

**ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING
HYBRID/ZOOM**

**April 23, 2026
8:30 a.m.**

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

Trustees Present:

Anita Halterman, Acting Chair
Corri Feige (Virtual)
Josie Hickel (Virtual)

Other Trustees Present:

Agnes Moran
Kevin Fimon
John Morris

Trust Staff Present:

Mary Wilson
Allison Biastock
Julee Farley
Katie Baldwin-Johnson
Shannon Cochran
Valette Keller
Luke Lind
Carrie Predeger
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
Karsten Eden

Department of Law:

Gene Hickey

Also participating: Derek Nottingham; Nate Seymour; David Popiel; Jack Fowler; Julia Luey; Alyssa Bish.

PROCEEDINGS

CALL TO ORDER

CHAIR HALTERMAN called the Resource Management Committee meeting to order and stated that she would be chairing the meeting for Corri Feige because of logistics. She began with a roll call, and noted that there was a quorum to do business. She asked for any announcements. There being none, she moved to the agenda.

APPROVAL OF AGENDA

TRUSTEE FEIGE asked about the amendment.

CHAIR HALTERMAN replied that Ms. Warner confirmed that they would not be going into Executive Session over the personnel issue.

MOTION: A motion to approve the agenda, as amended, was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

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

ETHICS DISCLOSURE

CHAIR HALTERMAN asked for any ethics disclosures. There being none, she moved to the approval of the minutes.

APPROVAL OF MINUTES

CHAIR HALTERMAN asked for a motion to approve the Resource Management Committee minutes from January 22, 2026.

MOTION: A motion to approve the Resource Management Committee meeting minutes from January 22, 2026, as written. The motion was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

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

ICY CAPE UPDATE

CHAIR HALTERMAN moved to the Icy Cape Update, and recognized Karsten Eden.

DR. EDEN began with a brief summary of the project and pointed out that the Icy Cape project encompasses an entire gold and heavy minerals district with several discovered deposits. There are several big prospects on the property with each prospect being its own project. The Grinder deposit is the most advanced one with indicated resources containing 1.2 million ounces of gold and 351,000 metric tons of high-grade garnet tech. This has made it very attractive for marketing to the large placer mining industry. The potential revenue generated could be

enormous. He added that Grinder is the example for a more advanced exploration at Icy Cape. He continued that any further work on Grinder should be conducted by a developer rather than the Trust as it requires substantial engineering work, industrial scale pilot testing, test mine, metallurgy, et cetera. He added that the Trust is not a mining company, but is actually doing mineral exploration to enhance the marketability of Trust lands to maximize revenue. He stated that he would concentrate on derisking the Grinder deposit project to make it attractive to industry with marketing efforts to find a credible partner to maximize revenue. This will be done on a technical basis, which he explained. He pointed out that the technical document is an actual audit of the project. The goal is to have an attractive mineral suite package that enhances the attractiveness and marketability of the project. They continue to derisk the project by investigating the natural gas potential in the Icy Cape district for power generation to support future mining operations. There is an expert under contract looking into this. He continued that the TLO plans to commission a conceptual study later this year that will include an economic assessment with an estimated capital cost to build a future mine, expected operating cost, mine life, and cash-flow calculations. He added that there are no nearby communities, which minimizes social impact. Icy Cape is landlocked to the public, giving controlled access. Alaska is a very mining-friendly jurisdiction, ranked as a top-tier mining jurisdiction by the Fraser Institute based on geological attractiveness, mineral potential and government policies. The TLO has been developing marketing products since the project's inception and is continually adapting its marketing strategy to the changing market conditions and the timing of the project. He added that everything is going as planned. At the end of the month, he will receive the report from the hydrocarbon specialist about the potential for natural gas and oil at Icy Cape. He looked at the preliminary report, which looked good, and added that there is potential there.

TRUSTEE HICKEL suggested a field trip for the trustees at some point in time.

CHAIR HALTERMAN asked about access to the confidential reports.

DR. EDEN replied that they have to be a viable partner in mining, approach us. and sign a confidential agreement. The companies actually have to have the financial horsepower and knowledge to develop such a project.

CHAIR HALTERMAN stated that there was a lot of interest in this project and looked forward to future presentations. She added that she was also interested in a field trip, along with other trustees. She asked for any other comments or questions. There being none, she moved to the Executive Director update.

