

**The Alaska Mental Health Trust Authority
Trust Land Office**

BEST INTEREST DECISION

**Matanuska Electric Association, Inc. Term Non-exclusive Easement - Church
Road and Shampine Lane - Wasilla, Alaska**

MHT: 9201032

MH Parcels: **S20524, S20554, S20556,
S20560, and S20562**

In accordance with AS 38.05.801 et seq. and the implementing regulations governing Alaska Mental Health Trust (“Trust”) land management (11 AAC 99), Trust land shall be managed consistently with the responsibilities accepted by the State under the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 (1956)). This means that management shall be conducted solely in the best interest of the Trust and its beneficiaries.

In determining the best interest of the Trust and its beneficiaries, and in determining consistency between state law and the Alaska Mental Health Enabling Act, the Executive Director of the Alaska Mental Health Trust Land Office (“TLO”) shall, at a minimum, consider the following interactive Trust management principles in accordance with 11 AAC 99.020:

- Maximization of long-term revenue from Trust land;
- Protection of the corpus;
- Protection and enhancement of the long-term productivity of Trust land;
- Encouragement of a diversity of revenue-producing uses of Trust land; and
- Management of Trust land prudently, efficiently, and with accountability to the Trust and its beneficiaries.

I. Proposed Use of Trust Land. Term Non-exclusive Easement.

II. Applicant/File #. Matanuska Electric Association, Inc./MHT 9201032.

III. Subject Property.

A. Legal Description.

Parcel S20524

E-13A - Located in the S1/2SW1/4SE1/4NE1/4 of Section 3, Township 17 North, Range 2 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.007 acre, more or less.

Parcel S20554

E-51A - Located in the W1/2W1/2NW1/4NW1/4NW1/4 of Section 29, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.124 acre, more or less.

Parcel S20556

E-51 - Located in the E1/2E1/2NE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.303 acre, more or less.

Parcel S20560

E-50 – Located in the E1/2E1/2SE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.145 acre, more or less.

Parcel S20562

E-47 - Located in the E1/2E1/2NE1/4NE1/4 of Section 31, Township 18 North, Range 1 West, Seward Meridian, Alaska, as depicted on the attached easement diagrams, containing 0.105 acre, more or less.

- B. Settlement Parcel Numbers.** S20524, S20554, S20556, S20560, S20562
- C. Site Characteristics/Primary Resource Values.** The subject parcels lie within the Meadow Lakes/West Wasilla area, a rapidly growing region of the Matanuska-Susitna Borough. The landscape consists primarily of level to gently sloping uplands with organic surface soils and typical Mat-Su Valley vegetation, including birch, willow, and spruce forest. The transmission corridor crosses areas of existing development near Sylvan Road and Pittman Road, transitions through forested uplands and rural-residential areas, and extends north along Church Road to the Meadow Lakes Substation. The area includes drainage swales, culverts, and intermittent lowland drainages, including a crossing of Meadow Creek, which flows north–south through the project area. Primary resource values for the Trust parcels are associated with their strategic position along existing transportation and utility corridors, supporting infrastructure-compatible uses.
- D. Historical and Existing Uses of the Property.** The Trust parcels are undeveloped upland tracts adjacent to existing Alaska Department of Transportation & Public Facilities (DOT&PF) rights-of-way. They have not been previously developed for residential, commercial, or industrial purposes and have been held as vacant Trust land. Existing land use in the immediate area is dominated by transportation infrastructure, electric distribution ROW, and rural-residential development. MEA currently operates distribution facilities within nearby public rights-of-way; however, no MEA facilities or access roads are located on Trust parcels. The proposed easement represents the first active use of these Trust lands for linear electrical transmission infrastructure.
- E. Adjacent Land Use Trends.** The broader Meadow Lakes and West Wasilla corridor is one of the fastest-growing areas in the Matanuska-Susitna Borough. Surrounding land uses include: commercial and residential development, cleared electric distribution ROWs running through forested uplands and neighborhood areas, rural-residential parcels along Church Road, and expanding transportation infrastructure. Trend indicators show increasing demand for electrical capacity, redundancy, and distribution service to support growth between the Wasilla and Palmer communities.

