

**ALASKA MENTAL HEALTH TRUST AUTHORITY**  
**RESOURCE MANAGEMENT COMMITTEE MEETING**  
**April 20, 2022**  
**2:00 p.m.**  
**WebEx Videoconference/Teleconference**

**Originating at:**  
**3745 Community Park Loop, Suite 120**  
**Anchorage, Alaska**

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**Trustees Present:**

John Sturgeon, Chair  
Chris Cooke  
Brent Fisher  
Anita Halterman  
Verne' Boerner  
Kevin Fimon  
Rhonda Boyles

**Trust Staff Present:**

Steve Williams  
Carol Howarth  
Miri Smith-Coolidge  
Kelda Barstad  
Luke Lind  
Michael Baldwin  
Katie Baldwin-Johnson  
Jimael Johnson  
Valette Keller  
Allison Biastock  
Kat Roch  
Eric Boyer  
Carrie Predeger

**Trust Land Office staff present:**

Jusdi Warner  
Sarah Morrison  
David MacDonald  
Marisol Miller  
Becky Carpenter  
Paul Slenkamp  
Karsten Eden  
Hollie Chalup  
Jeff Green  
Chandler Long  
Blain Alfonso

**Also participating:**

Mary David

## PROCEEDINGS

### CALL TO ORDER

CHAIR STURGEON called the meeting to order and began with a roll call. He asked for any announcements. There being none, he moved to the agenda.

### APPROVAL OF AGENDA

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

*After the roll-call vote, the MOTION was APPROVED. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Fimon, yes; Trustee Fisher, yes; Trustee Halterman, yes; Trustee Cooke, yes; Chair Sturgeon, yes.)*

CHAIR STURGEON asked for any ethics disclosures. There being none, he moved to approval of the minutes from January 5, 2022.

### APPROVAL OF MINUTES

**MOTION:** A motion to approve the minutes from January 5, 2022, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE FIMON.

*After the roll-call vote, the MOTION was APPROVED. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Fimon, yes; Trustee Fisher, yes; Trustee Halterman, yes; Chair Sturgeon, yes.)*

### TRUST LAND OFFICE EXECUTIVE DIRECTOR REPORT

MS. WARNER began with the Timber asset class. She continued that, pursuant to the Alaska Mental Health Land Exchange Act regarding the easements, the Forest Service may enter into cost-share maintenance agreements with respect to the reciprocal road accesses that were exchanged. The U.S. Forest Service showed interest in working towards this cost-share maintenance agreement, but a draft of the cost-share maintenance agreement was exchanged, which resulted in no sense of agreement. The Department of Law has been engaged by the Trust; the Forest Service engaged Office of General Counsel; and another draft is expected shortly. She added that a cost-share agreement would go a long way at the staff level. She continued her report with the Wolf Creek Boatworks in Hollis. An application was submitted and the application fee paid for a negotiated land sale. She explained that this land was received in the land exchange with an active Federal litigation surrounding a portion of the parcel, and 40 acres were applied for under the application. An adjudication of that negotiated sale will move forward and will be in the best interests of the Trust. She pointed out that the timber behind the Hollis Boatworks, which was the Hollis exchange sale, went out to decision. Public comments were received, and we are still in the deliberative process with an anticipated decision to come out in the early summer. Regarding the Federal litigation, the State and Trust moved to dismiss the litigation, both asserting sovereign immunity, and that the Plaintiff failed to state the claim. The Federal Government moved to dismiss for the lack of jurisdiction because the U.S. Forest Service no longer owns the land. She moved to the Shelter Cove Road and stated that the DOT has the funding to provide an upgrade to the road, and the Trust received \$5.8 million to complete the project. On the Naukati young growth sale, a contract was entered into with Viking Lumber, which was timed perfectly for the Alaska Forest Association meeting. The expected

