

**ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING
HYBRID/ZOOM
OCTOBER 16, 2025
1:00 P.M.**

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

Trustees Present:

Corri Feige, Chair
Anita Halterman
Josie Hickel
Brent Fisher, Ex-officio (Virtual)

Additional trustees present:

Kevin Fimon
Agnes Moran

Trust Staff Present:

Mary Wilson
Allison Biastock
Katie Baldwin-Johnson
Shannon Cochran
Valette Keller
Julee Farley
Carrie Prediger
Lucas Lind
Michael Baldwin
Eric Boyer
Kat Roch
Kelda Barstad
Tina Voelker-Ross
Eliza Muse
Debbie DeLong
Heather Phelps

Trust Land Office staff present:

Jusdi Warner
Jeff Green
Sarah Morrison
Cole Hendrickson
Mariana Sanchez
Jeff Hermanns
David MacDonald

Also participating:

Gene Hickey; Kim Isley; Commissioner John Boyle; Deputy Commissioner John Crowther; Nick Baling; Chuck Almasy.

PROCEEDINGS

CALL TO ORDER

CHAIR FEIGE called the Resource Management Committee meeting to order and began with a roll call. She recognized that Trustee Fisher is online, and asked for any announcements. There being none, she moved to the approval of the agenda, and noted the need to make an amendment to the agenda.

APPROVAL OF AGENDA

MOTION: A motion to amend the agenda by switching Natural Resources with DNR, switch them to the end, and move everything else up. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.

There being no objection, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Hickel, yes; Chair Feige, yes.)

CHAIR FEIGE asked for any ethics disclosures. Hearing none, she moved to the approval of the minutes from August 1, 2025.

APPROVAL OF MINUTES

MOTION: A motion to approve the minutes from August 1, 2025, was made by TRUSTEE HICKEL; seconded by TRUSTEE HALTERMAN.

CHAIR FEIGE asked for any discussion or changes.

TRUSTEE HICKEL replied that there was a typo on Page 10 under the Icy Cape updates. It currently reads “resource assessment for the grant deposit is enhanced,” The word “grant” should be stricken to read just “the resource assessment for the deposit is enhanced.”

E.D. WARNER added that it should read “grinder.” It was seen as an extra word.

There being no objection, the MOTION was APPROVED with the correction. (Trustee Hickel, yes; Trustee Halterman, yes; Chair Feige, yes.)

EXECUTIVE DIRECTOR REPORT

E.D. WARNER began with the Board action updates, adding that some of the things remain on there consistently, but one of those will come off. She went through the bullet points removing the solar lease, but added the Trust Authority Building. She explained that the Board had decided to move forward with some construction on this building. She continued that the TLO explored many ways to get the work done and is currently in discussion with Nate Seymour, a contractor who is drafting a scope of work that is in line with DOT procurement and our needs. DNR is willing to apply for a delegation. They are doing everything they can to move that project forward.

MS. MORRISON stated that the chief procurement officer for DNR had some discussions with DOT about how long their line was, which was something they could not answer because it depended on the scope of the project with regard to the type of personnel needed for the project. In order for them to even have an idea, we need to provide that scope, which is an important process to understanding the timeline more fully, which will give us the ability to have DNR apply to get a waiver so they can act on our behalf instead of having to go through DOT.

E.D. WARNER continued through the Board action updates beginning with the Opportunity Placer Lease, which was completed and will come off the list. The statewide land sale program pool of parcels was completed, and those parcels are all moving into that program. She moved through the revenue picture and talked about the competitive fall land sale. She added that the over-the-counter land sales and the negotiated land sales are both off to a great start. She continued with the Tower Hill Mines outside of Fairbanks, and stated that they are working on negotiating the lease.

CHAIR FEIGE asked about the impact of the shortness of staff and the ability to process business around the leases.