- F. Previous State Plans/Classifications.** While the subject parcels were not included in the 2008 Southeast Susitna Area Plan, adjacent state parcels were designated for settlement. Since conveyance into Trust ownership, the parcels are no longer governed by state area plan classifications and are managed exclusively in the best interest of the Trust and its beneficiaries. Should future development occur in the surrounding area, the Trust retains full authority to authorize compatible uses.
- G. Existing Plans Affecting the Subject Parcel.** The parcels lie within the Matanuska-Susitna Borough (MSB) and no local plans prohibit or restrict linear utility easements across the Trust parcels, and the proposed action is compatible with adjacent utility and transportation infrastructure.
- H. Apparent Highest and Best Use.** Given the parcels' narrow configuration, adjacency to DOT&PF corridors, and existing electric distribution infrastructure nearby, the highest and best use of the parcels is linear utility infrastructure use, including electric transmission and distribution facilities. The proposed MEA easement aligns with these characteristics and supports regional electrical capacity and reliability needs without diminishing future compatible uses of Trust land.
- IV. Proposal Background.** MEA requests an easement from the Alaska Mental Health Trust Authority (AMHTA) to support the operation and maintenance of a 115 kV electrical transmission line. The proposed transmission line will provide power transmission and redundancy within the Mat-Su Valley.
- V. Terms and Conditions.** The proposed action includes authorizing surface use of the described portions of Trust land under a 30-year term non-exclusive easement, with options for extension as appropriate. A Construction License has been issued to allow entry, permitting, construction, and initial operation. Upon completion of construction and submission of an as-built survey acceptable to the TLO, a corresponding easement will be issued, and the Construction License will terminate automatically.
- VI. Resource Management Considerations.** The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets.
- VII. Alternatives.** 1) Deny MEA's application resulting in the loss of revenue forcing MEA to redesign the transmission line or leading to condemnation through eminent domain.
- VIII. Risk Management Considerations.**
- A. Performance Risks.** Performance risks will be mitigated through the TLO's standard Easement Agreement document.
 - B. Environmental Risks.** There are no known environmental risks associated with the proposed easement.
 - C. Public Concerns.** Subject to comments resulting from the public notice, there are no other known public concerns

IX. Due Diligence.

- A. Site Inspection.** TLO Staff have inspected the parcels in the past and are generally familiar with the Trust parcels affected by this decision. TLO Staff would inspect the activity periodically throughout the life of this authorization.
- B. Valuation.** Easement terms reflect competitive market rates that maximize the revenue of the lands.
- C. Terms and Conditions Review.** The standard TLO Easement Agreement documents have been reviewed by the Department of Law.

X. Authorities.

- A. Applicable Authority.** AS 37.14.009(a), AS 38.05.801, and 11 AAC 99 (key statutes and regulations applicable to Trust land management and disposal).
- B. Inconsistency Determination.** As the proposed Term Non-exclusive Easement is specifically authorized under 11 AAC 99, any relevant provision of law applicable to other state lands is inapplicable to this action if it is inconsistent with Trust responsibilities accepted by the State under the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 (1956)) as clarified by AS 38.05.801 and Alaska Mental Health Trust land regulations (11 AAC 99). 11 AAC 99 includes determinations that certain State statutes applicable to other State land do not apply to Trust land unless determined by the Executive Director, on a case-by-case basis, to be consistent with 11 AAC 99.020. The State Statutes deemed inconsistent with Trust management principles and inapplicable to Trust land by these regulations have not been applied to this decision or this action, including, but not limited to, AS 38.04 (Policy for Use and Classification of State Land Surface), AS 38.05.035 (Powers and Duties of the Director), AS 38.05.300 (Classification of Land), AS 38.05.945 (Notice), AS 38.05.946 (Hearings), and 11 AAC 02 (Appeals).

- XI. Trust Authority Consultation.** The Alaska Mental Health Trust Resource Management Committee was consulted on April 23, 2025. The Committee recommended that the proposed transaction be forwarded to the Alaska Mental Health Trust board of trustees. On May 21, 2025, the board of trustees adopted the motion stating:

“The Alaska Mental Health Board of Trustees concur with the disposal of a portion of Trust parcels S20524, S20554, S20556, S20560, and S20562, through a 30-year term nonexclusive easement to Matanuska Electric Association.”

- XII. Best Interest Decision.** Given the information above and the information contained in the complete record, the Executive Director finds that the proposed transaction is in the best interest of the Trust, subject to the terms and conditions addressed in this decision. The decision is based upon the consideration of the five Trust management principles set out in 11 AAC 99.020 and is in full compliance with 11 AAC 99. This decision does not preclude the TLO from determining that an alternative proposal will serve the best interest of the Trust. A future determination of that nature will require a best interest decision specific to the proposal.

A. Non-competitive Disposal Determination. 11 AAC 99.020 (d) allows for the disposal of Trust land through a competitive basis, unless the Executive Director in consultation with the Trust Authority, determines in a written decision required by 11 AAC 99.040 that a non-competitive disposal is in the best interest of the Trust and its beneficiaries. Given that no other entity is positioned to construct, relocate, or operate the specific electrical facilities involved in this request, the likelihood of another party submitting a qualified offer for the same project is negligible. As such, authorizing a non-competitive disposal is warranted to support improved power transmission and redundancy within the Mat-Su Valley.