EXECUTIVE DIRECTOR REPORT

E.D. WARNER addressed the opportunity for trustees to travel to Icy Cape, adding that the opportunity was available with a time to be offered to the trustees in the summer. She began her report with the carbon program, stating that those markets are very soft and being reassessed. DNR also recognizes the softness of the market, and things are on pause for this right now. She stated that the subdivision development program has no staff in this section in the office. Both project managers continue to be vacant, and staff are filling in where possible. The new reported subdivision is the Lakeview subdivision on Prince of Wales; more time is needed as people are trickling in. She continued that the minerals reconnaissance program is moving forward. The Wrangel land exchange has been fully completed, which was a huge accomplishment. All the quit claim deeds have been sent to the recorder's office, and the equalization payment has been

processed. She drew attention to the Order 360, the regulation reduction administrative order. The proposal was included in the Department of Natural Resource's public notice that went out on the public notice website and has been completed. The quarterly report was submitted, and they will continue to process this through the DNR channels. On the regulatory project, no public feedback was received. She moved to the revenue picture at the end of February and went through the numbers. She continued through her presentation, explaining and answering questions as she went along. She then took a moment to let the committee know how exceptional the Trust Land Office team is. With staffing levels far below the operational need for an extended period of time, and other challenges continuing, the team has continued doing an excellent job managing the 1-million-acre land portfolio and really delivering results. They keep operations moving, maintain compliance and protect the Trust's interest. They have done more with less and did it without compromising standards. Their work ethic and commitment to the Trust Land operations are exceptional, and they have delivered because of their dedication. She believes that their performance deserves to be elevated to the committee for their awareness.

TRUSTEE MORAN commented on the pulled Executive Session on the salary issues, and asked if the personnel issues had been resolved.

E.D. WARNER replied that the issues had not been resolved, but there is a path forward that they will be pursuing.

A brief discussion ensued.

CHAIR HALTERMAN asked for any other comments or questions. There being none, she asked Ms. Warner to continue.

E.D. WARNER stated that they were joined in the room by the new deputy commissioner of the Department of Natural Resources. She gave a brief background and introduced Derek Nottingham.

DEPUTY COMMISSIONER NOTTINGHAM thanked the Trust for all the work they do, and stated that it was a pleasure to work with them. He understood that there are quite a few issues that need to be worked through at DNR, and we are on top of them. He added that there was a process through which they were working. He continued that he was open to questions and to get to know the board as he progresses through this transition. He stated that he is the acting deputy commissioner and would become official when the commissioner gets confirmed in session.

CHAIR HALTERMAN welcomed him and thanked him for joining them. She looks forward to working with him.

E.D. WARNER continued that they had a new easements manager, Kevin Kelly, who started in late March. He has a background in Alaska management work and we are excited to have him. She talked about the Trust appropriate route that DNR was working on for the personnel issues going up to the Governor's Office. She understood that all of the issues are now in front of the chief of staff.

MS. BALDWIN-JOHNSON confirmed the accuracy of getting the Trust merit increase in front

of the chief of staff for concurrence. She checked in, and there was no update on that.

CHAIR HALTERMAN asked for anything further regarding personnel. There being none, she moved to the Asset Management Policy Statement.

ASSET MANAGEMENT POLICY STATEMENT

TRUSTEE FEIGE stated that there has been a lot of very good work around amendments to the Asset Management Policy. There is a version that staff, Callan, and the Finance Committee have been working on, and we have the Callan version, as well. She continued that there is a Board work session coming up on this topic, and she did not feel that it was a beneficial use of time or appropriate to dive into that here. She stated that the Resource Management Committee defers this until the Board work session in May.

CONSULTATIONS

CHAIR HALTERMAN moved to Consultations and asked for a trustee to read the motion.

MHT 9201071 – EASEMENT EXCHANGE KENAI PENINSULA BOROUGH

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 S20006 through a nonexclusive term easement to the Kenai Peninsula Borough. The motion was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

CHAIR HALTERMAN turned the floor over to the TLO.