E.D. WARNER replied that the short staffing is truly contributing to their standard operating procedures, with timelines extended by the general nature of being short-staffed. She moved to the board forestry meeting which was attended by Jeff Hermanns on behalf of the TLO. He provided an update up there in Fairbanks. For timber, a recent public comment was submitted to the Department of Interior based on the rescission of the roadless rule. The Trust Land Office position on that is roads are needed. She added that the Shelter Cove Road was completed and is now in DOT ownership and management, which is a win for DOT, the community, and the Trust. She then talked about Community Engagement. She continued that this was the time of year when everything slows down, and staff attends different meetings and conferences for the next month and a half. She went over the MOUs that the TLO has engaged in with local boroughs. She stated that they recently held a public meeting under Administrative Order 360 signed by the Governor on community engagement. A public notice was sent out stating that if you have an interest in or ideas about regulation changes or comments, there would be a decision at the end of that public notice period.

CHAIR FEIGE thanked E.D. Warner and everyone at the TLO. She recognized that being short-staffed does add the risk of burnout. She thanked them all for their efforts.

ICY CAPE UPDATE

CHAIR FEIGE moved to the Icy Cape update and recognized E.D. Warner.

E.D. WARNER stated that Karsten Eden was at Icy Cape to inspect the ongoing infrastructural maintenance work by a contractor in the camp facilities. He was accompanied by Tom Bunson, an internationally respected gold placer resource specialist. One of the main goals is to examine the grinder gold and garnet deposit and to inspect the planned drill-hole locations for in-fill drilling to upgrade a deposit from indicated to measured. The location for the planned gold sediment sampling program was also examined, and the options for on-site industrial field pilot test plant work was also discussed. She continued that the in-fill drilling, the gold sampling, the pilot plant test work were recommended by qualified persons of the grinder deposit technical

report. Following these recommendations, the development of the grinder deposit will be accelerated. She added that the TLO has received inquiries from industry regarding the critical minerals potential of Icy Cape, especially the titanium mineral. Karsten Eden is working with industry on technical specifications and requirements to determine if Icy Cape could potentially deliver titanium-bearing minerals as byproducts to assist in the domestic supply chain. In collaboration with the Global Mineral Sands, Incorporated, he has started work on developing a variety of mineral concentrate products for industry and end-user testing, which targets mainly the abrasive industry. She added that these products will play an integral part of the TLO's marketing campaign to promote development of the Icy Cape region. She stated that, while the project is predominately a gold and placer project, the industrial heavy mineral sands will play a significant role as byproducts in the Trust project economics, securing additional future revenue stream for the Trust.

CHAIR FEIGE stated that titanium is a recognized critical mineral on both the USGS critical minerals list and on the Department of Defense and Department of Energy critical materials lists. That is really important, and should be tracked and perhaps flagged for a little additional conversation because there may be Federal Department of Defense dollars that could be made available, given it is a placer and could be brought into production much more rapidly than a lode mine. She then talked about the need to do the in-fill drilling and move from indicated to measured which gets out of the resource into reserve category, which must happen in order to get to a bankable feasibility study. It is important to keep an eye on all of these things, and to make sure we are working in step with Ms. Warner and her team so all of that tracking and proper booking of expenditures can be made in a cohesive manner.

E.D. WARNER stated that another important note, Karsten Eden has reached out to the domestic mining company to present an update on this project, and to promote it as a district in a way to market and offer it. The industry is reciprocative of that, with pretty strong interest. She added that they are currently planning and designing next year's field season, and went over some upcoming events.

CONSULTATIONS

ASSETS, INC. BELOW-MARKET LEASE

CHAIR FEIGE moved to the consultations, and asked for a motion.

MOTION: The Resource Management Committee recommends the Full Board approve the annual lease of \$36,000 with a 10 percent rent increase every five years for a 10-year lease for Tract 5 A of the Community Park Subdivision, Plat 73-41, containing 3.0 acres in Anchorage, Alaska, to Assets, Inc. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.

CHAIR FEIGE recognized Heather Phelps.

