ALASKA MENTAL HEALTH TRUST AUTHORITY
RESOURCE MANAGEMENT COMMITTEE MEETING

HYBRID/ZOOM
July 30, 2026
12:00 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

Additional trustees present:
Kevin Fimon
Agnes Moran
John Morris

Trust Staff Present:
Mary Wilson
Allison Biastock
Katie Baldwin-Johnson
Shannon Cochran
Valette Keller
Julee Farley
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
Dean Robinson
Brittany Williams

Department of Law:
Gene Hickey

Also Participating:
Julia Luey; Nathan Seymour.

PROCEEDINGS

CALL TO ORDER
CHAIR FEIGE called the Resource Management Committee meeting to order and began with a roll call. She asked for any announcements. There being 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 HICKEL.

CHAIR FEIGE stated that since all committee members were in the room, a vote was not needed.

ETHICS DISCLOSURE
CHAIR FEIGE asked for any ethics disclosures. Hearing and seeing none, she moved to the minutes.

APPROVAL OF MINUTES
CHAIR FEIGE asked for approval of the minutes for April 23, 2026.

> **MOTION:** A motion to approve the minutes of April 23, 2026, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.
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> *The motion was approved.*
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> **MOTION:** A motion to approve the minutes of the Special Resource Management Committee meeting on May 11, 2026, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.
>
> *The motion was approved.*

ICY CAPE UPDATE
CHAIR FEIGE moved to the Icy Cape update, and recognized Karsten Eden from the Trust Land Office.

DR. EDEN began his update on the Icy Cape gold and industrial heavy minerals project, with the focus on high-value commodities and strength in the Trust long-term revenue base. He pointed out that the project encompasses an entire gold and heavy minerals district, with several deposits discovered. He explained that each prospect is or will become its own project, with the Grinder deposit being the most advanced one. He pointed out that the Grinder deposit has indicated resources of 1.13 million ounces of gold, and 351,000 metric tons of high-grade garnet. He talked about the progress last quarter marketing Grinder to the gold and garnet deposit. There were three interested parties that signed the confidentiality agreement and are reviewing the technical report. He continued with the Icy Cape hydrocarbon potential report, with two strategic natural gas targets delineated, Johnson Creek and Big River. There are already two companies interested in the hydrocarbon potential, and are currently reviewing the technical assessment report, which is very good news. He talked about the water filtration testing for the main base of use for garnet and other mineral sands used as abrasives for sandblasting. Water filtration and purification is becoming very important. He explained that they have completed phase 1 of the AWWA testing, American Water Works Association standard test, which passed. Next will be chemical testing and mineral identification quantification, which will inform how our products compare to other products currently on the market. They have completed selecting and concentrating the rare earth elements containing heavy minerals from individual mineral concentrates; a very tedious, painstaking process. He stated that they are working with rare earth specialists to analyze the original concentrates, and will start the testing. He proceeded with an update on the reconnaissance sampling and geological mapping, which will be in August, a prime month for core sampling.

TRUSTEE HALTERMAN asked if there would be another trip out to Icy Cape for the new trustees.

DR. EDEN replied that the camp is not open, but next year, when it is open again, will be a good time to go out.

CHAIR FEIGE asked for any questions. There being none, she thanked Dr. Eden and moved to the Executive Director Report.

EXECUTIVE DIRECTOR REPORT

E.D. WARNER stated that the executive director report is standard, keeping the same topics and updating throughout. She went through the board action update and then talked about the Resource Management Strategy. She continued that they engaged with Agnew::Beck to help in drafting and completing the strategy, and are looking at an end-of-the-year timeline.

TRUSTEE HALTERMAN asked about Blueberry Hill in the Seward area.

E.D. WARNER replied that there are no future plans for it at the moment.

CHAIR FEIGE asked about the public comments and the concerns brought up.