XIII. Opportunity for Comment. Notice of this Best Interest Decision will take place as provided under 11 AAC 99.050. Persons who believe that the decision should be altered because it is not in the best interest of the Trust or its beneficiaries, or because the decision is inconsistent with Trust management principles set out in 11 AAC 99.020 or any other provision of 11 AAC 99, must provide written comments to the TLO during the notice period. Following the comment deadline, the Executive Director will consider timely written comments that question the decision on the basis of the best interest of the Trust and its beneficiaries or inconsistency with 11 AAC 99. The Executive Director may then, in his or her discretion, modify the decision in whole or in part in response to such comments or other pertinent information, or affirm the Best Interest Decision without changes. The Best Interest Decision as modified or affirmed will become the final agency action, subject to reconsideration procedures under 11 AAC 99.060. Additional notice will be provided for a substantially modified decision. If no comments are received by the end of the notice period, this Best Interest Decision will be affirmed, and the proposed action taken. (See notice for specific dates.)

XIV. Reconsideration. To be eligible to file for reconsideration of this Best Interest Decision, or to file a subsequent appeal to the Superior Court, a person must submit written comments during the notice period.

Persons who submit timely written comments will be provided with a copy of the final written decision and will be eligible to request reconsideration within 20 calendar days after publication of the notice or receipt of the decision, whichever is earlier under 11 AAC 99.060(b). This request must be accompanied by the fee established by the Executive Director under 11 AAC 99.130, which has been set at \$500, to be eligible for reconsideration. The Executive Director shall order or deny reconsideration within 20 calendar days after receiving the request for reconsideration. If the Executive Director takes no action during the 20-day period following the request for reconsideration, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

XV. Available Documents. Background documents and information cited herein is on file and available for review at the TLO, located at 2600 Cordova Street, Suite 201, Anchorage, Alaska 99503. Phone: (907) 269-8658. Email: mhtlo@alaska.gov.

The disposal action proposed by this decision will occur no less than 30 days after the first publication date of this decision, and after the conclusion of the TLO administrative process. For specific dates or further information about the disposal, interested parties should contact the TLO at the above address, or visit the website at: <https://alaskamentalhealthtrust.org/trust-land-office/>.

XVI. APPROVED:

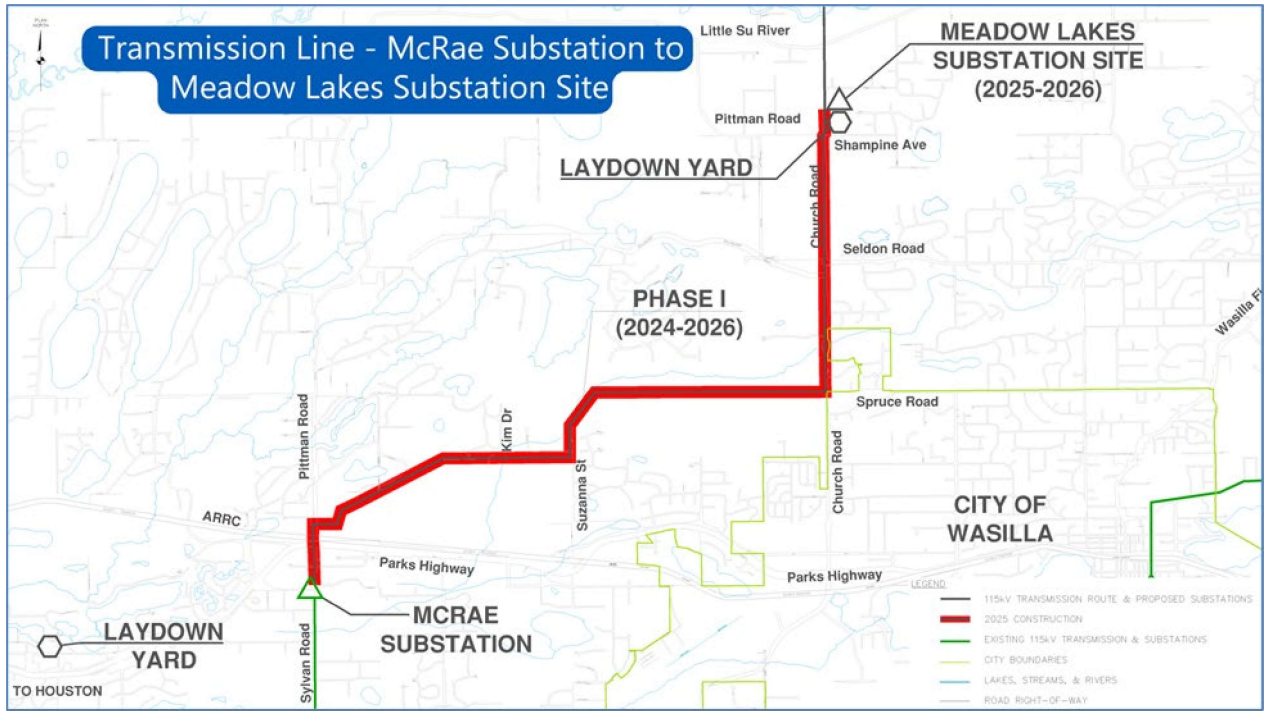
DocuSigned by:
Jeffrey Green
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Jusdi Warner
Executive Director
Alaska Mental Health Trust Land Office