MS. PHELPS stated that she had Nick Baling and Chuck Almasy online to answer any questions. She continued that this was a below-fair-market-value lease, and we also had one recently with Alaska Behavioral Health Services. Assets is requesting a long-term lease at less-than-fair-market value for the real property located at 2330 Nichols Street, Anchorage, Alaska. They currently utilize the property for clinical services, case management, and community recovery support services. The building also houses administrative services and a print shop

with a bindery. The print shop provides employment and training opportunities to Trust beneficiaries, specifically. That is a cool opportunity for the Trust beneficiaries. She added that Assets, Inc., serves 100 percent Trust beneficiaries with developmental disabilities and/or mental health disorders. The last executed lease with the Alaska Mental Health Trust Authority was July 1, 2016, and expires June 30, 2026.

CHAIR FEIGE asked for any comments or further discussions.

E.D. WARNER stated that there was a question related to the size of the parcel, which is the size of the lease. There had been some concern expressed in the past about shrinking the parcel and its usage.

CHAIR FEIGE thanked E.D. Warner for the clarification and information.

After the roll-call vote, the MOTION was APPROVED. (Trustee Hickel, yes; Trustee Halterman, yes; Chair Feige, yes.)

CATHOLIC SOCIAL SERVICES BELOW-MARKET LEASE

MOTION: The Resource Management Committee recommends that the Full Board approve an annual lease rent of \$37,000 for a one-year lease for Lot 1, Block 1 of the Community Park Loop Subdivision Plat 85-218, containing 3.46 acres in Anchorage Alaska, to Catholic Social Services. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.

MS. PHELPS stated that this was another below-market-fair-value lease and is a little different. Catholic Social Services is requesting a one-year term lease at less-than-fair-market value for the real property located at 3710 East 20th Avenue, Anchorage, Alaska. They currently utilize this property for the St. Francis House Food Pantry and for the storage of household goods for families in need. Approximately 29 percent of those participating in the food pantry are Trust beneficiaries. It also subleases a portion of the building to Kids' Corp., which provides a Head Start program on site, with about 30 percent of the children enrolled in the program being Trust beneficiaries. Due to the unique circumstances related to this property, TLO and TOA staff met with Catholic Social Services to discuss potential options. She continued that, based on that discussion, Catholic Social Services requested that the current lease be extended until May 31, 2027, with the offered rate of 1 percent of the property's value, and the option to terminate earlier without penalty. They further requested that the extension allow them to maintain Kids' Corp as a tenant. This would enable CSS to plan and implement the transition with minimal disruption to services. She added that the lease currently in existence predates the existence of the Trust. It was started in 1986 as a four-year lease, and it was for \$40 paid upfront. She stated this is a really unique situation, which is why they have to discuss with Catholic Social Services, the TLO about what the plan is here. She added that Kim Isley was available on the phone from Catholic Social Services to answer any questions.

CHAIR FEIGE thanked Ms. Isley for joining them and asked for any questions or comments.

TRUSTEE HICKEY stated that she would like to hear a little bit more of the history of how we ended up where we are, and how they view this one-year lease.

MS. ISLEY stated that she is the chief operating officer at Catholic Social Services and appreciated the Trust's assistance through this process. She continued that this lease predated all of us, and we had to take a hard look at the services offered out of the building. St. Francis House Food Pantry has been in existence since 1966, and in its current location since 1986. They are requesting this and appreciate the offer of this one-year-long off-ramp. During this time, they will be looking at where to relocate the St. Francis House Food Pantry.

CHAIR FEIGE asked if there are any plans or ideas for the Kids' Corp relocation.

MS. ISLEY replied that it was her understanding that Kids' Corp is working with the Anchorage School District on possibly going into one of the empty school district buildings, but will not have the information on whether that is a viable option until December, which is why they are requesting that the lease be extended with the same time frame as the sublease with Kids' Corp.

CHAIR FEIGE thanked Ms. Isley, and asked for any other questions or comments. There being none, she called the question.

