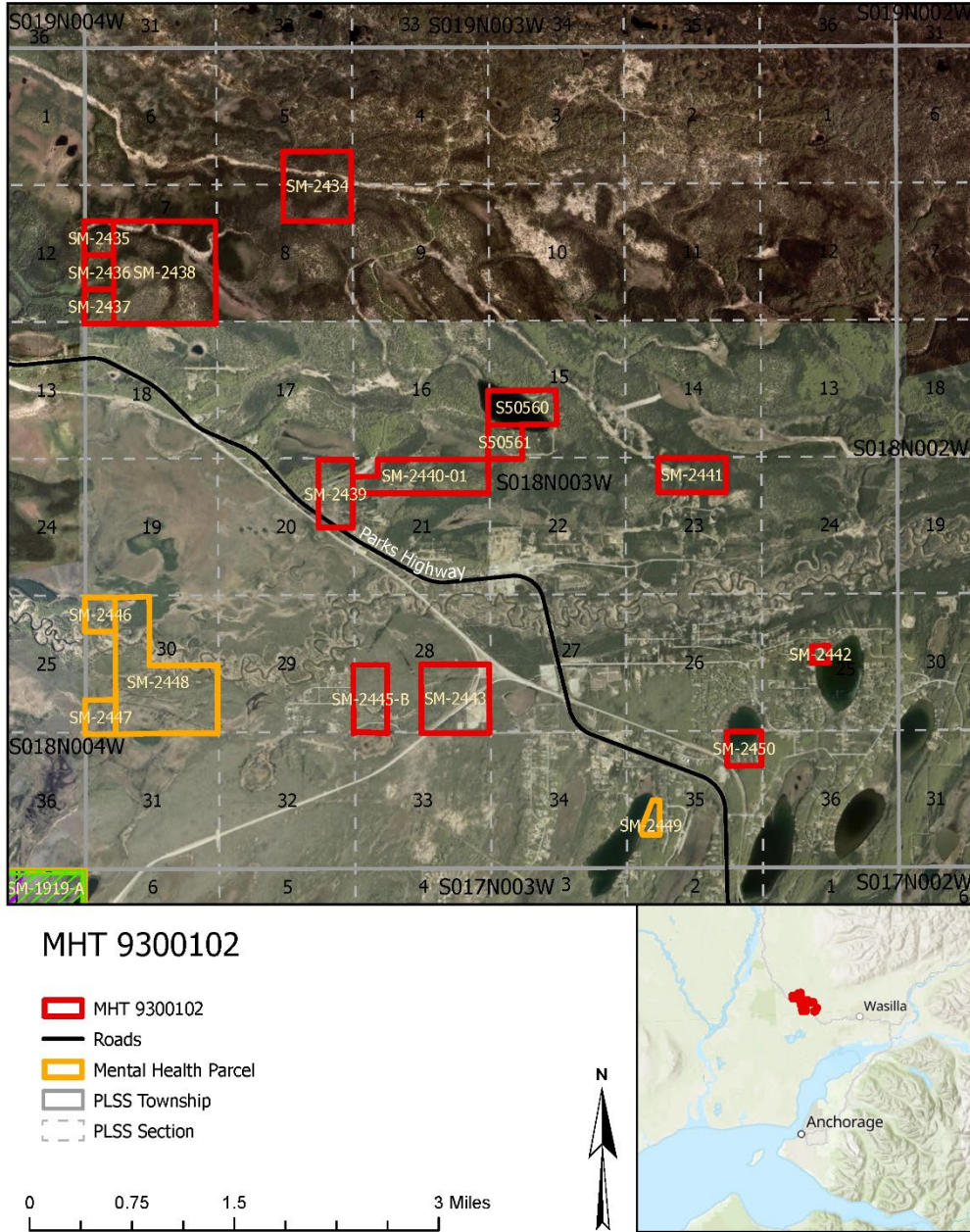
Applicable Authority: AS 37.14.009(a), AS 38.05.801, 11 AAC 99.