E.D. WARNER replied that the public comments were a concern about the Land Office developing the parcel in a way that the community or adjacent landowners would support. It was the easement with the Kenai Peninsula Borough that gives access in exchange for access to Trust land and to KPB land. She continued that there was no change in the carbon market, and stated that the subdivision development program is moving forward. She also talked about both project manager positions being vacant; the senior project manager, and the project manager. She stated that the contractor put together a description of the Whipple Creek Subdivision project in Ketchikan, which looks to be a promising piece of property moving forward. She went through the revenue picture and answered questions as she went along. She stated that they were coming up on the fall land sale and added that the dates were posted and have not changed. She continued that there were 47 preliminary parcels with more information on the website. She then went through the fiscal year end.

CHAIR FEIGE asked Ms. Warner to speak to how the interest rate is set.

E.D. WARNER replied that it is 3 percent on prime, just like the State, which is the statute. She updated the Palmer Project and then Kinross, Fort Knox Gold Mine. The lease on the Pedro Waste Rock Dump has been completed. She stated that a determination was made in the Department of Revenue audit. They brought Lee Chatman back on contract because they are in the next round of audit of the lease, the royalties, and the deductions for the years '22, '23, '24. She shared some photos of western red cedar and Sitka spruce being loaded at Shelter Cove. The workforce challenge for the timber industry in Southeast is interesting. She shared photos of one 19-year-old working on the yarding crew. The road-building is dependent on two guys; one is 80, and one is 70, and roads are getting built. She talked about the totem logs that are separated by the Alcan owner/operator. Carvers will come and say what they are looking for, and he will withhold those and keep them separate in the sort yard. The carvers purchase those logs separately.

CHAIR FEIGE asked about the trunk diameter.

E.D. WARNER replied that that one was about five feet. She moved to the report on Ketchikan. She was joined by Trustee Moran on a few days of field work looking at a variety of different things. She stated that this is one of the most gorgeous parcels the Trust owns, and we are looking at it for tourism. It is a very large piece of property. She reported that she and Chair Fisher attended the annual Resource Development Council luncheon and received some good insight on the higher level resource projects and how those impact what they are doing at the Land Office. Regarding staff, David MacDonald has moved on, and she introduced Dean Robinson, administrative manager, who came from the Division of Ag.

TRUSTEE MORAN asked if they had thought about doing a comparable program to the big game guide for fly fishing.

E.D. WARNER replied that they are talking with the contractor about doing something like that with the cruise ships for tourism.

CHAIR FEIGE asked for any other questions. She thanked Ms. Warner for a very informative report, and moved to consultations.

CONSULTATIONS
MHT 9101461 NEGOTIATED SALE – CONTROL LAKE

> **MOTION:** <u>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 C32033, more specifically, Lot 12 of the Lake View Subdivision on Control Lake, through a negotiated sale or subsequent disposal. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.</u>

MS. WILLIAMS stated that this is a new subdivision to the Trust located on Prince of Wales Island, about 38 miles north of Hollis from the Ferry Terminal. Hollis Road intersects with North Prince of Wales Road, and then on the right there is Thorne Bay Road, which is super important to the community and the island. The subdivision happens to lie right there. She continued that this subdivision is comprised of 14 lots with five individual tracts. The applicant applied in March, and they have a specific interest to develop Lot 12 for commercial endeavors. Shannon and Victor Bosdell have an ambitious plan to develop it for communities such as fuel, laundromat, storage areas, RV accommodations gearing towards the community, as well as the tourist industry. She added that this junction is important because it connects all three essential sides of the island. This commercial endeavor will be huge for the community, and it connects everyone with those services. She stated that the property was appraised though the USPAP, Uniform Standards of Professional Appraisal Practice, at $80,000, and we offered a purchase price of $128,000, which is a 60 percent premium above the fair market, which was accepted. She continued that there is a signed purchase and sale agreement with both parties, and the Trust Land Office received 10 percent down in earnest money. She added that, with approval, this can move forward.

CHAIR FEIGE asked for any questions.

TRUSTEE MORAN asked how far this was from the ferry.

MS. WILLIAMS replied that this particular site is about 38 miles north of Hollis from the Ferry on Hollis Road. It is centered about a third of the way up the island.

CHAIR FEIGE asked for any other questions. There being none, she called the question.

There being no objection, the MOTION was APPROVED.