After the roll-call vote, the MOTION was APPROVED. (Trustee Hickel, yes; Trustee Halterman, yes; Chair Feige, yes.)

MHT 9101419 NEGOTIATED LAND SALE

MOTION: The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the decision to dispose of a portion of Trust parcel CRM-2284-02 and CRM-2311 through a negotiated sale or subsequent disposal. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.

MR. GREEN stated that he was filling in for Brittany Williams, leasing and land sales manager. He continued that this parcel was subdivided as part of the land exchange with the U.S. Forest Service, and is the last remaining chunk of Trust land in this immediate area. It is about 10.5 miles south of the City of Petersburg. The request for purchase comes from one of the adjacent landowners, and it was appraised at \$300,000. The purchase price is \$450,000.

CHAIR FEIGE asked if the intended use for this is for the expansion of the sawmill activity.

MR. GREEN replied that was correct, to expand their operations. There is also a very small amount of timber on it, and it will give them more room to grow their business there.

TRUSTEE HICKEL stated that there is a \$45,000 down payment, and it is being financed through the Trust. She asked about the interest rate and if there were different negotiated terms based on the value of this property.

MR. GREEN replied that the interest rate is set in statute, the prime rate plus 3 percent on the 1st of the month the contract is signed. There is no negotiation at all on the interest rate, and the buyer can decide how they want to make their payments, whether it is monthly, quarterly or annually.

TRUSTEE MORAN commented that it is difficult to get a lot of commercial lending institutions to lend on raw land. That is one of the reasons this is a benefit that the TLO does it.

CHAIR FEIGE called the question.

After the roll-call vote, the MOTION was APPROVED. (Trustee Hickel, yes; Trustee Halterman, yes; Chair Feige, yes.)

CHAIR FEIGE concluded the consultations and called a ten-minute break.

(Break.)

DEPARTMENT OF NATURAL RESOURCES

CHAIR FEIGE called the meeting back on the record and stated that Commissioner John Boyle and Deputy Commissioner John Crowther were there to talk about all things DNR, and about what is happening in the world of lands and resource development in Alaska.

COMMISSIONER BOYLE stated that he is commissioner of the Department of Natural Resources and provided a general update of DNR. He continued that the change of Federal administrations resulted in a complete change in terms of the issues being worked on, the types of initiatives moving forward. One of the biggest priorities and initiatives is that the State was promised 105 million acres at statehood and only received 100 million of those 105 million acres in total. The State has been working for the past two decades to get its hands on those remaining 5 million acres. He added that he met with the BLM state director to hash out some finalized pieces of land. He also assumed that by the end of the Trump Administration, the State may actually have 99 percent, if not 100 percent, of the land selections finalized, which is huge. That will enable the various Alaska Native corporations and other entities to finalize their land selections.

CHAIR FEIGE asked about the importance of the TAPS right-of-way. With the listing of CLO 5150 and the renewal of the TAPS right-of-way every 30 years, would there be long-term implications for the TAPS Act.

DEPUTY COMMISSIONER CROWTHER replied that it is oversimplifying, and we are working through the kind of legal questions about authority. But if it is State land, it is a State right-of-way issued by the State Government. There is a right-of-way in place for the State portions, and it would be expanding the State right-of-way; and the BLM right-of-way would be falling away. They do anticipate a less significant role for BLM. That is a big motivation for the State because the Commissioner stated that we want control of that authorization to make sure the standards the State law sets are being evaluated appropriately.