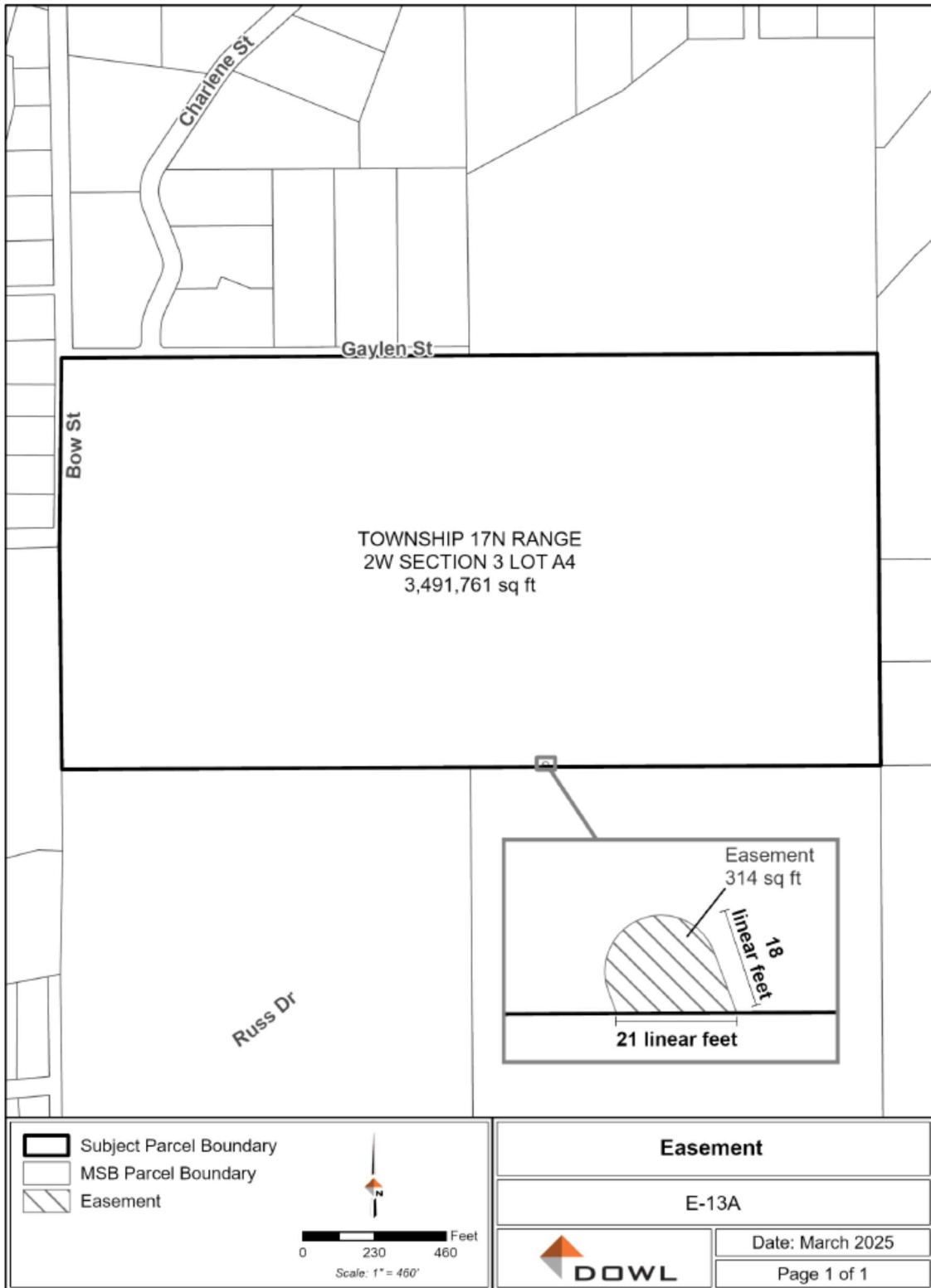
6/4/2026

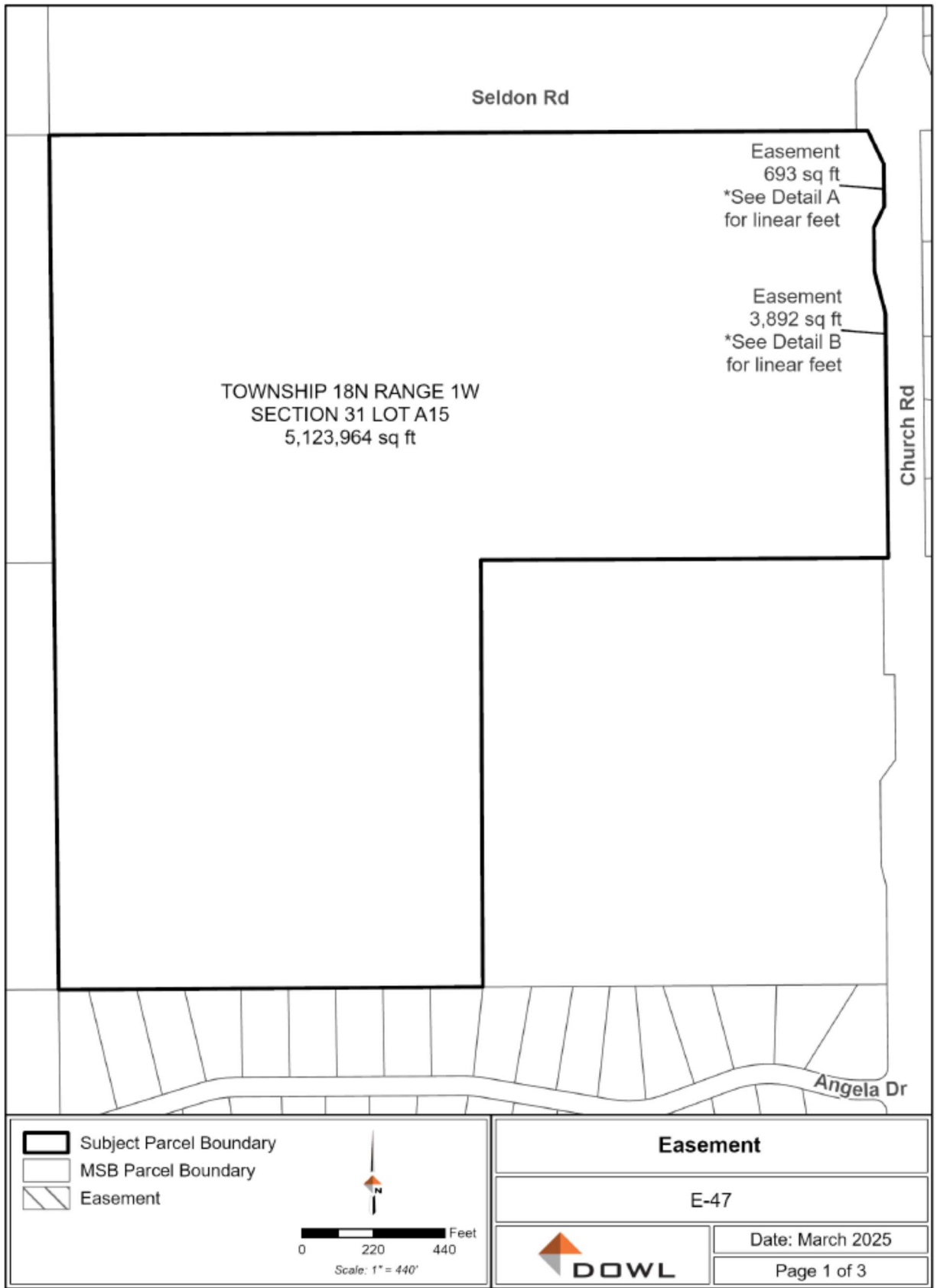
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