return over the term of the contract will be about \$3 million. She then explained the deficit on the projections for this year. She stated that Paul Slenkamp was retiring and shared some of the highlights of his 50 years in the timber industry. He spent 22 of those years with the State of Alaska, and then 14 years with the Trust Land Office. She thanked him for the revenue he generated for beneficiaries, and for his knowledge of timber that he imparted to the Trust. She continued that his work at the TLO contributed millions of dollars to the Trust, and the legacy of his work will continue to serve the Trust for years to come. She continued with an update that Quality Asphalt Pavement had applied for another site in the Mat-Su Valley for materials after the Meadow Lakes parcel was denied at the Board of Adjustments and Appeals. A contract was entered into with R & M Consulting to conduct a prefeasibility study on both parcels; the new parcel applied for, and the Meadow Lakes parcel. She explained the Livengood project area managed by International Tower Hill. She then brought attention to the work being done with the State, BLM, and International Tower Hill on the Federal Mine Conversion process. She explained that this was a unique process because when a Federal mining claim conversion project was finishing, it converts to a State claim. In this case, it is slated to go to the Trust. She moved to the two wells identified to be on Trust land from the Alaska Oil and Gas Conservation Commission orphan wells. Her presentation continued to Fantasy Island located in No Name Bay, and she went through its history. She discussed the land sales, which were a huge success this fiscal year with an anticipated closing of \$3 million in negotiated land sales; \$2 million in over-the-counter land sales; and \$1.7 million for the competitive land sale. The total was \$6.7 million in land sales for just this fiscal year. She recognized Brit Williams for her dedication, effort and her amazing job for the land sale project. She continued to some of the initial work that went into developing the commercial development opportunities on Trust Land, and then introduced the new team members: Vanessa Head, the executive assistant; and Blain Alfonso, the administrative manager. In new opportunities, she recognized Bruce Buzby and Dave Griffin who are both moving on from the TLO. She added that DNR sponsored a second annual Future Leaders Summit, which is a year-long commitment to learning and leadership. It recognizes those within the organization for their current strengths and their recognized potentials. Chandler Long, the project manager on the land exchange, was selected to represent the TLO.

TRUSTEE COOKE thanked Ms. Warner for the interesting and descriptive report of the activity at the TLO.

TRUSTEE BOERNER congratulated and thanked Mr. Slenkamp and welcomed Vanessa Head and Blain Alfonso. She added that it was a great report.

CHAIR STURGEON asked for any questions. There being none, he moved to the Icy Cape Update and recognized Karsten Eden.

### **ICY CAPE UPDATE**

DR. EDEN gave an update on Icy Cape and went through seven categories, beginning with planning; procurement; field work; processing and assaying; science and engineering; anticipated results; and PR and marketing. He explained in more detail as he went through his presentation. He shared some pictures of the new camp and explained that Icy Cape is a very stormy, rainy place, so it is very important to have a good camp.

CHAIR STURGEON thanked Dr. Eden for a very good presentation. He talked about the cost overruns and preferred to have some requests for additional funding, which needs to be done on a year-by-year basis.

MS. WARNER noted that that was a great point, and there would be better information available, and that is a definite option.

MR. WILLIAMS stated that back in 2020, the trustees approved \$10 million for the work Dr. Eden was doing to get to that prefeasibility stage. In moving forward, closer attention would be paid, and trustees will be provided with updates that will help guide consideration of any requested additional funds.

CHAIR STURGEON asked for any other questions or comments.

TRUSTEE BOYLES stated that her two favorite projects with the Trust are Crisis Now and Icy Cape.

CHAIR STURGEON moved to the next presentation.

MR. GREEN, the deputy director at the Trust Land Office, gave a brief overview of most things pertaining to subdivisions on Trust land. He began with a general background of subdivisions, how subdivisions came about, and then explained the process and went through a couple of the current major projects.

CHAIR STURGEON thanked Mr. Green for the very informative presentation, and recognized Mr. Williams.

MR. WILLIAMS stated that Jusdi Warner was nominated to be a 2022 Journal of Commerce Top Forty Under 40 by one of her colleagues in the Department of Natural Resources. She was selected to be part of that class of recipients, and it is well deserved. He continued that she brings her leadership and her knowledge to the TAO staff in terms of helping to get connected to the work of the TLO. He stated that he represented the TLO and the TAO at the banquet, and Ms. Warner was presented with a plaque that recognizes her as a recipient of the 2022 Top Forty Under 40 Rising Young Business Leaders.