APPROVAL
BELOW-MARKET LEASE – VOLUNTEERS OF AMERICA

MOTION: <u>The Resource Management Committee recommends the Full Board of Trustees approve the annual lease rent of $3,266 with a 10 percent rent increase every five years, for a 10-year lease for approximately 11,532 rentable square feet. The property involved in the proposed lease rent use of MHT 9200503, legally described as Lot 1A, Block 6, First Edition to Smith Subdivision according to the official plat thereof recorded as Plat No. 84-292, records of the Anchorage Recording District, Third Judicial District, State of Alaska. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE HICKEL.</u>

MR. BOYER began with some background on Volunteers of America Alaska and talked about the property which is Trust land in an office building on Cordova Street. He talked about the actual lease terms, the statutory requirements, and whether those requirements were met. He shared a photo of the building. He added that Julia Luey, chief executive officer for Volunteers of America Alaska, was there. He continued that VOA Alaska serves a population of beneficiaries that have had a lack of support services. They provide services that support young adults and youth in crisis from around the state. He stated that they are the only organization in the state that is non-tribal that really supports partial hospitalization, intensive outpatient, for youth and young adults.

TRUSTEE HALTERMAN stated that VOA used to serve the DOJ population and asked if they are still part of their target populations, as well.

MS. LUEY replied that they have close partnerships with them and provide in-person services with McLaughlin and also the Mat-SU Youth Facility. She stated that, recently, some regulations changed that will allow them to serve kids who are incarcerated 30 days prior to discharge so that an adequate assessment and care coordination can be provided to wherever they are returning home to, making sure they are set up before release.

MR. BOYER stated that the request in question at the Cordova building is suites 101 and 210, around 9500 square feet. The Land Office staff worked on expanding that footprint to two additional suites, which adds around a couple thousand square feet more. The significance is that VOA Alaska will have two administrative sites, and the expansion of square footage will allow them to centralize their resources.

CHAIR FEIGE asked about the use of the space and what would go on at the facility.

MS. LUEY replied that everything that takes place within the Cordova building are beneficiary-based services. There are no 24/7 services, but it would cover the administrative staff. She stated that that they had the young adult program at one location and the youth location at another. By all being under one roof, when one has a waitlist, there is staff capacity in another program, and we will be able to maximize that.

MR. BOYER stated that VOA is grounded in statute and the regulations to make sure that the beneficiaries' needs are being met.

TRUSTEE HICKEL asked about the level of necessary renovation needed.

MS. LUEY replied that it is very little. They had identified just one door to cut through two suites, and those costs would be VOA's to cover.

TRUSTEE HICKEL asked about compatibility with other tenants in the building, and if any concerns had been raised.

MS. LUEY stated that they have been in this building for about eight years, and VOA Alaska positions itself as a kind and respectful neighbor. Any concerns raised in the past, they were able to resolve.

E.D. WARNER reminded trustees that the TLO is in the building, as well as a dentist's office and Alaska Safety Alliance. She stated that when instances come up, Colliers is notified and they notify VOA. In her experience, VOA is quick to respond.

CHAIR FEIGE asked how their clients find them. Is it a walk-in facility, are they referred, or are there VOA programs through the schools.

MS. MORIARTY replied that the main referral source used to be the Division of Juvenile Justice; and more recently that has changed to parent or self-referral. They are well known in the

Anchorage School District with that partnership, Division of Juvenile Justice, OCS, and also from just being visible and available in the community.

TRUSTEE MORAN commented that it is always good to mingle these populations. When these populations are integrated, people adapt, creating more empathy and understanding.

CHAIR FEIGE, called the question.

There being no objection, the MOTION was APPROVED.

UPDATES

3745 COMMUNITY PARK LOOP (TRUST AUTHORITY BUILDING) UPDATE

E.D. WARNER stated that Nate Seymour would give an update on the Trust Authority Building.