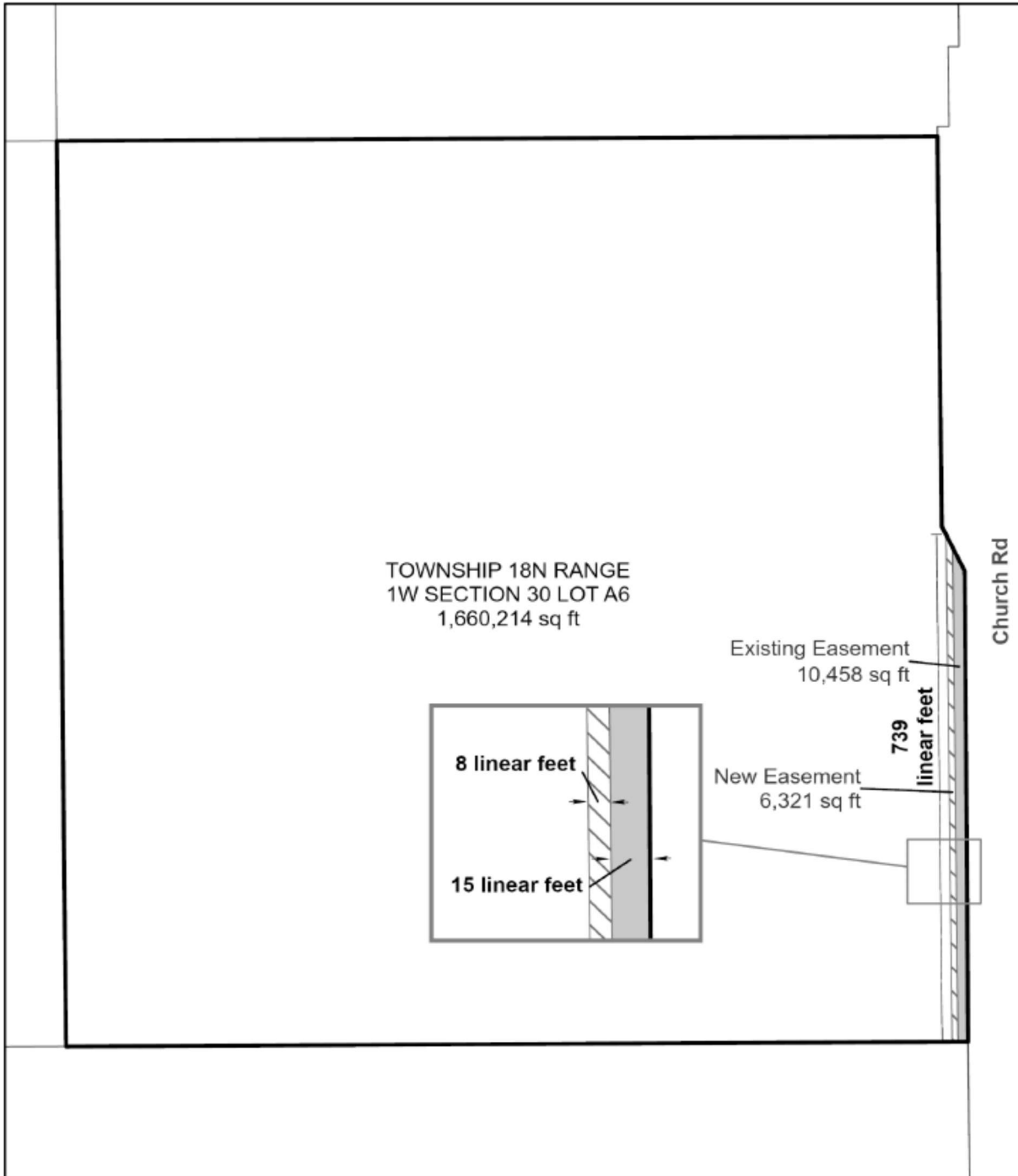
Attachment A: Area Diagrams
Overview, Temporary Impacts & Term Impacts










