

## MEETING AGENDA

**Meeting:** Resource Management Committee  
**Date:** Wednesday, April 9, 2025  
**Time:** 3:00 p.m.  
**Location:** Online via webinar & teleconference  
**Teleconference:** [Zoom Link](#); Meeting ID: 891 0213 2536; Passcode: 907  
Call-in number: +1 (253) 215-8782  
[alaskamentalhealthtrust.org](http://alaskamentalhealthtrust.org)  
**Trustees:** Corri Feige (Chair), Rhonda Boyles, Anita Halterman

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### Wednesday, April 9, 2025

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<b>3:00</b>	<b>Call to order (Corri Feige, Chair)</b>	
	Roll Call	
	Announcements	
	Approve Agenda	
	Ethics Disclosure	
<b>3:55</b>	<b>Alaska Behavioral Health Below-Market Lease in Fairbanks</b>	
	• Alaska Behavioral Health Approval Memo	2
	• Trust Authority Suitability Request Letter	6
	• Trust Land Office Suitability Letter	9
	• Alaska Behavioral Health Request for Less than Fair Market Letter	13
	• AMHTA/TLO Presentation	handout
<b>4:00</b>	<b>Adjourn</b>	

## MEMO

**To:** Corri Feige– Resource Management Committee Chair  
**Date:** April 9, 2025  
**Re:** Request to Lease Trust Land at Less than Fair Market Value  
**Fiscal year:** FY26  
**Grantee:** Anchorage Community Mental Health Services, Inc dba Alaska Behavioral Health  
**Project Title:** Alaska Behavioral Health Less than Fair Market Value Lease

### REQUESTED MOTION:

*The Resource Management Committee recommends the Full Board approve the annual lease rent of \$24,000, with a 10% rent increase every 5 years, for a 30-year ground lease for an approximately 6.14 acre portion of Tract A, Alaska Land Survey No. 86-29, containing 8.544 acres, more or less, according to the survey plat filed in the Fairbanks Recording District, Fourth Judicial District, State of Alaska on February 14, 1989, as Plat No.89- 18, in Fairbanks, Alaska to Anchorage Community Mental Health Services, Inc dba Alaska Behavioral Health*

**Assigned Program Staff:** Heather Phelps

### STAFF ANALYSIS

Alaska Behavioral Health requests a long-term single lease at less than fair market value for the two properties located at 1423 Peger Road (Fahrenkamp Center) and 1300 Moore Street (Denardo Sobering Center), Fairbanks, Alaska. Alaska Behavioral Health currently houses a certified community behavioral health center at the Fahrenkamp Center located at 1423 Peger Road under their current lease agreement with the Trust for the last 17 years. Tanana Chiefs Conference has a sobering center at the 1300 Moore Street address and their lease with the Trust ends on July 31st, 2025. Tanana Chiefs Conference is relocating its sobering center to its Detox Center on Younkers Court. Alaska Behavioral Health would like to expand services at the 1300 Moore St. location to include short-term crisis stabilization and intensive outpatient and partial hospitalization programs. Alaska Behavioral Health serves 100% trust beneficiaries and is committed to serving trust beneficiaries at these two locations.

Trust Authority Office staff has determined that sufficient information was provided by the organization, per 20 AAC 40.710, to warrant a less than fair market value lease, and that the

project aligns with the Mental Health and Addiction Intervention focus area to serve Trust beneficiaries.

Staff recommend the approval of a lease of Trust land at less than fair market value under 20 AAC 40.710.

**COMP PLAN IDENTIFICATION**

Goal	Objective	Comments
Goal 5 Suicide Prevention	5.2 Crisis system improvement	

**PROJECT DESCRIPTION**

*The following is excerpted from the prospective grantee’s application.*

**PROJECT DESCRIPTION**

Alaska Behavioral Health sent a letter to the Trust Authority staff requesting a single long-term lease at less than fair market value under 11 AAC 99.110 and 20 AAC 40.710 to continue providing behavioral health services to Trust beneficiaries at the Fahrenkamp Center located at 1423 Peger Road and to expand services to 1300 Moore Street. Alaska Behavioral Health has a certified community behavioral health center (CCBHC) at the 1423 Peger Road location. CCBHC services include integrated primary care, integrated psychiatry, assessments, walk-in crisis services, therapeutic clinical services, and telehealth services. Additionally, at this location, Alaska Behavioral Health has a mobile crisis team that works closely with first responders in the Fairbanks North Star borough. The mobile crisis team is supported from this location with funding from the Alaska Mental Health Trust Authority. The Fahrenkamp Center also hosts a bus stop on the Fairbanks North Star Borough red line to increase access for clients without transportation. These services at Fahrenkamp are delivered to a diverse array of clients experiencing mental health, behavioral health, and developmental disability challenges.

