

**ALASKA MENTAL HEALTH TRUST AUTHORITY  
RESOURCE MANAGEMENT COMMITTEE MEETING**  
**HYBRID/WEBEX**  
**October 16, 2024**  
**2:20 p.m. - 3:36 p.m.**  
**October 17, 2024**  
**8:30 a.m. – 9:08 a.m.**

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

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**Trustees Present:**

Corri Feige, Chair  
Anita Halterman  
John Morris  
Agnes Moran  
Kevin Fimon  
Rhonda Boyles  
Brent Fisher

**Trust Staff Present:**

Allison Biastock  
Katie Baldwin-Johnson  
Miri Smith-Coolidge  
Julee Farley  
Michael Baldwin  
Eric Boyer  
Kat Roch  
Carrie Predeger  
Luke Lind  
Kelda Barstad  
Debbie DeLong  
Valette Keller  
Tina Voelker-Ross  
Eliza Muse  
Janie Caq'ar Ferguson

**Trust Land Office staff present:**

Jusdi Warner  
Jeff Green  
Sarah Morrison  
Brittany Williams  
David MacDonald  
Katie Vachris  
Karsten Eden  
Mariana Sanchez  
Cole Hendrickson

**Also participating:**

Gene Hickey; Patrick Reinhart; Maria Smilde; Stephanie Hopkins; Christopher Orman; Lee Cruise; Charlene Tautfest.

## **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. Hearing none, she asked for a motion to approve the agenda.

### **APPROVAL OF AGENDA**

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

*There being no objection, the MOTION was APPROVED.*

CHAIR FEIGE moved to the approval of the minutes from July 30, 2024.

### **APPROVAL OF MINUTES**

**MOTION:** A motion to approve the minutes from July 30, 2024, was made by TRUSTEE HALTERMAN; seconded by TRUSTEE MORRIS.

*There being no objection, the MOTION was APPROVED.*

CHAIR FEIGE recognized Jusdi Warner.

### **EXECUTIVE DIRECTOR REPORT**

E.D. WARNER stated that many of the slides in her presentation were board action updates. She highlighted the disposal of about 338 acres of the land to the U.S. Army Corps of Engineers for the permafrost tunnel and talked about the check paid to the Trust, which was 231 percent above the fair market value. She thanked Jeff Green for the hard work.

(Applause.)

E.D. WARNER continued that the Army Corps was very thankful for the work of the TLO and moved a process that usually takes years in a matter of months. She moved to the Alaska renewables, the wind leases. She stated that the lease was not yet signed and provided context for it. She continued to the reconnaissance sampling and geological mapping project which was \$1.5 million approved by the trustees. About \$300,000 was spent for the project doing work in Interior Alaska. All of the assay data from the field work was received, and we were awaiting the final report. She continued to the \$4 million allocated to the Alaska Housing Finance Corporation by the Legislature to look at different entities for the TLO, DNR, University of Alaska, and the Alaska Railroad to try subsidizing those subdivisions in the smaller communities. She moved to the land sales which continue performing well, and noted that they were conducting the 2024 competitive fall land sale. She added that the public bid opens on

November 6<sup>th</sup> at 10:00 a.m. in the TLO conference room. The over-the-counter land sales continue year-round. The closed projects have resulted in about \$2.2 million so far this year. She then highlighted the drone work, which has created so much efficiency for the work that the field-going staff perform. She added that they have five drone pilots presently, which are very critical and important.

CHAIR FEIGE asked if there was any placed media done for promotion of land sales and things of that nature.

E.D. WARNER replied that the DNR Future Leader Summit sponsored by the DNR commissioner is fairly new and has had some really good success. It supports DNR employees that are up and coming bright and shining stars with potential, which gives them an outlet, mentorship and the training opportunity to become a leader and, hopefully, stay in DNR. She added that the process is through application, and Ashley Oien and Pam Cawley were chosen. She moved to the land title update and then the timber update. She stated that the timber industry is fragile; the equipment is falling apart; loggers are hard to get; and the Trust is out of timber to sell right now. She talked about the importance of supporting this industry. She continued to the staff update and congratulated the TLO on the accomplishment of making \$17 million last year. She recognized Sarah Morrison for 20 years of State service, and presented her with a certificate and a pin.

(Applause.)

CHAIR FEIGE thanked Ms. Morrison for her service, and asked the Board for any comments.

TRUSTEE BOYLES asked if the board foot being sold was so low that it could not be produced, or if it is environmental subjectivity that would not allow trees to be cut.

E.D. WARNER replied that there are currently a lot of environmental restrictions in place, and the markets are tough. She stated that China's market was the worst it has ever been, and the outlook is not good. It is also the cost of doing business in Alaska.

### **COMMERCIAL REAL ESTATE UPDATE**

MR. MacDONALD stated that Amber Oaks net result was 94 percent occupied; North Park was at 83 percent. He continued that there would be some changes seen next month, with 96 percent anticipated. He talked about the cash flow, year-to-date, the first quarter. The portfolio brought in just shy of \$600,000, and all assets were positive. He continued through his presentation, explaining as he went through the slides.

TRUSTEE MORRIS asked about the soils issue on Promontory Point.

MR. MacDONALD replied that it is pervasive throughout the area. The soils conditions are very dense with clay, and there seems to be water flowing into the property from somewhere.