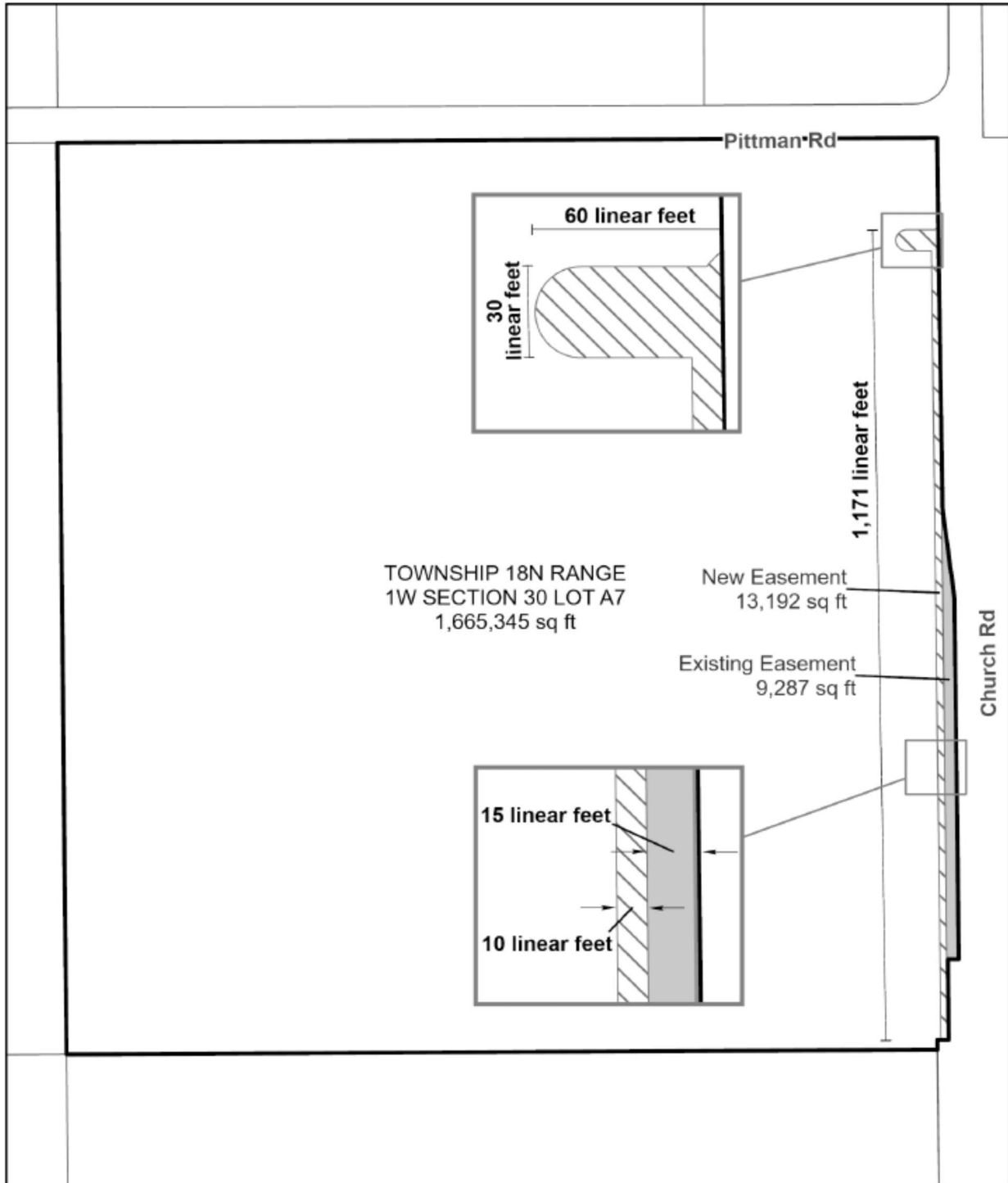
TERM IMPACTS:







