

**ALASKA MENTAL HEALTH TRUST AUTHORITY
SPECIAL RESOURCE MANAGEMENT COMMITTEE MEETING
April 9, 2025
3:00 p.m.**

**Via Zoom Originating at:
Alaska Mental Health Trust Authority
3745 Community Park Loop, Suite 200
Anchorage, Alaska 99508**

Trustees Present:

Corri Feige, Chair
Brent Fisher, ex officio
Anita Halterman
Rhonda Boyles

Additional trustees present:

Agnes Moran
Kevin Fimon

Trust Staff Present:

Mary Wilson
Allison Biastock
Katie Baldwin-Johnson
Julee Farley
Michael Baldwin
Valette Keller
Shannon Cochran
Eliza Muse
Heather Phelps
Lucas Lind

Trust Land Office staff present:

Jusdi Warner
Jeff Green
Sarah Morrison
Samantha Ponts

Also participating:

Jack Barnwell; Jim Myers; Joshua Arbenson; Josie Hickel; Sarah Koogle.

PROCEEDINGS

CALL TO ORDER

CHAIR FEIGE called the Resource Management Committee meeting to order and began with a roll call. She reminded all that, under the new governance changes, the committee consists of herself, Trustee Halterman, and Trustee Boyles. She added that Chair Fisher was present and is a standing member of all of the committees. She asked for any announcements. Hearing none, she asked for a motion to approve the agenda.

APPROVAL OF AGENDA

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

CHAIR FEIGE stated that she had one correction with the timing for the discussion on the Alaska Behavioral Health below-market lease. It would be earlier than 3:55.

The agenda was approved, as amended.

CHAIR FEIGE asked for any ethics disclosures. Hearing none, she moved to the Alaska Behavioral Health below-market lease in Fairbanks.

ALASKA BEHAVIORAL HEALTH BELOW-MARKET LEASE IN FAIRBANKS

CHAIR FEIGE stated that all of the information required by regulation has been received for the 20 AAC 40.710, which deals with the request for use of Trust land at less-than-fair market value. She asked for the motion.

MOTION: The Resource Management Committee recommends that the Full Board approve the annual lease rent of \$24,000, with a 10 percent rent increase every five 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 number 89-18 in Fairbanks, Alaska, to Anchorage Community Mental Health Services, Inc., which is doing business as Alaska Behavioral Health. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE BOYLES.

CEO WILSON stated that this special meeting was called because of the need to have a 30-day notice for this, per the regulations. She asked Heather Phelps to continue.

MS. PHELPS stated that Jim Myers, the chief executive officer of Alaska Behavioral Health, and Joshua Arbenson, licensed clinical social worker and chief operating officer for Alaska Behavioral Health Services, were both present. She continued that Alaska Behavioral Health is requesting a less-than-fair market value lease. She explained that they were doing their due diligence to ensure that Trust beneficiaries are being served by this project and are adhering to the focus and objectives of the Comprehensive Integrated Mental Health Program Plan. She shared a map of the area, 1423 Peger Road, which is currently occupied by Alaska Behavioral Health Services, which has been a good partner for 17 years, and is currently inhabited by Tanana Chiefs Conference at 1300 Moore Street, providing a sobering center service. That lease

expires on 7/31/25, and they will move to their detox location off Younker Court in Fairbanks. They will be housed all together.

MR. GREEN went through a brief history of the original parcel, Tract A, which was acquired by the Trust as part of the settlement agreement as replacement lands. The two buildings were constructed by the Department of Health and Social Services in 1986, and they have operated mental health programming there ever since.

MS. PHELPS noted that Alaska Behavioral Health recently celebrated their 50th anniversary. They provide services from ages 2 to 102, using evidence-based practices. She continued that the Denardo Sobering Center will be moved, and the plan is for Alaska Behavioral Health to use that location to expand their services to include short-term crisis stabilization services, intensive outpatient, and partial hospitalization programs, which is being added to the continuum of care for Trust beneficiaries. She noted that they were a good tenant during their current lease with the TLO, and that 100 percent of their population consists of Trust beneficiaries. They look to continue serving Trust beneficiaries in the future.

TRUSTEE HALTERMAN asked if this would increase the services to the Tanana Chiefs beneficiaries within that region.