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

Exhibit(s):

Location Map

Exhibit A – Map





To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director, TLO
From: Cole Hendrickson, Minerals & Energy Resource Manager
Date: 4/23/2025
Re: Mineral Lease – MHT 9400921
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the negotiated lease of Trust mineral estate on F20410 on Dome Creek for the processing of placer gold as proposed.”

Background:

Revenue Projections: **Principal (up to) Unknown**
 Income (up to) \$7,500

Transaction/Resource: A negotiated placer lease of Trust mineral estate with a primary term of 3 years for the purpose of extracting placer gold from existing stockpiled tailings on Dome Creek in the Fairbanks Mining District. Following the successful washing of the tailings, the rock would be sold to Mr. Bonilla as a separate resource transaction.

Property Description/Acreage/MH Parcel(s): Dome Creek, AK / 26.4 acres / MH Parcel F20410 / See Exhibit A – Map

General Background: The area of interest is owned in full fee estate by the Trust and located in an area of historic placer mining activity, north of Fairbanks along Dome Creek. Adjacent to the property, the interested party, Joe Bonilla, is the owner of a patented federal mining claim. Joe proposes to wash stockpiled tailings on Trust land from a prior underground placer gold mine that has long been closed. Upon the extraction of placer gold from the tailings, Joe wishes to purchase the rock from the Trust in a standard material sale.

Anticipated Revenues/Benefits: Revenues will consist of an annual rental fee of \$2,500, which can be credited against production royalty as it accrues for that year. Any production that occurs is subject to a 10% net royalty. In addition, the areas that are mined will be reclaimed. Upon the completion of

processing the stockpiled tailings and all placer gold is deemed to be extracted, a separate material sale of the washed tailings will take place at a price of \$5.00/cubic yard.

Anticipated Risks/Concerns: There are no unusual risks associated with the proposed activity. Risks typically associated with this type of activity will be mitigated through compliance with the lease terms and conditions which were created for this activity.

Project Costs: No additional or unusual costs are anticipated.

Other Considerations: The applicant is the adjacent landowner and is well suited to conduct the proposed activity.

Due Diligence: The leasing process and the lease terms have been determined as a result of internal staff analysis and review of past practices. The TLO staff are generally familiar with the proposed lease area through desktop analysis and the site will be seen June 2025 during yearly site inspections.

Alternatives: (1) Do not offer the land for lease; or (2) Offer through a competitive process, which is not warranted for the acreage amount and interest level at this time.

Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted in 2021 in consultation with the Trust and provides for the TLO to focus on land or resources at the high end of market values (“best markets”). The current market values of precious metals are sufficient to create a demand for mineable land so the prospective mineral land affected by this decision is in a “best market” situation and, based on demand, should be offered now. Further, the action is a step toward generating revenues from Trust mineral resources, consistent with a key Trust land management principle of encouraging a diversity of revenue generating uses of Trust land.

Trust Land Office Recommendation: Lease the described area of interest on a negotiated basis to Joe Bonilla.