<ul style="list-style-type: none">  Subject Parcel Boundary  MSB Parcel Boundary  Easement  MEA Easement 	  Scale: 1" = 220'	Easement	
		E-50	
			Date: March 2025 Page 1 of 1

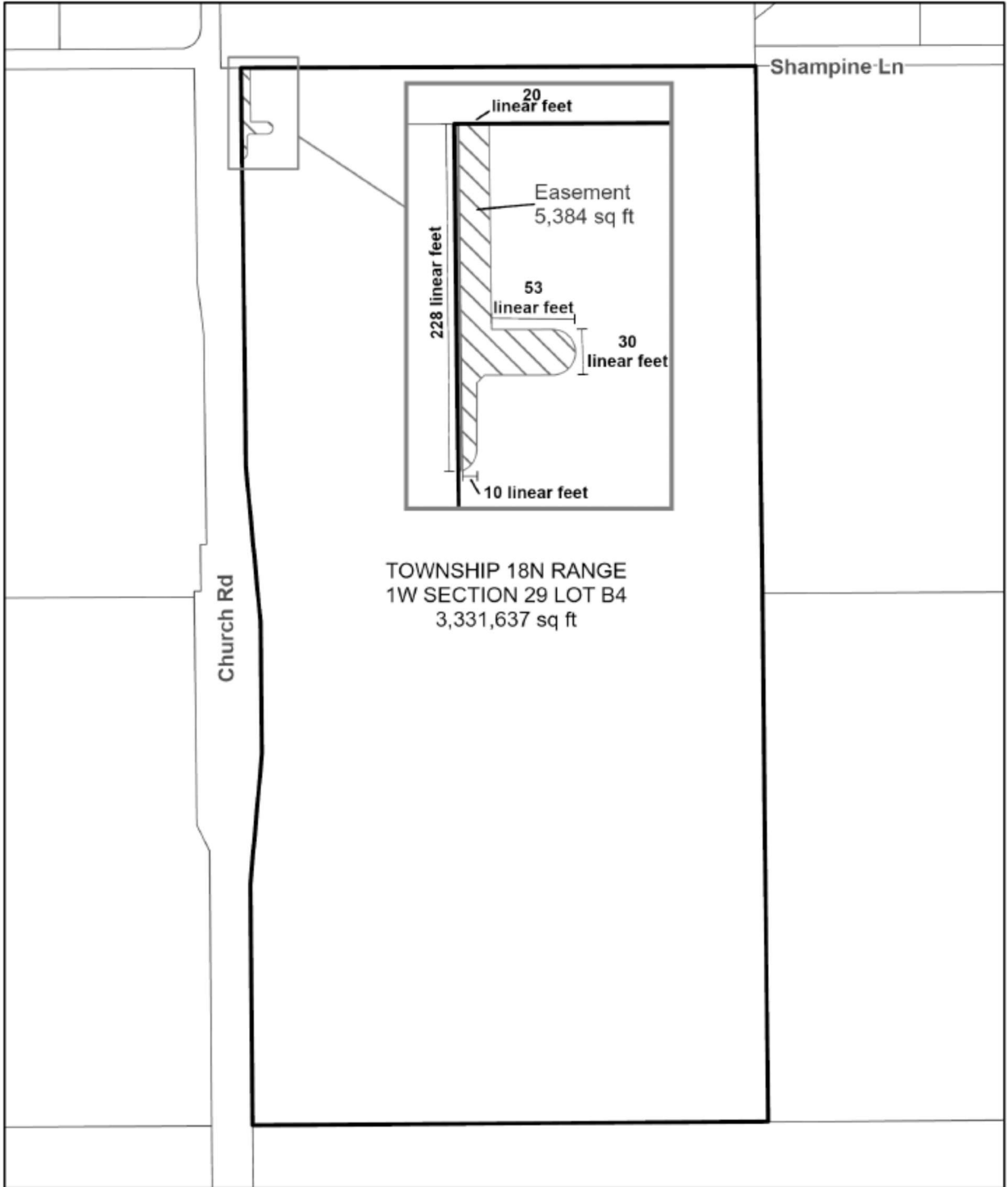






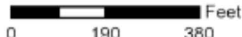

	Subject Parcel Boundary
	MSB Parcel Boundary
	New Easement
	MEA Easement

0 110 220 Feet

Scale: 1" = 220'

Easement	
E-51	
	Date: March 2025
	Page 1 of 1



<ul style="list-style-type: none">  Subject Parcel Boundary  MSB Parcel Boundary  New Easement 	  Scale: 1" = 380'	Easement
E-51A		
		Date: March 2025
Page 1 of 1		

Alaska Mental Health Trust Authority
Trust Land Office
Notice under 11 AAC 99.050 of
Decision to Issue Matanuska Electric Association, Inc. Term Non-exclusive Easement
Church Road and Shampine Lane - Wasilla, Alaska
MHT 9201032

Notice is hereby given that, pursuant to the provisions of AS 38.05.801 and 11 AAC 99, the Executive Director of the Alaska Mental Health Trust Land Office (TLO) has determined that it is in the best interest of the Alaska Mental Health Trust and its beneficiaries to complete Term Non-exclusive Easement of certain Trust land to the Matanuska Electric Association, Inc. The basis for this determination is explained in a written best interest decision prepared by the Executive Director pursuant to 11 AAC 99.040.

The Trust land affected by the decision is in Wasilla, Alaska, and is more particularly described as:

Parcel S20524

E-13A - Located in the S1/2SW1/4SE1/4NE1/4 of Section 3, Township 17 North, Range 2 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.007 acre, more or less.

Parcel S20554

E-51A - Located in the W1/2W1/2NW1/4NW1/4NW1/4 of Section 29, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.124 acre, more or less.

Parcel S20556

E-51 - Located in the E1/2E1/2NE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.303 acre, more or less.

Parcel S20560

E-50 – Located in the E1/2E1/2SE1/4NE1/4 of Section 30, Township 18 North, Range 1 West, Seward Meridian, Alaska as depicted on the attached easement diagrams, containing 0.145 acre, more or less.

Parcel S20562

E-47 - Located in the E1/2E1/2NE1/4NE1/4 of Section 31, Township 18 North, Range 1 West, Seward Meridian, Alaska, as depicted on the attached easement diagrams, containing 0.105 acre, more or less.