MS. PHELPS replied that they are expanding services, and the Alaska Behavioral Health Services will be expanding due to the crisis stabilization center. She continued that Alaska Behavioral Health respectfully requests that the Alaska Mental Health land trust consider a single 30-year lease covering both the Fahrenkamp and Denardo Center properties at a less-than-fair market value lease at \$24,000 annually.

CHAIR FEIGE asked about the method used to determine the fair market value.

MR. GREEN replied that, typically, the TLO tries not to provide much in the way of recommendation. He stated that, by regulation, it is the responsibility of the applicant to propose the rate to be paid for the use of Trust land. He continued that the rates have been 1 percent at the lowest, and 1.3 percent of the appraised fair market value of the current active ones.

E.D. WARNER clarified that the TLO role is not to determine what the less-than-fair market value lease payment is. An appraisal is procured, and we pass that along, and assess if the land is suitable for this use by looking at zoning of the surrounding areas.

MS. PHELPS stated that if the vote is in favor of moving the motion forward, there is the need to do a 30-day notice that would be distributed through the Trust. That motion would go before the Full Board to make the final decision based on regulation criteria and the consideration of public comments.

CHAIR FEIGE asked the committee members for any questions. There being none, she stated that they do not generate revenue other than reimbursements from care and services. She asked how Alaska Behavioral Health currently makes the payment on its leases.

MR. MYERS replied that they have several funding streams: state grants; the Community Behavioral Health Treatment and Recovery grants, which tend to reduce each year, even as

services are expanded. He continued that they also have some federal grants including a CCBHC grant for being a certified community behavioral health clinic. There is also the billing revenue through Medicaid, as well as private insurance, for clients with private insurance. He continued that they have smaller grants for specific programs, and spoke about a few of them.

TRUSTEE HALTERMAN stated that her mind races with the possibilities of losing potential federal funding streams by taking over responsibilities that are traditionally provided for by tribal beneficiary organizations. She continued that they could not afford to have a gap in the services for these folks. She stated appreciation for the fact that Alaska Behavioral Health was stepping to the plate to provide a new service in the area. She is in favor of this kind of approval, and added that she would like to see a bit more about historical perspectives in these types of grants and to see if something could be worked through a process that may better define what they were looking for with types of things for a grant that gives an \$11 million award haphazardly. She implored the trustees to look at the process and the historical awards that have been given, as well as the justifications, and to maybe set some parameters for the future for these types of awards which could be precedent-setting. She was inclined to support this request and wanted some more information when it comes back to the Full Board.

CEO WILSON stated that this was a new way of thinking about this money, and they are not traditionally called grants. There is a need to get in front of this committee and then the Full Board with a scan of all of the below-market properties to understand better what they are doing.

E.D. WARNER stated that the options are to approve the request, as presented; two, approve the request subject to modification; three, deny the request; or, four, return the recommendation to the Authority staff for additional information. She continued that returning with recommendations later would be the August board meeting because it has to be a regularly scheduled board meeting.

CHAIR FEIGE stated that if it is referred back to staff to answer some of the questions posed here, if that would come back at the RMC meeting on the 23rd. There is also the need to make sure to recommend a lease extension to cover that period so that nothing lapses, and that it is contained as a whole.

TRUSTEE BOYLES suggested that by October 1, payment would be needed to Alaska Behavioral Health to go in that building and to make sure it is heated because of cold weather coming in.

CHAIR FEIGE replied, based on what was shared earlier, their intention would be to use at least half of the Denardo Center for adult partial hospitalization services. The facility would be occupied and maintained while they try to figure the investment needed for the other side.

E.D. WARNER stated that the Trust Land Office can work within those parameters to expand the footprint for Alaska Behavioral Health. That expansion can be done to keep everything moving forward until the regularly scheduled board meeting.

CHAIR FEIGE stated that they were returning the recommendation to staff for some additional information. They would reconvene on this topic on the 23rd during the RMC meeting, get a report, and then would be able to move this forward. She asked for any other business to be

brought forth. Hearing none, she asked for a motion to adjourn.

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

There being no objection, the MOTION was APPROVED.

(The Special Resource Management Committee Meeting was adjourned at 4:17 p.m.)