

The Alaska Mental Health Trust Authority
Trust Land Office
BEST INTEREST DECISION AFFIRMED
Negotiated Land Sale - Wrangell

MHT 9101083
MH Parcel CRM-2455

Action: Adopt the Best Interest Decision dated December 28, 2021, regarding the above referenced disposal as final, without modification. This decision document, combined with the Best Interest Decision dated December 28, 2021, constitutes the final decision on this matter, in accordance with 11 AAC 99.040.

Notice under 11 AAC 99.050. The Trust Land Office (TLO) published the public notice of the decision to sell a 0.91-acre parcel to Robert Searing in the Wrangell Sentinel on January 13, 2022, on the State of Alaska's online public notice website, and distributed the notice to other interested public and private parties.

Summary of Comments: One comment was received disputing the proposed land sale for three reasons: 1) concern that the TLO is selling the parcel at a low price and therefore will devalue adjacent property; 2) concern that developing the subject property will create wind hazards and blowdown of trees on adjacent property; and 3) concern about where the property boundaries are located.

TLO Response: When making a final decision, the Executive Director shall consider solely the best interest of the Alaska Mental Health Trust and its beneficiaries. The Trust Land Office is mandated by law to abide by trust principles and in accordance with the Alaska Mental Health Enabling Act of 1956 to maximize the long-term revenue from trust land; protect the corpus; protect and enhance the long-term productivity of trust land; encourage diversity of revenue-producing uses of trust land; and manage trust land prudently, efficiently, and with accountability to the trust and its beneficiaries. 1) The TLO is selling this parcel for 25% above the appraised fair market value. The subject parcel has a dedicated easement providing public/utility access from Graves Street to the north, however approximately 100' of the easement is undeveloped requiring additional cost to construct physical access to the property; these costs are not part of the sale and will be the responsibility of the purchaser. 2) The TLO is selling the parcel "as-is, where-is", and the development of the parcel is not the responsibility of the TLO. 3) The parcel and adjacent lots/tracts have all been surveyed. The parcel is surveyed, however, the TLO is selling the parcel "as-is, where-is", and determination of the property boundaries, and location of the survey monuments is the responsibility of the purchaser.

Trust Authority Consultation: The Alaska Mental Health Trust Authority was consulted on this disposal on December 28, 2021.

Modifications: As no comments were received suggesting that the Best Interest Decision dated December 28, 2021, should be substantively modified in any way to better serve the interest of the Trust and its beneficiaries, the Executive Director has determined that no change shall be made to that document.

Final Decision of the Executive Director: Considering all of the above, the Executive Director of the Trust Land Office hereby adopts the Best Interest Decision dated December 28, 2021, as final.

Reconsideration: Persons who submitted timely written comments during the notice period that ended February 14, 2022, are eligible to request reconsideration of this final best interest decision under 11 AAC 99.060(b) within 20 calendar days after publication of the notice or receipt of the final decision, whichever is earlier. A request for reconsideration must be submitted in writing to the Executive Director. This request must be accompanied by the fee established by the Executive Director under 11 AAC 99.130, which has been set at \$500, to be eligible for reconsideration. Before filing an appeal to the Superior Court under AS 44.62.560, a person must be eligible to request and must actually request reconsideration within the time specified above.

The Executive Director shall order or deny reconsideration within 20 calendar days after receiving the written request for reconsideration. If the Executive Director takes no action during the 20-day period following the request, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

APPROVED:

DocuSigned by:

Jusdi Warner

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Jusdi Warner
Executive Director

3/4/2022

Date

Certificate Of Completion

Envelope Id: 0252BEF00334420DB1881E1DD7E1F8A8	Status: Completed
Subject: Please DocuSign: 9101083 BIDA_3-2-2022.doc	
Source Envelope:	
Document Pages: 2	Signatures: 1
Certificate Pages: 3	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Disabled	Meghan Renuart
Time Zone: (UTC-09:00) Alaska	PO Box 110206
	Juneau, AK 99811
	meghan.renuart@alaska.gov
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3/4/2022 1:27:50 PM	meghan.renuart@alaska.gov	
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Signer Events