Persons who believe that the written decision should be altered because it is not in the best interest of the Trust or its beneficiaries, or because the decision is inconsistent with Trust management principles set out in 11 AAC 99.020, or any other provision of 11 AAC 99, must provide written comments on or before **4:30 PM, July 10,**

2026. Comments should be submitted to the TLO at 2600 Cordova Street, Suite 201, Anchorage, AK 99503, or by fax (907) 269-8905 or email mhtlo@alaska.gov. Following the comment deadline, the Executive Director will consider timely comments that question the decision on the basis of the best interest of the Alaska Mental Health Trust and its beneficiaries or inconsistency with 11 AAC 99, and the best interest decision may be changed in response to such written comments or other information. Commenting parties will be provided a copy of the final best interest decision after the end of the notice period.

To be eligible to file for reconsideration of the best interest decision, or to file a subsequent appeal to the Superior Court, a person must have submitted written comments during the notice period. Eligible persons will have twenty (20) calendar days after published notice of or receipt of the final written decision to request that the Executive Director reconsider the decision under 11 AAC 99.060(b).

Copies of the written decision are available at the Trust Land Office, or at <https://alaskamentalhealthtrust.org/trust-land-office/>. If you have any questions concerning this action, please contact the Trust Land Office at (907) 269-8658.

In compliance with the Americans with Disabilities Act, the Alaska Mental Health Trust is prepared to accommodate individuals with disabilities. Please contact the Trust Land Office at (907) 269-8658 for assistance. Requests for assistance must be received at least 96 hours prior to the comment deadline in order to ensure that any necessary accommodations can be provided.

The Executive Director of the TLO reserves the right to waive technical defects in this notice or to amend, postpone, or vacate the best interest decision.

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Signed by
Jeffrey Green

6/4/2026

Jusdi Warner

Date

Executive Director

Published Frontiersman: 6/10/2026