MR. GREEN stated that they have begun trying to work in a coordinated effort with some local governments across the state where there is a lot of Trust land. A memorandum of agreement was signed with the Kenai Peninsula Borough last year to explore development opportunities in the Blueberry Hill area of Seward. There is a 195-acre parcel the Trust owns that is surrounded by mostly Kenai Peninsula Borough-owned land. This is an effort to move the development project to the next phase. He continued that a feasibility study and multiple on-ground site inspections were done over the last year with the Kenai Peninsula Borough. That effort produced a rural viable roadway option to support the long-term development of both the Trust and Borough land. To move that forward, the next step is temporary access across each other's parcels while the subdivision design and the plats are completed over the next couple of years. The easement today would give the Borough access through the Trust parcel, and, in return, the Trust would receive access from the Borough across this land, and there would be no partnering on the road layout as a way to reduce expenses and help with the overall project. From a resource management perspective, it is a straightforward action.

CHAIR HALTERMAN asked if this was the first time this has been done, because she did not remember seeing consultations like this before.

MR. GREEN replied that this was not the first time they have done consultations for easements.

CHAIR HALTERMAN stated that this easement is a bit different and added that it is a good move. She asked for any comments or questions from trustees. Hearing none, she called the question.

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

CHAIR HALTERMAN called a break.

(Break.)

3745 COMMUNITY PARK LOOP (TRUST AUTHORITY BUILDING)

CHAIR HALTERMAN stated that they were at the point in the agenda to get an update on the Trust Authority Building. She recognized Ms. Warner.

E.D. WARNER stated that last year they had presented with Agnew::Beck on the scenarios of the work to improve the HVAC, the boilers. She introduced Nate Seymour to present the update on the project.

MR. SEYMOUR stated that he was part of the team with Agnew::Beck and Northern Economics that presented many different scenarios for this building, leading to the determination of the mechanical equipment upgrade project. He continues being involved, provided some assistance, and began an update as to where things are presently. He helped put together an engineering team to finalize the design for the scope of the project. They worked with a lot of engineering firms throughout Anchorage and Alaska, and selected a team. They feel very confident in the capabilities to accurately design a scope that will achieve the needs for this building. He explained that they contracted with T3 to provide the mechanical engineering; Superior Group is the contractor that currently maintains the building from a mechanical standpoint. They have the ability to do the controls work, which is very critical for a building with these mechanical systems. He continued introducing the team assembled to put together all this work and prepare the project for bidding. He recapped the scope of the work, which was presented and approved last year, and he talked about the effort put forth to get to this point. He added that the designs have been completed, the scope of work is complete. The RFP packages of the project are finished and were sent to DNR to start that process to solicit bids. He moved to an overview of the construction activities.

TRUSTEE MORAN asked Ms. Warner how confident she was about the aggressive turnaround time for the RFP with DNR.

E.D. WARNER replied that they have expressed the critical need and heard from DNR that they would be turning around quickly.

MR. SEYMOUR added that streamlining the process into three smaller projects was to make it simpler. He highlighted that the project's objective was to have the new heating systems, new controls, and all in place before this wintertime.

CHAIR HALTERMAN asked for any questions. There being none, she asked Ms. Warner for anything further.

E.D. WARNER highlighted that the motion from last year needs an update because this is broken up into three to make the project more efficient. She added that the funding needs to be

available not only in FY26, but also in FY27, and does not lapse. She stated that they have a motion to read into the record.

CHAIR HALTERMAN asked Trustee Feige to read the motion.

MOTION: The Board of Trustees previously approved the expenditure of \$3,254,768 for TAB mechanical equipment replacement. The Board’s motion authorized the spending in fiscal year 2026. The expenses will be incurred in fiscal year 2026 and in fiscal year 2027. A motion to move that the Resource Management Committee recommends the Board of Trustees modify its previous motion by permitting the expenses to be incurred in fiscal year 2026 and fiscal year 2027. The motion was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

CHAIR HALTERMAN asked for any conversation.

E.D. WARNER replied that she would add and clarify that this funding will not lapse. She asked Mr. Hickey if that should be in the motion.

MR. HICKEY replied that he did not think it needed to be in the motion, but if the funding has to carry over to FY28, another motion may be needed.

CHAIR HALTERMAN asked if he would recommend amending it today or to wait until a future date.

MR. HICKEY replied either one is fine. It is the committee’s decision if they want to include FY28.

TRUSTEE FEIGE stated, given the discussion, she would amend the motion.

MOTION: The Board of Trustees previously approved the expenditure of \$3,254,768 for TAB mechanical equipment replacement. The Board’s motion authorizes spending in fiscal year 2026. The expenses will be incurred in fiscal year 2026, 2027, and possibly 2028. She moved that the Resource Management Committee recommend to the Full Board of Trustees to modify its previous motion by permitting the expenses to be incurred in fiscal years 2026, 2027, and 2028. The amended motion was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

CHAIR HALTERMAN asked for any further discussion or questions. There being none, she called the vote.

