

**ALASKA MENTAL HEALTH TRUST AUTHORITY**  
**RESOURCE MANAGEMENT COMMITTEE MEETING**  
**October 19, 2022**  
**10:10 a.m.**  
**WebEx Videoconference/Teleconference**

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

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**Trustees Present:**

John Sturgeon, Chair  
Verne' Boerner  
Brent Fisher  
Anita Halterman  
Agnes Moran  
Kevin Fimon  
Rhonda Boyles

**Trust Staff Present:**

Steve Williams  
Katie Baldwin-Johnson  
Carol Howarth  
Miri Smith-Coolidge  
Kelda Barstad  
Luke Lind  
Michael Baldwin  
Valette Keller  
Jimael Johnson  
Allison Biastock  
Eric Boyer  
Carrie Predeger  
Autumn Vea  
Debbie DeLong  
Travis Welch

**Trust Land Office staff present:**

Jeff Green  
Sarah Morrison  
Karsten Eden  
Chandler Long

**Also participating:**

Patrick Reinhardt; Lesley Thompson; Beverly Schoonover; Josephine Stern.

## PROCEEDINGS

### CALL TO ORDER

CHAIR STURGEON called the meeting to order and began with a roll call. He asked for any announcements.

TRUSTEE BOERNER announced that it was finals week at Johns Hopkins, and she would be excusing herself early.

CHAIR STURGEON stated that he had a conflicting board meeting from 1:00 to 3:00 and also was excused later in the day. 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 Fisher; Trustee Fimon, yes; Trustee Halterman, yes; Trustee Moran, yes; Chair Sturgeon, yes.)*

CHAIR STURGEON asked for any ethics disclosures. Hearing none, he moved to the approval of the minutes.

### APPROVAL OF MINUTES

**MOTION:** A motion to approve the Resource Management Committee Meeting Minutes from July 26, 2022, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE FISHER.

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

### TRUST LAND OFFICE EXECUTIVE DIRECTOR REPORT

CHAIR STURGEON noted that Ms. Warner was on maternity leave and asked Jeff Green to start his director's report.

MR. GREEN began with the timber asset class and stated that Jeff Herman, the new timber resource manager, had spent over a month in the field since he began in July. He had been meeting with folks in the industry to build upon the relationships he came into the position with; completing the Forest Resources and Practices Act inspections with the Division of Forestry and Fire Protection on the active timber sales; and also working with other stakeholders to utilize the Trust timber to the maximum extent possible. He continued that Mr. Herman represented the TLO at the Southeast Landowners' Meeting and on a panel at the 64<sup>th</sup> Annual Convention of the Alaska Forest Association to discuss the state-managed forest. Mr. Green continued with a brief report on the Shelter Cove Timber Sale, which was tied to the Shelter Cove Road Project and is expected to be completed mid to late next year, and within the new budget. He moved to the Naukati Exchange Timber Sale and explained that there was consistent headway being made with the felling, yarding and hauling proceeding as expected. He discusses the parcel near Hollis

that was received as part of the land exchange, and that there was about 15.5 to 16 million board feet of timber, with a large portion being good quality red cedar. He added that the timber harvest would be a big part of maximizing the Trust revenue from Hollis. He talked about the Federal litigation against the State and the Trust on the Wolf Creek Boatworks matter. Mr. Romey's claims and the Federal litigation were dismissed by the U. S. District Court, and we will move forward on the parcel. He continued on to minerals and energy and discussed the inquiries from the DNR Commissioner's Office on the status of the Palmer project in Haines.

CEO WILLIAMS explained that there was some outreach by the Commissioner's Office related to the Constantine Palmer claims. Through conversations with the Trust Land Office, the position of the Trust in terms of the lands surrounding that project was explained. That made it helpful for the Commissioner to understand that, at this time, it was not in the best interest of the Trust or the beneficiaries.

MR. GREEN moved to the land section and talked about the fall competitive land sale that was currently underway. There were over 70 parcels available, totaling just over \$2.77 million worth of inventory. He thanked Allison for being a huge resource, and for all the help and marketing that went into this sale. Bidding will close on November 14<sup>th</sup>. He stated that the No Name Bay sale is closer to being finalized with the Division of Mining, Land & Water. He continued with the development projects, noting that Pete Muller, formerly the land and resource specialist, had been offered and accepted the easements manager role, and began the substantial task of managing the Trust's easements by reviewing and auditing existing ones, as well as processing new applications. He asked Karsten Eden to talk about Icy Cape.