Jusdi Warner
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 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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 Signature Adoption: Pre-selected Style
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Sent: 3/4/2022 1:29:01 PM
 Viewed: 3/4/2022 1:38:03 PM
 Signed: 3/4/2022 1:38:22 PM

Electronic Record and Signature Disclosure:

Accepted: 12/30/2021 9:53:31 AM
 ID: 602731d5-3aaf-4076-a8af-4fcf6419229d
 Company Name: State of Alaska

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/4/2022 1:29:01 PM
Certified Delivered	Security Checked	3/4/2022 1:38:03 PM
Signing Complete	Security Checked	3/4/2022 1:38:22 PM
Completed	Security Checked	3/4/2022 1:38:22 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

Please read this Electronic Records and Signature Disclosure (ERSD). It concerns your rights regarding electronically undertaking, and the conditions under which you and the State of Alaska agree to electronically undertake, the transaction to which it relates (the “TRANSACTION”).

Consent to Electronically Undertake the TRANSACTION

You can electronically undertake the TRANSACTION only if you confirm that you meet the following requirements by selecting the box next to “I agree to use electronic records and signature” (the “AGREE BOX”):

1. you can fully access and have read this ERSD;
2. you can fully access all of the information in the other TRANSACTION records;
3. you can retain all of the TRANSACTION records in a form that you will be able to fully access for later reference;
4. you consent to undertake the TRANSACTION electronically; and
5. you are authorized to undertake the TRANSACTION. (Please note that falsely undertaking the TRANSACTION may subject you to civil liabilities and penalties and/or to criminal penalties.)

If you cannot or are not willing to confirm each of these five things, do not select the AGREE BOX.

Withdrawing Consent

If you select the AGREE BOX, you can withdraw your consent to electronically undertake the TRANSACTION at any time before you complete the TRANSACTION: simply do not finalize it. The only consequence of withdrawing your consent is that you will not finalize the TRANSACTION.

If you select the AGREE BOX, your consent will apply only to this TRANSACTION. You must separately consent to electronically undertake any other transaction with the State of Alaska.

Paper Option for Undertaking the TRANSACTION

You may undertake the TRANSACTION with the State of Alaska using paper records. (State of Alaska employees who want to undertake the TRANSACTION in paper should contact the agency responsible for the TRANSACTION.) Print the paper records on the website of the State of Alaska agency responsible for the TRANSACTION, or request them from the agency. The State of Alaska homepage is at <http://alaska.gov/>.

Copies of TRANSACTION Records

After completing the TRANSACTION but before closing your web browser, you should download the TRANSACTION records. Or you can download the records within 30 days after

completing the TRANSACTION using the link in the DocuSign email sent to the email address you used to complete the TRANSACTION. The State of Alaska will not provide a paper copy of the TRANSACTION records as part of the TRANSACTION. Under the Alaska Public Records Act (APRA), AS 40.25.100–.295, you can request a copy from the agency responsible for the TRANSACTION, but if too much time has passed, the agency may no longer have the records when you make your request. If required under the APRA, the agency will charge a fee.

Required Hardware and Software

For the minimum system requirements to electronically undertake the TRANSACTION, including accessing and thereby retaining the TRANSACTION records, visit <https://support.docusign.com/guides/signer-guide-signing-system-requirements>. These requirements may change. In addition, you need access to an email account.

How to Contact the State of Alaska

To ask a question on this ERSD or the DocuSign document generated after you complete the TRANSACTION or on using DocuSign to electronically undertake the TRANSACTION, contact the Alaska Department of Administration at either of the following addresses:

State of Alaska
Department of Administration
550 West 7th Avenue
Suite 1970
Anchorage, AK 99501
Reference: DocuSign

doa.commissioner@alaska.gov
Subject: DocuSign

To ask any other question on the TRANSACTION records or to update the information for contacting you electronically, contact the State of Alaska agency responsible for the TRANSACTION using the contact information in the TRANSACTION records or, if those records contain no contact information, using the contact information on the agency's website. Again, the State of Alaska homepage is at <http://alaska.gov/>.