The expansion to Denardo Center on 1300 Moore Street includes short-term crisis stabilization, intensive outpatient, and partial hospitalization programming. The buildings for these services already exist on the property and are used to provide services to Trust beneficiaries. Alaska Behavioral Health is adaptable to evaluating and responding to community needs using evidence-based practice. The long-term plans for the Center will remain flexible to allow for such adaptations.

**PARCEL DESCRIPTION**

The property will comprise portions of Trust Parcel F20213, a larger parcel of land legally described as:

Tract A, Alaska Land Survey No. 86-29, containing 8.544 acres, more or less, according to the survey plat filed in the Fairbanks Recording District, Fourth Judicial District, State of Alaska on February 14, 1989, as Plat No.89- 18.

The specific portions of the Trust Parcel F20213 to be incorporated into the lease contemplated in this motion, totaling approximately 6.14 acres of land area, are shown in the following exhibit:



The portions of the property to be leased are more commonly known by their street addresses 1423 Peger Road and 1300 Moore Street, Fairbanks, AK.

**WHO WE SERVE**

Alaska Behavioral Health is one of three agencies in Alaska designated as a Certified Community Behavioral Health Center. Alaska Behavioral Health has two CCBHC locations (Anchorage and Fairbanks). Alaska Behavioral Health provides comprehensive behavioral health care services to Alaskans of all ages, from age 2 to 102. Alaska Behavioral Health focuses on using evidence-based practices to help clients improve their quality of life. Services include child and family, teen and young adult services, outpatient clinics, the Alaska Child Trauma Center, adult mental health residential treatment, intensive community-based services for adults with higher needs, mobile crisis services in Fairbanks, partial hospitalization programs for children and adults, and a medical team for psychiatry, primary care, and medication management.

**ESTIMATED NUMBERS OF BENEFICIARIES SERVED EXPERIENCING:**

Mental Illness:	781
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Developmental Disabilities:	29
Substance Abuse	70
Traumatic Brain Injuries:	61
Secondary Beneficiaries (family members or caregivers providing support to primary beneficiaries):	972



Attached Exhibits:

1. Trust Authority Suitability Request Letter
2. Trust Land Office Suitability Letter
3. Alaska Behavioral Health Request for Less than Fair Market Letter

Jusdi Warner  
Executive Director, Trust Land Office  
Department of Natural Resources  
[Jusdi.warner@alaska.gov](mailto:Jusdi.warner@alaska.gov)

**February 19, 2025**

Trust Authority Office (TAO) staff requests the Trust Land Office (TLO) determine whether the Trust Land MH Parcel of the real property located at 1423 Peger Road and 1300 Moore Street, Fairbanks, AK, is suitable for the use proposed by Alaska Behavioral Health (AKBH). The portions of the real property are legally described as Tract A, Alaska Land Survey No. 86-29, containing 8.544 acres, more or less, according to the survey plat filed in the Fairbanks Recording District, Fourth Judicial District, State of Alaska on February 14, 1989, as Plat No.89- 18. The Trust owns the land and buildings. Area: 371,176.6 Square feet, 8.544 acres, more or less. The location TRACT A ASLS 86-29 was previously assessed as TL-957 SEC 9 T1S-R1W PLAT 89-18 2/14/89 TRACT A ASLS 86-29 out of TL-942 T1S-R1W. The FNSB Property Account Number is 463868. The real property is generally consistent with the following exhibit below.



AKBH has provided a letter requesting a long-term single lease for the two properties below market value under 11 AAC 99.110 and 20 AAC 40.710. AKBH has the existing Fahrenkamp Center located at 1423 Peger Road under the current lease agreement. Alaska Behavioral Health has a long-term partnership with the Alaska Mental Health Trust Authority and the Land Trust at this location since 2017. The Fahrenkamp Center includes a certified community behavioral health center (CCBHC) providing integrated primary care, integrated psychiatry, assessments, walk-in crisis services, therapeutic clinical services, and telehealth services to a diverse array of clients experiencing mental health, behavioral health, and developmental disability challenges. This clinic focuses on Adult Outpatient psychotherapy services, also hosting a bus stop on the Fairbanks Northstar Borough (FNSB) Red Line Schedule to increase access for clients without transportation. Alaska Behavioral Health provides a Mobile Crisis Team, working closely with First Responders in the FNSB. The Mobile Crisis Team is supported from this location, with funding from the Alaska Mental Health Trust Authority.

The property at 1300 Moore Street currently houses the Denardo Sobering Center through Tanana Chiefs Conference. AKBH will use the property to expand efforts to address the mental health, medical, and behavioral health needs of beneficiaries of the Alaska Mental Health Trust Authority in the Fairbanks North Star area. Services in the near term would include short-term crisis stabilization and intensive outpatient and partial hospitalization programs as clients require skills to transition from more intensive settings. Alaska Behavioral Health has proven to be adaptable to evaluating and responding to community needs using evidence-based practices. The long-term plans for the Center will remain flexible to allow for such adaptations.