### **ICY CAPE UPDATE**

DR. EDEN stated that we had a very long and successful field season, getting more work done than we thought. He gave an update on the third quarter, noting that they were at 80 percent; ahead of schedule. Procurement needs are currently being identified for the next field season. Field work is at 100 percent; processing and assaying is at 70 percent; science and engineering is at 75 percent; anticipated results was at 75 percent; and public relations and marketing is right on track. He gave a brief update on the budget and how inflation affected it. He also talked about the critical minerals at Icy Cape. Garnet contains yttrium, which is a critical mineral. There are also titanium, zirconium and platinum metals out there. The Energy Act of 2020 defined a critical mineral as a nonfuel mineral or mineral material essential to the economic or national security of the U.S., and which supply chains are vulnerable to disruption. It is important to understand that mineral criticality is not static, and it changes over time. A critical mineral on the list this year may not be on the list next year. He added that all of the critical minerals at Icy Cape can easily be recovered in the mineral separation process, and will be applied in future mining and mineral processing. He concluded by noting that the project was on track, and that everything was looking good.

TRUSTEE HALTERMAN noted that Trustee Boerner had left the meeting.

### **CONSULTATIONS**

MR. GREEN moved to the consultations and recognized Chandler Long.

MS. LONG stated that she was the senior project manager for the Trust Land Office and in the past had presented on forestry and the land exchange. She continued that she was reassigned to

Trust land development projects and negotiated land sales. She added that she had two negotiated land sales to bring forward.

TRUSTEE HALTERMAN asked for a motion.

**MOTION:** A motion that the Resource Management Committee concur with the Executive Director’s recommendation to dispose of Trust parcel FM-0451 through a negotiated or subsequent disposal was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

MS. LONG continued that the negotiated sale proposed is 280 acres next to Fort Wainwright Military Base in Fairbanks, and is classified as freshwater forested or shrub wetlands or emergent wetlands. It is comprised of poorly drained soils with anticipated discontinuous permafrost underneath. The wetlands are on the north side of the Chena River and immediately adjacent to the Fort Wainwright Northern Warfare Training Center and the Ladd Army Airfield. She continued that access is only through the military base, and the parcel is unencumbered and undeveloped. She added that the parcel was within the Fairbanks North Star Borough and is currently zoned as general use. It lacks access to community water and wastewater, and a portion has an overlaid zoning of military noise from the Army airfield. She stated that the Salcha Delta Soil and Water Conservation District, in partnership with the U.S. Military, agreed to purchase this parcel for \$540,800. It is in alignment with their mission of conservation, and the U.S. Military’s mission to preserve the existing training location. The purchase price is 30 percent above the appraised fair-market value, with the majority of the funding coming from the Army Compatible Use Buffer Program. This was a fantastic opportunity to convert a parcel with restricted access and a costly construction capability. There were no anticipated risks or concerns foreseen with the negotiated sale; and the applicant is ready to pay in full. The public notice period will provide for the acceptance of any competing offers on the parcel and, to date, there has been no other interest.

A brief discussion ensued.

CHAIR STURGEON called the question.

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

**MOTION:** A motion that the Resource Management Committee recommend that the Alaska Mental Health Trust Authority Board of Trustees concur with the Trust Land Office’s recommendation for the Executive Director to dispose of Trust parcel CRM-1138-01 through a negotiated sale or subsequent disposal was made by TRUSTEE HALTERMAN; seconded by TRUSTEE FISHER.

MS. LONG stated that this negotiated sale is located in Juneau. This was along Tee Harbor, which is just north of Auke Bay, with beautiful views of Lynn Canal. She continued that it was 67 acres and included the Glacier Highway right-of-way, which bisects the lot in the middle. There are approximately 8.5 acres of developable property on the water side of the highway, and 47 acres on the upland side outside the Glacier Highway right-of-way. She added that it was

within the City and Borough of Juneau and zoned as D-1 for single family and duplex dwellings. She noted that all of the surrounding lots were also zoned D-1 in this area of Juneau, which is primarily single-family residential units. Glacier Property Development, LLC, agreed to purchase this property for \$1,075,000. Their purposes are for tourism or workforce housing. The tourism industry has the most positive outlook of any industry in Southeast Alaska, and it is forecasted to grow and expand. Disposing this property will provide revenue for the Trust and its beneficiaries. She stated that there were no anticipated risks or concerns with this negotiated sale, and the public notice will provide for the acceptance of any competing offers.

CHAIR STURGEON called the roll-call vote.

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

CHAIR STURGEON stated that the proposal passed, and he thanked Ms. Long for the good presentation and good writeups. He asked for any other business for the Resource Management Committee.

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

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

CHAIR STURGEON adjourned the meeting.

(Resource Management Committee adjourned at 11:10 a.m.)