

ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING
December 6, 2022
9:00 a.m.
WebEx Videoconference/Teleconference

Originating at:
Alaska Mental Health Trust Authority
3745 Community Park Loop, Suite 120
Anchorage, Alaska

Trustees Present:

Anita Halterman, Chair
Verne' Boerner
Kevin Fimon
Agnes Moran
Brent Fisher

Trust Staff Present:

Steve Williams
Katie Baldwin-Johnson
Carol Howarth
Michael Baldwin
Eric Boyer
Valette Keller
Autumn Vea
Allison Biastock
Debbie DeLong
Kat Roch

Trust Land Office staff present:

Jeff Green
Jusdi Warner

Also participating:

Brenda Moore; Lenise Henderson; Andrew Hinton; Jim Mendenhall.

PROCEEDINGS

CALL TO ORDER

CHAIR HALTERMAN called the meeting to order and began with a roll call. She stated that Trustees Sturgeon and Boyles were excused from the meeting. She added that there was a quorum for business. She asked for any announcements. Hearing none, she asked for a motion on the agenda.

APPROVAL OF AGENDA

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

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

CHAIR HALTERMAN asked for any ethics disclosures. Hearing none, she recognized CEO Williams to introduce the Sitka Homeless Coalition Project.

SITKA HOMELESS COALITION PROJECT

CHAIR HALTERMAN recognized CEO Williams to introduce the presenters.

CEO WILLIAMS thanked the trustees for making the time for this special RMC meeting. He stated that the trustees have been kept in the loop and on the pulse of this project over the past few years. The Sitka Homeless Coalition pulled together and identified a project to address some homelessness issues in Sitka. The Trust Land Office tries to look at Trust lands to maximize the revenue from those lands for current and future beneficiaries. And, periodically, they weigh the value of the land and what might be generated off of it with the impact on beneficiaries, programs and services, which is allowed in regulation. This is one of those rare projects. Mr. Green will walk through and explain the regs, and Mr. Boyer will talk about leasing and ground leases and how the TLO executes those. He gave a brief summary of how the project came about in addressing the single adult homeless population in Sitka. In 2021, the community had a public health summit and came up with the goal to end single adult homelessness in Sitka. The solution, driven by the community, was evidenced in the packet and there are multiple letters of support. He added that bringing this forward demonstrated the intentional, collaborative effort in Sitka, and also the international collaborative effort between the Trust Authority Office and the Trust Land Office. This partnership for consideration is very exciting. He asked Mr. Green to continue.

MR. GREEN stated that he would talk about the program-related real estate proposal from the Sitka Homeless Coalition. It is a joint presentation and consultation being led by the Trust Authority, with support from the TLO. He began by providing a review on the program-related real estate, the process and a short history. He went through the regulations, which essentially say that a beneficiary-serving organization may be granted the use of Trust land at less than fair-market value through a very specific process. First, the Trust Authority, by the trustees, must approve the use before the TLO could act. It is touched on in the Resource Management Strategy, with an entire section related to program-related real estate. This request is about giving the Sitka Homeless Coalition a ground lease at less than fair-market value. The Trust

Authority and the TLO will present jointly on the Sitka Homeless Coalition proposal; and then the RMC will make a recommendation of the project to the Full Board. He continued that if the RMC recommendation is approved, the Trust Authority would then public-notice the project for 30 days; and then it will be presented to the trustees. If the request is approved by the Board, it is the final decision by the Trust Authority, which can only be appealed to Superior Court. After approval by the Full Board of Trustees, this approval is then forwarded to the TLO to enact or award.

CHAIR HALTERMAN stated that both she and Trustee Sturgeon were briefed about this, and Trustee Sturgeon is fully supportive of this particular project. She thanked Mr. Green for the update and history.

MR. GREEN then gave a brief overview of the parcel.

A question-and-answer discussion ensued.

MR. BOYER complimented Mr. Green on his presentation, and added that he would talk more about the project. He introduced Andrew Hinton, the executive director of the Sitka Homeless Coalition, and Lenise Henderson, who provided contractual support to the Coalition and the process.

CHAIR HALTERMAN asked for a motion.

MOTION: A motion that the Resource Management Committee recommend the Full Board approval of the annual rent of 1 percent of the appraised fair-market value for a 30-year ground lease of USS 3695, Lot 3, in Sitka, Alaska, with the Sitka Homeless Coalition for the Hitx'i Saani, Little Houses Project, was made by TRUSTEE BOERNER; seconded by TRUSTEE FISHER.

MR. BOYER explained that the Tlingit term for little houses, Hitx'i Saani, is the cultural name for this project. It really speaks to the connection to the land, the people, the culture, the Alaska Native culture there, and providing a project where a large number of the beneficiaries have been part of this project over the years. They are the ones that are at the front of this because they are homeless, in need, are Alaska Native. It is another step that the Homeless Coalition and the partners in the region have worked together to provide this project that meets a lot of the ongoing needs. He continued that supportive housing is something that the Trust has invested in over the years from Homer to Fairbanks, Juneau and Anchorage. Recently the board approved funding for supportive housing for the first ever supportive housing in Bethel and Nome. Those projects aimed at supporting some of the most vulnerable, at-risk Trust beneficiaries in the state, and this project in Sitka fits right in. He moved to the engaging aspects of the model in thinking about supporting someone in their direct needs, recovery, ongoing treatment. He noted that some of these men in Sitka have received treatment and resources. He continued that the plan is to have a case manager there 16 hours a week, plus a live-in manager there all the time. The executive director will also have an office on-site. There will be a lot of opportunities for relationship-building on a day-to-day basis; helping these beneficiaries in the process of stability to reconnect or continue their resources or to make that connection. He added that the resources were seen in the letters of support from Community Behavioral Health, Sitka Counseling, tribal behavioral

health through SEARHC, and the Sitka Tribe. The exciting part of this is not just stabilizing people at risk, but helping to engage in their mental health, wellness, substance-use treatment, and other things that may result from a traumatic brain injury or other ongoing issues.

MR. GREEN touched more on the lease and the details of the lease. He pointed out that the trustees were not approving the details or all of the terms of the lease. This request for the use at less-than-fair-market value. He stated that the TLO would be negotiating and crafting the terms, and the lease would be up to a 30-year ground lease. The Trust will not own or manage or operate the buildings, but will just administer the ground lease for the use.

MR. BOYER gave a bit more of the architectural design of the units using wood framing a concrete base.

A brief question-and-answer discussion continued.

MS. HENDERSON stated that she had been working with the Coalition for almost a year, and was involved in the conceptual plans. The foundations are certainly flexible at this point. Slab foundations are on the initial plans, but they could put on footers if that was more amenable to what the Alaska Mental Health Trust would prefer in case the structures need to be removed. She continued that the soil there is amazing, and it looks really good.

CHAIR HALTERMAN had an observation with the hope of mirroring this in other communities throughout the state where communities have an honest investment in serving some of their own beneficiary populations. It is a creative project, and she would like the folks to have as much flexibility as needed to get this project going. She called the question.

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

CHAIR HALTERMAN stated that the motion will go to the Full Board for a final approval. She entertained a motion to adjourn the meeting.

MOTION: A motion to adjourn the meeting was made by TRUSTEE BOERNER; seconded by TRUSTEE MORAN.

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

CHAIR HALTERMAN adjourned the meeting and thanked all. She looked forward to hearing about this project in the future and hoped that it would be wildly successful and replicated throughout the state.

(Resource Management Committee meeting adjourned at 9:56 a.m.)