The request is attached and summarized below:

1. A letter from the AKBH requesting the use of Trust land at less than fair market value, an organization that serves the behavioral health needs of adults experiencing issues with mental health and substance misuse.
2. The request includes the AKBH's contact information.
3. The request included a sufficient property description to identify the location and area to be used.
4. AKBH has requested to pay less than fair market value for the long-term lease of the land to continue providing CCBHC services, including adult outpatient psychotherapy services, hosting a bus stop and a mobile crisis team, and expanding services for crisis stabilization, intensive outpatient, and partial hospitalization programming.
5. The request asks for a single 30-year lease.
6. The request asks for a nominal annual lease fee of \$24,000.

TAO staff have been working with the AKBH and Tanana Chiefs Conference over the last year on a plan for the property that includes TCC ending sobering center services at the 1300 Moore Street address on July 31st, 2025, and transitioning to crisis services provided through AKBH. 100% of the people served by AKBH are Trust beneficiaries.

With the information above, the TAO staff have determined that the organization has provided sufficient information as guided by 20 AAC 40.710. Please advise whether the land is suitable for the use proposed by AKBH and what the TLO has determined to be the estimated fair market rental value of the use as required by 20 AAC 40.710.

Sincerely,

Eric D. Boyer, MPH  
Senior Program Officer, TAO

Cc: Dr. Mary Wilson, CEO TAO  
Katie Baldwin-Johnson, COO TAO  
Jeff Green, Deputy Director TLO



Eric D. Boyer, MPH  
Senior Program Officer  
Alaska Mental Health Trust Authority  
eric.boyer@alaska.gov



Trust  
Land Office

February 20, 2025

The Trust Land Office (TLO) has reviewed the request from the Alaska Mental Health Trust Authority Staff, received on February 19, 2025, to determine the suitability of the proposed use of Trust land, estimated fair market value and annual rent of the parcel, and use requested by Alaska Behavioral Health (ABH).

The parcel involved in the proposed use is F20213 and is legally described as:

Township 1 South, Range 1 West, Fairbanks Meridian, Alaska  
Section 9: Tract A of Alaska State Land Survey No. 86-29;  
Containing 8.544 acres, more or less. According to the survey plat filed in the Fairbanks Recording District on February 14, 1989, as Plat 89-18.

The parcel is located at the southeast corner of Airport Way and Peger Road and has two improved commercial office buildings currently serving beneficiaries. The primary recorded street address by the City of Fairbanks for the buildings are 1423 Peger Road and 1300 Moore Street in Fairbanks, AK. It is currently zoned GC – General Commercial District, which is intended “to provide for a wide variety of retail, office, wholesale, personal service and other general service uses for the consumer population of large segments of the community. Because of the potential for heavy traffic and the appearance and performance of these uses, this district is located on the periphery of residential areas and at the intersections of arterial and major collector streets and roads.” The current uses of both structures are entirely beneficiary serving and would remain so; therefore, it is the TLO’s conclusion that the parcel is suitable for the proposed use by ABH.

In January of 2025, the TLO had the land value of the parcel and structures, including the fair market rent, appraised by Black-Smith, Bethard & Carlson, LLC. The appraisal used a sales approach of similar properties within the region that recently sold or leased and determined the fair market value of the combined structures on the parcel to be \$3,700,000.00. A ground lease for these types of structures on the parcel in this market area was appraised to be \$2.00-2.30/Square foot, making the estimated fair market lease rental of both structures combined to be \$403,745 annually. Please contact the TLO with any additional questions.

Sincerely,

Signed by:

**Jusdi Warner**

2/20/2025

Jusdi Warner

Executive Director  
Trust Land Office

## Certificate Of Completion

Envelope Id: 54616415-F071-4BE4-B094-C26FF560490E  
 Subject: Complete with Docusign: TA ABH Suitability Letter  
 Source Envelope:  
 Document Pages: 1  
 Certificate Pages: 3  
 AutoNav: Enabled  
 Envelopeld Stamping: Disabled  
 Time Zone: (UTC-09:00) Alaska

Status: Completed  
 Envelope Originator:  
 Ashley Oien  
 PO Box 110206  
 Juneau, AK 99811  
 ashley.oien@alaska.gov  
 IP Address: 158.145.14.23


## Record Tracking

Status: Original 2/20/2025 12:29:37 PM	Holder: Ashley Oien ashley.oien@alaska.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: State of Alaska	Location: Docusign