(Applause)

MS. WARNER stated her thanks and noted that it was an honor to be recognized. She added that she was a little shocked to be selected. She then recognized Paul Slenkamp, who would be leaving the TLO, which will be a huge loss to the Trust. She continued that Mr. Slenkamp worked in the timber industry for nearly five decades, and was a senior resource manager for the Trust Land Office for 14 years. His timber program management had generated over \$16 million to the Trust and its beneficiaries, which was a lead contributor in sustaining Alaska's wood products industry. In addition, the \$16 million of Paul's work at the Trust will continue to generate upwards of another \$20 million after he retired. She recognized Mr. Slenkamp for a job well done and thanked him for his service to the State of Alaska and to the Trust and its beneficiaries. She continued that being a forester in Southeast Alaska is a very unique, and definitely a different kind of occupation. She added that he is a legend in the industry in Alaska, and she presented him with a plaque. The plaque recognized and gave thanks for all the work done for the Trust: "With great appreciation, we hereby recognize Paul Slenkamp for 22 years of service to the State of Alaska. Throughout your service you have operated timber programs which maintained the Southeast Alaska wood industry and generated more than \$16 million for the Alaska Mental Health Trust. Your legacy will continue to support Trust beneficiaries as timber sales resulting from the U.S. Forest Service Exchange, in which you played an integral

role, are realized. Thank you for your service, your dedication, your positive impact on Alaska, and for a job well done.”

CHAIR STURGEON added that the plaque was yellow cedar and to not take it to Viking and try selling it, because the prices are high.

(Laughter and applause)

MR. SLENKAMP stated that it was an honor to work with the Trust and all the trustees through the years. He continued that he had spent 14 years working on the land exchange, and he gave quarterly, biquarterly, and annual updates for years. He had many people tell him that the Federal Land Exchange would never get done. But it did get done and will really provide revenue and jobs in Southeast for a long time to come. He added that it was an honor, and the Trust is a great mission. Unfortunately, enough money to provide all the services that the beneficiaries require is not enough, but we certainly try hard. He thanked everyone very much.

(Applause)

CHAIR STURGEON congratulated Mr. Slenkamp and wished him the best of luck. He hoped that he would keep in touch and let us know how he was doing.

MR. WILLIAMS added that this was in the vein of connecting the work that Mr. Slenkamp had done for 14 years, the work that the previous staff of the TLO had done, and the work that the future and the present staff of the TLO are doing, which was to connect the resource development to the revenue that is generated for the beneficiaries directly. He had the opportunity and the pleasure of working with Paul over the 14 years that he worked at the Trust Land Office. The \$16 million that was generated through his work went to serve beneficiaries in health clinics in Coffman Cove, on Prince of Wales Island in Shishmaref, Savoonga, Gambell. There was work done directly in Ketchikan with the Ketchikan Wellness Coalition, Community Connections, a local nonprofit down there. They stood up sobering centers in Bethel, enhanced detox facilities in Fairbanks. Mr. Slenkamp said that the revenue to meet all the needs of the beneficiaries could be generated, but what was there was the need to figure out how to generate revenue to meet some of the needs of the beneficiaries. He knew that was the core piece of what drove Paul Slenkamp over the last 14 years.

CHAIR STURGEON congratulated Paul Slenkamp and wished him godspeed. He asked for a motion to adjourn.

**MOTION:** A motion to adjourn the meeting was made by TRUSTEE HALTERMAN; seconded by TRUSTEE FISHER.

*After the roll-call vote, the MOTION was APPROVED. (Trustee Boyles, yes; Trustee Boerner, yes; Trustee Cooke, yes; Trustee Fimon, yes; Trustee Fisher, yes; Trustee Halterman, yes; Chair Sturgeon, yes.)*

CHAIR STURGEON thanked all for all the help and for all the presentations.

(Resource Management Committee meeting adjourned at 3:43 p.m.)