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

3710 E 20TH AVENUE BUILDING UPDATE

E.D. WARNER stated that when this was presented in January this address was also the Catholic Social Services Building, and we are now changing the building name to the address. At the last committee meeting, we were asked to provide a conditions assessment or an update to the condition of the building. There are two contractors here that have looked at the previous

conditions assessment of that building. They have some updates and some basic scenarios of what the future holds for that building.

MR. POPIEL stated that he is David Popiel and is a principal with Bettisworth North Architects and Planners in Anchorage.

MR. FOWLER stated that he is an architect at Bettisworth North with Mr. Popiel. He continued that this building is an odd triangular site in the heart of Anchorage. In 2025 it was appraised at \$3.7 million for land and building. It has two tenants, and those leases are expiring. He gave a brief history of the building and then moved to four different options outlined for the future of the building. The first one is to lease the facility at market rate, and he went through some sums and a timeline. After all the improvements are completed in 2030, a \$145,000-a-year net operating income after operating expenses and deferred maintenance is removed. This involves a lot of money up front and not much return after it is done.

MR. POPIEL noted that the facility could be leased in about 18 months, which would be an unoccupied building before seeing revenue.

MR. FOWLER added that the lease assumptions were confirmed with a couple of real estate professionals that the Trust works with. He stated that the second option was the sell-everything option; sell and invest the income. The downside is the estimated time of how long it would take to sell it. He moved to the lease-the-land option, which is very similar to what they had for the last 27 years. He went into the demolition costs. He continued to the quickest option, which is the lease-below-market-rate to a beneficiary-serving organization. There is still the tenant improvement of \$7.6 million, deferred maintenance of \$2.5 million, and then a holding cost. He added that any negotiation would adjust the deferred maintenance and tenant improvement numbers.

A discussion ensued.

E.D. WARNER stated that there was an opportunity to tour the building and asked Trustee Moran or Trustee Feige to comment on the condition of the building for those that were not present.

TRUSTEE MORAN stated that it is in terrible shape. It is dark with narrow stairways going in every direction. She continued that it reminded her of her old building at WISH, and it is not a respectful place for the beneficiaries. She added that the renovations were not done in a manner that she would put a family services department in there. It is not a welcoming place, and it would take the entire \$7 million to make it one.

TRUSTEE FEIGE agreed, and added that, in its current state, it would probably work as warehousing or storage and then distribution from it. That was the best hope for use of the building.

E.D. WARNER added, for context, when starting these upgrades, you get into code. Making one change to meet that code triggers another code change. All could easily get to the place of the \$7 million requiring a lot of upfront costs with three to four different engineering firms, which is not unusual.

MR. POPIEL agreed that making an adjustment leads to another adjustment to be required by code. He stated that everything has to be brought up to modern codes which could trigger things like seismic assessments, seismic upgrades on the building with the mechanical systems, as well. He added that a lot of money can be spent upgrading, and still be left with a building not much different from the original.

TRUSTEE HICKEL asked the value of the land only.

CHAIR HALTERMAN replied that it is \$1,283,000. She asked about the current zoning.

MR. FOWLER replied that the current zoning is PLI, public lands institutions. Most of Community Park subdivision is public lands and institution zoned. He stated that the 2040 land use plan by the Municipality has the entire subdivision listed as high-density residential. He added that the Municipality would support a very easy, painless process to rezone this land to residential. The Municipality wants housing and is willing to support that in any way they can.

TRUSTEE HICKEL stated that the options included sell and invest and lease land, but did not include demo and sell land. She continued that the shortage of housing in Anchorage may make that a viable option.

CHAIR HALTERMAN stated that it would be important to understand the benefits of both of the different types of zoning being looked at here. She continued that taking a piece of property currently zoned the way it is and moving it to residential potentially limits the opportunity with this parcel.

E.D. WARNER stated that there has been expressed pushback in the past on potentially rezoning any Trust land that is zoned PLI because of the mission of the Trust.

TRUSTEE HICKEL replied, the extent of doing something for housing for Trust beneficiaries might ease some of that.

MR. FOWLER clarified that there is the option for leasing the land, which includes demolition of the building, and then just leasing the land as land.