## Signer Events

Jusdi Warner  
 Jusdi.Warner@alaska.gov  
 TLO Executive Director  
 Trust Land Office  
 Security Level: Email, Account Authentication (None)

## Signature

Signed by:  
  
 A4E9E1FC953B4D2...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 216.137.194.29

## Timestamp

Sent: 2/20/2025 12:30:09 PM  
 Viewed: 2/20/2025 12:40:39 PM  
 Signed: 2/20/2025 12:40:50 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 1/22/2025 3:12:10 PM  
 ID: 09390cdc-72c7-4eae-a7de-7d4f45c32f68  
 Company Name: State of Alaska

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/20/2025 12:30:09 PM
Certified Delivered	Security Checked	2/20/2025 12:40:39 PM
Signing Complete	Security Checked	2/20/2025 12:40:50 PM
Completed	Security Checked	2/20/2025 12:40:50 PM

Payment Events	Status	Timestamps
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## 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](mailto: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/>.

# ALASKA BEHAVIORAL HEALTH

**January 14, 2025**

**Eric Boyer, MPH**

Senior Program Officer  
Alaska Mental Health Trust Authority  
3745 Community Park Loop #200,  
Anchorage, AK 99508

**Re: Fahrenkamp Center, 1423 Peger Road & Denardo Center, 1300 Moore St, Fairbanks, Alaska**

**Dear Eric,**

Thank you for acting on behalf of Anchorage Community Mental Health Services, Inc dba Alaska Behavioral Health, an Alaska nonprofit corporation, regarding the lease for the property at 1423 Peger Rd and 1300 Moore St, Fairbanks, Alaska.

As requested in the statute/guidelines, the contact information for Alaska Behavioral Health is:

Jim Myers, MBA

Chief Executive Officer

4045 Lake Otis Parkway #210

Anchorage, AK 99508

Ph (907) 261 5338 Office

Email: [jmyers@akbh.org](mailto:jmyers@akbh.org)

The description of the property that we seek to use is:

Lessee: Anchorage Community Mental Health Services, Inc dba Alaska Behavioral Health, an Alaska nonprofit corporation

Property: Portions of the real property legally described as Tract A, Alaska Land Survey No. 86-29, containing 8.544 acres, more or less, according to the survey plat filed in the Fairbanks Recording District, Fourth Judicial District, State of Alaska on February 14, 1989, as Plat No.89-18. The Trust owns the land and buildings.

Area: 371,176.6 Square feet, 8.544 acres, more or less

Address: 1423 Peger Road, Fairbanks, AK 99709 and 1300 Moore Street, Fairbanks, AK 99709

Location: TRACT A ASLS 86-29 previously assessed as TL-957 SEC 9 T1S-R1W PLAT 89-18  
2/14/89 TRACT A ASLS 86-29 out of TL-942 T1S-R1W

FNSB Property Account Number: 463868

The real property is generally consistent with the following exhibit:



The Fahrenkamp Center will continue being used to address the needs of beneficiaries of the Alaska Mental Health Trust Authority in the Fairbanks North Star area:

Alaska Behavioral Health is a Certified Community Behavioral Health Center (CCBHC) providing integrated primary care, integrated psychiatry, assessments, walk-in crisis services, therapeutic clinical services, telehealth services to a diverse array of clients experiencing mental health, behavioral health and developmental disability challenges. This clinic focuses on Adult Outpatient psychotherapy services, also hosting a bus stop on the Fairbanks NorthStar Borough (FNSB) Red Line Schedule to increase access for clients without transportation.

Alaska Behavioral Health provides a Mobile Crisis Team, working closely with First Responders in the FNSB. The Mobile Crisis Team is supported from this location, with funding by the Alaska Mental Health Trust Authority.

The Denardo Center is intended to be an expanded effort to address the mental health, medical and behavioral health needs of beneficiaries of the Alaska Mental Health Trust Authority in the Fairbanks North Star area. Services in the near term would include short-term crisis stabilization, intensive outpatient and partial hospitalization programs as clients require skills to transition from more intensive settings. Alaska Behavioral Health has proven to be adaptable to evaluating and responding to community needs using evidence-based practices. The long-term plans for the Center will remain flexible to allow for such adaptations

Alaska Behavioral Health is grateful for the long-term partnership with the Alaska Mental Health Trust Authority and the Land Trust at this location since 2017. Alaska Behavioral Health would appreciate the Alaska Mental Health Land Trust considering a single thirty-year lease covering both Fahrenkamp and Denardo Centers, at below market rent value of \$2,000 per month (\$24,000 annually), for the sustainability of these services.

If you have any questions or need additional information, please feel free to contact me.

**Sincerely,**



Michael Bailey  
CFO  
Finance Department  
Ph (907) 261-5349 Office  
Email: mbailey@akbh.org