MR. SEYMOUR stated that the projects were broken out into three separate projects: the boiler room is one; the rooftop unit; and then the controls, which have a bit of overlap. He continued that they were through the submittal process and are getting ready to release equipment for ordering, and coordinating that between the three different contractors. He added that they know the current air flow will match the new unit's airflow, and they are looking at taking off the controls work within the next few weeks. That will be the first project. There is going to be work going on throughout the building. He stated that they are finishing up the schedule, which will be communicated with the team ahead of time. The controls will start, followed by the boiler room upgrade. The boilers will be ordered, and the heat and all will be handled before winter. He added that the rooftop will be a much longer lead time, about 20 weeks. That will be ordered and stored, so it will be there in time for installing, most likely in May. He stated that the projects have come in under a million dollars, and explained what accounted for some of the difference from what was budgeted for the project. He continued that the project was broken into three separate contracts, and that stands out as why the numbers are lower. He had also accounted for the possibility of having to do some Title 21 upgrades, which were not applicable.

CHAIR FEIGE thanked Mr. Seymour, and continued to the next update.

3710 E 20th AVENUE BUILDING UPDATE

E.D. WARNER stated that the East 20th building has Catholic Social Services and Kids' Corps in there. Kids' Corps has indicated that they will be moving to their new ASD space, and will be leaving in the next week or so. Their final day of move out is the end of August. Catholic Social Services has indicated that they were thinking of a mid-fall deadline of when they would move the food pantry to a new location. She stated that we need to know if there is a beneficiary-serving organization that wants that building, can utilize it, and has the financial backing to do so before giving a recommendation on the plan. She continued that an RFP will be sent out which will indicate certain criteria to be met, and a proposal will be required, which will be evaluated to see if it is a beneficiary-serving organization that is fit to go into that building.

INTERNATIONAL TOWER HILL MINERAL LEASE

E.D. WARNER moved to the International Tower Hill Mineral Lease, and asked Cole Hendrickson to walk through the update.

MR. HENDRICKSON talked about where the parcel is, and began with a bit of history on the lease. He explained that it is one of the oldest mineral leases in the Trust portfolio. He stated that it has been an exciting year for minerals. The International Tower Hill Mines are located about 80 miles north of Fairbanks in Livengood, and is the Trust's northernmost parcel, about 22,000 acres of Trust land. That is not entirely owned yet, and is not ready to be managed by the Trust Land Office. It is an example of some different levels of encumbrances that can be present on Trust land. There are State of Alaska Mining claims that were staked prior to the reconstitution settlement of the Trust. Both are valid existing mining claims, and are mining rights that are managed by the Department of Natural Resources. When one of those closes, it removes an encumbrance from Trust title and is open to be managed as just general Trust land. There are also Federal mining claims with a similar level of encumbrance. Everything else is part of the International Tower Hill Mines Mineral lease, which is currently just shy of 13,000 acres of Trust land. This was not always International Tower Hill Mines, and he explained the background. Presently, the company is retooling to continue going forward with the project, and to start to tie in their modification requests. He explained that this modification request is to consolidate a land package, prepare it for further stages of exploration and development, hopefully, eventual production, which is the end goal. This process is outside the scope of the Trust Office as it is Federally managed mining claims, State-managed title conveyance processes, ultimately for the Trust to then receive title and be managed by the Trust Land Office. He noted that there is a two-year timeline. He shared a photo of the drill rigs that are going 24/7. He stated that they are getting close to providing the committee with a recommendation for how to move forward.

TRUSTEE HICKEL asked if there were any major stakeholder groups that oppose permitting expansion of this project.

E.D. WARNER replied that she was not sure about this project, specifically. However, there are groups in the northern region that have an agenda to oppose resource projects, and we have experienced that on some smaller levels.

TRUSTEE HALTERMAN asked if it would be worth putting some resources toward marketing to actually educate that region in preparation for this move.

E.D. WARNER replied that, at this time, they are sitting where they should be, doing the lands campaign and targeting certain areas. Fairbanks is one of the targets. She stated that they met with legislators last year and articulated that this is the mission and what we do. It is International Tower Hill's job, because they are already very established there and are doing those things.

MS. BIASTOCK stated that the best communication strategy is what they have been employing for quite a bit of time, which is helping the public understand the connection between Trust land and Trust beneficiaries. She added that there is work to be done, and will continue to be done.

TRUSTEE MORAN stated that it is a complicated process, and it seems to be moving like it should.

CHAIR FEIGE stated that was the end of the updates and the formal agenda. She asked if there was anything else for the good of the order. Seeing and 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 1:57 p.m.)