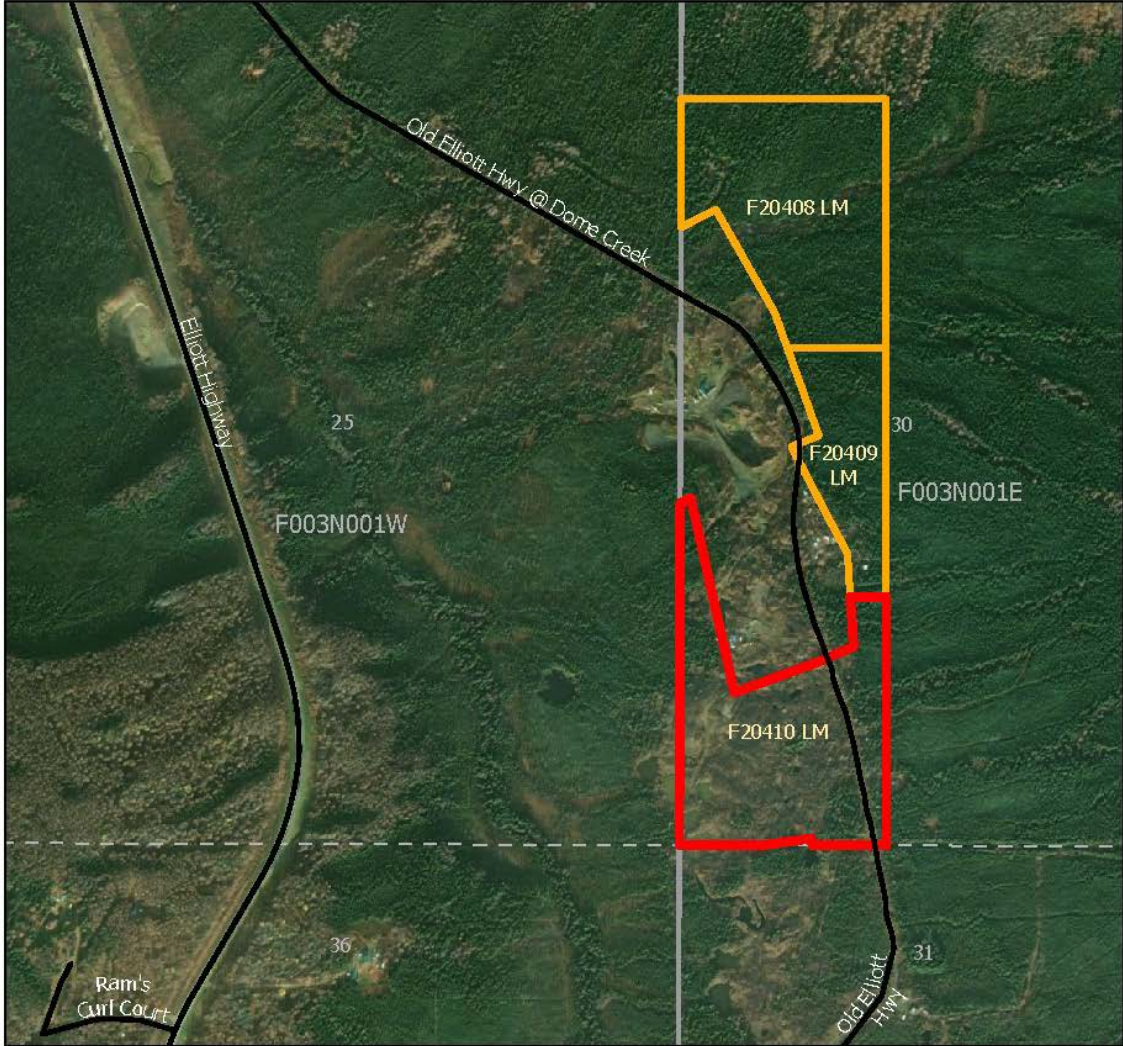
Applicable Authority: AS 37.14.009(a), 38.05.801, and 11 AAC 99.

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

Exhibit(s):

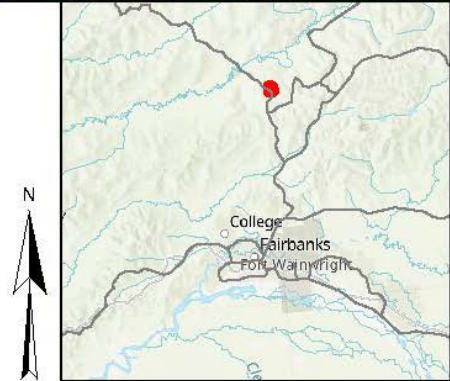
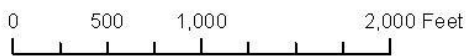
Location Map