COMMISSIONER BOYLE stated that there was a news article about an environmental group getting ready to potentially challenge BLM's renewal of the Trans-Alaska Pipeline System's right-of-way predicated on a lack of analysis in terms of TAPS impact to global emissions. The Department pushed a bill about two years ago where we got authority to grant rights-of-ways off the Dalton Highway. That was an authority that the Department had previously lacked. Now, with that authority, it is our intent to grant many of those to provide access for federally qualified subsistence users to be able to access Federal land off the Dalton Highway, in addition to folks

that want to prospect for mineral or whatever it is that they want to do. He continued that there is established RS 2477 in that area, section-line easements, the Bettles winter trail, portions of the Hickel Highway, various optic points that the State would be interested in providing access for folks to be able to utilize this exception piece of State real estate. That is one big initiative. The other big initiative is navigability. Per the Alaska Statehood Act, the equal-footing doctrine in the Constitution to Merge Lands Act, the State took title to all submerged and navigable water bodies in the state. The problem is the BLM has recognized very few of those submerged land or navigable waterways. They are working with the BLM to establish, in less litigious ways, which of these water bodies are State owned and therefore governed under State law versus Federal regulations. They are pleased to see that progress move forward. He stated that they continue seeing robust interest in the North Slope with new and existing companies coming in. He talked about a number of them and what they are planning and doing.

CHAIR FEIGE commented on a terrific job of giving a round robin of all the things, noting that it is all upside and very good news. She stated that they hear and read about AI, data centers, and the Governor has shown a lot of interest in seeing the data center industry come to Alaska. She asked if there were initiatives afoot with utilizing State land for those if we can connect them to an energy source.

COMMISSIONER BOYLE stated that the next big arms race in the world is all over AI. Whichever countries can dominate the AI market will be the next global super power, which is now neck and neck with China. It is no longer about nuclear weapons, but about who can build the most AI infrastructure to help support all sorts of things. He continued that it is the right time and the right place for Alaska. He added that data centers have been going up all over the Lower 48, and he talked about where they are being built. He also talked about a whole paradigm shift taking place. The big data centers and companies are looking in Alaska aggressively in a number of different contexts, all playing into the whole AK LNG dynamics. He added that Alaska's next big boom could be AI for a lot of these entities. He then touched on forestry, which is a big initiative for the Department.

CHAIR FEIGE asked for any questions, comments or discussions for the Commissioner or the Deputy Commissioner.

TRUSTEE HICKEL stated that it was great to hear about all the new opportunities and it is especially exciting in the energy sector with all the new production that is coming on. She continued that the Mental Health Trust is in the business of people. And having a robust, healthy economy is important for being able to support the types of programs provided and keeping the people in Alaska healthy. She asked what they were hearing from all the development that is going on with respect to workforce, which is a big concern. We have had out migration. She asked how they were going to fill these jobs looking at this development.

COMMISSIONER BOYLE replied that it seems like we are setting ourselves up for a repeat of the original pipeline days. He stated that if Glenfarme makes an FID on this gas line this next year and then aggressively moves forward with construction, we do not have the workforce or even time to really train up much of a workforce for that project. It is going to get going very quickly, and he foresees a lot more out-of-state folks coming up to take those jobs. He explained this more fully and added that he tends to be optimistic. He talked about the need to be laying the groundwork for as much workforce development, and encourages the young people to take

advantage of the new opportunities to fill these jobs instead of going to the Lower 48 when they graduate high school or college.

TRUSTEE HICKEL stated the need to try to help change that dynamic and to work with these companies doing the developments to support the readiness needed on workforce development.

CHAIR FEIGE thanked the Commissioner and the Deputy Commissioner and stated appreciation for taking the time to be here. She also thanked them for their work with the TLO and the Trust, and the support offered there. She looked forward to working with them on all sorts of exciting projects going forward.

COMMISSIONER BOYLE stated that it was great to be there, and added that they would continue working on the hiring freeze, and talked about the onerous process to get those hirings through.

CHAIR FEIGE replied that they were aware of the efforts put forward to assist with the vacancies at the Trust Land Office and stated appreciation for them. She asked for any other business to come before the committee. Hearing none, she entertained a motion to adjourn.

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

There being no objection, the MOTION was APPROVED.

(Alaska Mental Health Trust Authority Resource Management Committee meeting adjourned at 3:18 p.m.)