The discussion continued.

MS. BALDWIN-JOHNSON stated that Julia Lue, the CEO and executive director of Volunteers of America is here to participate in the conversation. She asked Eric Boyer to continue.

MR. BOYER began with a brief overview of some of the discussions and planning work done with the partners at VOA over the past four to five months. He added that Alyssa Bish, the chief operating officer for VOA, was also online. He stated that Volunteers of America has been a really good partner with the Trust over the years. The ARCH, their substance-use disorder residential treatment center in Eagle River provides a lot of community-based services, clinical and case management in the schools. They also do intensive outpatient, individual and family therapy, for the beneficiary families. In the past several years there has been a large growth in their support. The organization and the need has grown, and that continues. He continued that

they have outgrown their current facilities and need to expand. They have been working with contractors over the last few years looking at the growth of the organization, the sustainability plans, and the need for a facility that meets that need. They also realize that this has to go through the regulatory process with the Land Office regs to work through moving to a program-related real estate below-market deal. Senator Murkowski and her staff are very interested in supporting funding for this remodel. To do that, they require that all the materials have to be American-made, which raises the \$12 million estimate up. He added that it was not cheap, but it does meet some of the trustees' desires to see the first option to provide that facility to one of the beneficiary-serving organizations which is targeting youth and families. VOA and their contractors went through and looked at that as an interim over the next two, three, four years, whatever it would take to get the 3710 habitable in a positive way. They could do a program-related real estate below-market deal on the first floor at the TAB as in interim that would give them the ability to lean into their expanding services. He wanted to bring forward this idea to get questions and really start thinking about the possibilities for this.

CHAIR HALTERMAN thanked them and stated that Volunteers of America is an amazing organization for the youth in Alaska. She stated appreciation for the work they continue to do to serve the beneficiary population.

TRUSTEE MORAN asked about the \$13 - \$14 million number and what it included.

MS. LUEY replied that this was the first time she heard of the actual number for the deferment costs and knew that the picture of the full staff at the capital campaign was inclusive, recognizing there was going to be a significant amount for the deferred maintenance, and then also inclusive of the tenant improvements.

A brief discussion ensued on the different aspects of the project from both sides.

E.D. WARNER asked for some assurances from the Trust in that they want to use the properties for public use. If this is the direction, to continue, they would bring back to the committee in July an update on additional information working with VOA.

CHAIR HALTERMAN replied that she would like to hear more about the use of this building for Volunteers of America. She thinks using the property to support the beneficiary-serving agencies rather than rezoning a piece of property for another best use. It is already zoned in a complex way to provide services, and she would like to use it for that purpose.

TRUSTEE MORAN would like to have more than one possibility and would like to see all the options. The preference would be for it to be utilized for beneficiary groups, but she would not like to be hindered without looking into other options.

TRUSTEE FIMON stated that he thought that all options be considered. He continued that, should there be an opportunity to rezone for residential, that would grant a bit of support because this community is short of property for residential buildings. He added that beneficiaries come first. He appreciated all the info and good discussions.

TRUSTEE MORRIS stated appreciation for the conversation. The amount of TLO land in the Municipality of Anchorage is less than half of what is currently zoned as residential and it is that

the holding costs are lower than others that hold buildings and have the luxury of time to come up with the best use of this property.

TRUSTEE HICKEL clarified that using the property for Trust beneficiaries is her highest priority. She added the need to explore other options.

CHAIR HALTERMAN moved to the Hollis Timber sale.

HOLLIS TIMBER SALE

MOTION: A motion that the Resource Management Committee enter into Executive Session pursuant to the Alaska Open Meetings Act, AS44.62.310(c)1, to discuss the Hollis Timber sale. The discussion of this issue involves matters the immediate knowledge of which would clearly have an adverse effect on the finances of the Trust. The motion was made by TRUSTEE FEIGE; seconded by TRUSTEE HICKEL.

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

(Executive Session from 11:40 a.m. until 12:27 p.m.)

TRUSTEE FEIGE stated they were returning to the meeting from Executive Session. During the Executive Session, the committee only discussed the items identified in the motion to move into Executive Session. The committee did not take any action while in Executive Session.

CHAIR HALTERMAN entertained a motion to adjourn the meeting.

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

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

(Alaska Mental Health Trust Authority Resource Management Committee meeting adjourned at 12:31 p.m.)