Exhibit A - Map



MHT 9400921

- Roads
- ▭ MHT 9400921
- ▭ Mental Health Parcel
- ▭ PLSS Township
- ▭ PLSS Section





To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director
From: Cole Hendrickson, Minerals & Energy Resource Manager
Date: 4/23/2025
Re: Ground Lease – MHT 9400917
Fiscal Year: 2025

Consultation

Proposed RMC Motion:

“The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the negotiated surface lease for waste rock storage of a portion of MH Parcel F70015 to Fairbanks Gold Mining, Inc. to facilitate the continued operations at the Fort Knox Mine.”

Background:

Revenue Projections: **Income** **12% Appraised Land Value, annually for term**

Transaction/Resource: The proposed action is to negotiate a surface lease of certain Trust lands to facilitate the expansion of the Fort Knox Pit. The lease would grant the applicant, Fairbanks Gold Mining, Inc. the ability to expand their waste rock disposal to meet operational requirements of Fort Knox for the future. The proposed lease would have a term of up to 10 years with an option to extend. The lease may terminate upon successful reclamation.

Property Description/Acreage/MH Parcel(s): Fairbanks, AK / 320 acres / MH Parcel F70015 (a portion of) See Exhibit A – Map.

General Background: The area proposed for lease has been selected by Fairbanks Gold Mining, Inc. as an optimal location for waste rock material placement given its proximity to the mine and its lack of economic mineral interest. Outside of the dump’s footprint, the construction of a 120ft haul road would be required to access the parcel along with smaller trails to be used for condemnation drilling and environmental sampling activities prior to the construction of the potential haul road. Other than the road/trail, no structures or facilities would be constructed in this authorization.

A portion of the requested land is encumbered by a mineral exploration lease, MHT 9400275 between the Trust and the applicant. These uses are seen as compatible with each other and in addition, the applicant of this request is the lessee of the mineral exploration lease. This request is similar to a prior waste rock dump project for Fairbanks Gold Mining, Inc. that was completed in 2020/2021, serialized as MHT 9400734.

Anticipated Revenues/Benefits: The Trust will receive an annual rental of 12% of the appraised land value until reclamation is complete, expected within 10 years.

Anticipated Risks/Concerns: All risks/concerns are mitigated by local, state, and federal laws and regulations for this type of activity. In addition, risks/concerns are further mitigated by enforcement of the lease terms and conditions.

Project Costs: No significant costs are anticipated other than periodic site visits and reclamation approval inspections.

Other Considerations: Waste rock storage from non-Trust owned lands may occur on Trust lands as the mill at Fort Knox processes material from the pit at Fort Knox, the GIL satellite pit, and Manh Cho. In the event waste rock from non-Trust land is to be stored under this authorization, a Memorandum of Understanding between the Trust and the other applicable landowner will be necessary to address the ownership of the deposited material.

Due Diligence: Lands to be leased, the lease process and significant lease terms have been determined as a result of internal staff analysis and review. A third-party appraisal will be reviewed and approved to establish the rental cost. TLO staff are intimately familiar with the Fort Knox Mine due to its location on Trust land and existing authorizations.

Alternatives: The primary alternative is to not issue the surface lease. This alternative would decrease revenue to the Trust as it would keep a currently non-performing asset stagnant.

Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets. This proposal will generate revenue on an otherwise non-performing parcel in a manner that is consistent with adjacent land use activities on both Trust land and non-Trust land.

Trust Land Office Recommendation: Offer the subject lands in a negotiated surface lease to facilitate continued mine operations.

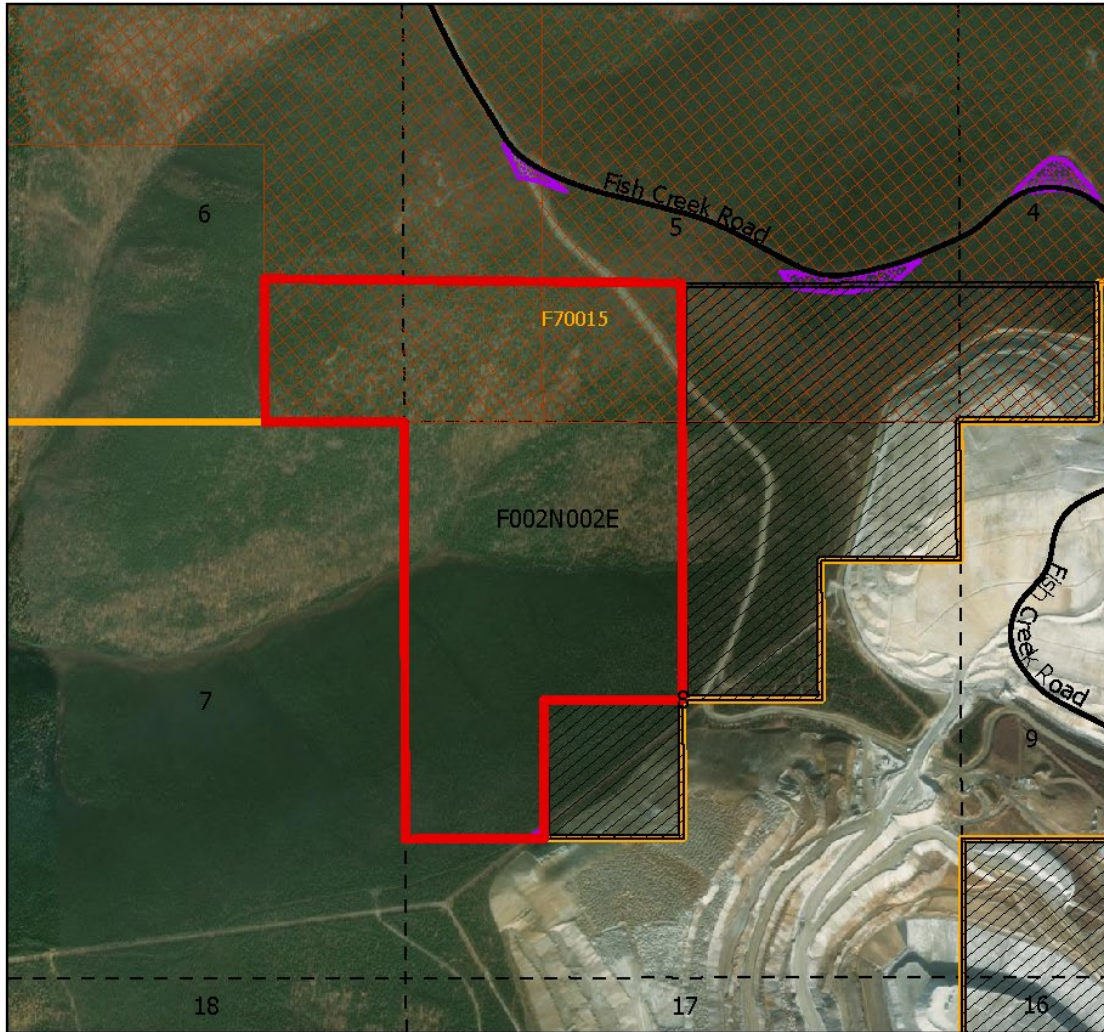
Applicable Authority: AS 37.14.009(a), 38.05.801 and 11 AAC 99

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

Exhibit(s):

Location Map

Exhibit A – Map



MHT 9400917

- Roads
- MHT 9400917
- Land Sale, Conveyed
- Easement Area
- Mineral Lease
- Mental Health Parcel
- PLSS Township
- PLSS Section