CHAIR FEIGE thanked Mr. MacDonald for the update, and asked for a motion to go into a brief Executive Session.

**MOTION:** A motion that the Resource Management Committee for the Alaska Mental Health Trust Authority Board of Trustees enter Executive Session to discuss issues related to the Trust commercial real estate holdings. The discussion will include legal advice from counsel, may include matters concerning subjects that may tend to prejudice the reputation and character of various individuals and entities, and will also delve into matters that will have an immediate material effect on the finances of the Trust. The Executive Session is permitted under the Open Meetings Act, AS 44.62.310(c)1, 2 and 3. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE MORRIS.

*There being no objection, the MOTION was APPROVED.*

(Executive Session from 2:59 p.m. until 3:33 p.m.)

TRUSTEE FISHER stated, for the record, that he, his fellow trustees, and members of the Trust Authority returned to the Resource Management Committee from the Executive Session. No decisions were made during the Executive Session.

CHAIR FEIGE stated that there was another matter waiting for the Board. She asked for a motion to recess the Resource Management Committee meeting, and to reconvene at 8:30 a.m., beginning with the Icy Cape update.

**MOTION:** A motion to recess the meeting was made by TRUSTEE HALTERMAN; seconded by TRUSTEE MORRIS.

*There being no objection, the MOTION was APPROVED.*

(Resource Management Committee meeting recessed on October 16, 2024, at 3:36 p.m. and reconvened on October 17, 2024, at 8:30 a.m.)

OCTOBER 17, 2024

#### **ICY CAPE UPDATE**

CHAIR FEIGE stated that they would come out of recess and back on the record to complete the Resource Management Committee agenda from October 16, 2024. She began with a roll call. They were pending Trustee Fisher, but had a quorum to undertake business. She recognized Jusdi Warner for an update on the Icy Cape project.

E.D. WARNER stated that Karsten Eden was online, and asked him to begin.

DR. EDEN began with planning, procurement, field work, and stated that they were right on track with everything. Everything was looking good, and the camp had been winterized. He continued that all of the gold assay data had been received, which has been pushed over to the independent geologist working on the technical report and the resource estimate. Not all of the results had been received back for that, but they are expected by the end of the year. He added that science and engineering was at 65 percent. He reported that the ore sample had finally been processed by SGS in Canada, and the concentrates are with American Assay Labs in Reno, Nevada for a leach to get the gold content. As part of the verification process, more processing and assaying was being done to check the box. Everything is right on track with science,

engineering, processing and assaying, which is good. The independent data verification process, which is very time-consuming, is at 65 percent, and is also on track. He continued that the resource estimate would probably happen more toward the end of March. Marketing was at 75 percent, and marketing will start as soon as there is a resource estimate in hand. He talked about the budget and stated that so far \$7.5 million had been spent, which means that the project is under budget. He commented that all resource development work done adds significant value to prospects and the landowner, which increases its marketability.

A brief discussion ensued.

CHAIR FEIGE shared the dates of the AMA conference and a big explorer's conference in Reno. She noted that there are a number of others that take place in the winter season, which become the target market for the people that we will ultimately be marketing Icy Cape to for the purpose of purchase. She noted that it is an incredibly exciting project.

TRUSTEE BOYLES thanked Dr. Eden, and noted that he was an amazing penny pincher.

CHAIR FEIGE moved to Consultations and asked for a motion for the initial consultation.

## **CONSULTATIONS**

### **DISPOSAL OF PORTION OF TRUST PARCEL CRM-2060-02 – MHT 9101396**

**MOTION:** The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the executive director of the Trust Land Office's, TLO, decision to dispose of a portion of Trust parcel CRM-2060-02, approximately 17 acres, through a negotiated sale or subsequent disposal. The motion was made by TRUSTEE MORRIS; seconded by TRUSTEE HALTERMAN.

E.D. WARNER noted that the past two committees saw Jeff Green giving some negotiated sale consultations, which is not normally his job as a deputy director, and she thanked him for stepping up and doing some extra things.

MR. GREEN thanked Ms. Warner and also recognized all the other staff which creates a great team. He was proud to be able to work with all of them. He stated that this parcel is about 17 acres at the end of Quarry Road. A portion of the quarry is on the Trust parcel, and the other portion is on land owned by the Borough, the local government. Just to the south, some of those parcels are owned by the State of Alaska. He continued that Reid Brothers Logging and Construction applied for the sale, and they already have a material sale on the exact same parcel that is almost completed. That contract ends at the end of December, and we have already sold them the valuable material on this parcel. He added that this sale would take place after that contract closes. The parcel was appraised at \$215,000 by an independent third-party general real estate appraiser, and they agreed to pay 40 percent above the appraised value and reimburse the cost of the appraisal, which brings the total purchase price at \$307,000. He added that the parcel did not have much value for any sort of other development, and this would be a great disposal of this parcel for the Trust.

CHAIR FEIGE recognized that Trustee Fisher joined the meeting. She called the vote.

*After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes;*

*Trustee Morris, yes; Trustee Fimon, yes; Trustee Boyles, yes; Trustee Moran, yes; Trustee Fisher, yes; Chair Feige, yes.)*

## **DISPOSAL OF PORTION OF TRUST PARCEL FM-7009 – MHT 9400901**

**MOTION:** The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the executive director of the Trust Land Office's, TLO, decision to dispose of a portion of Trust parcel FM-7009, approximately 37.98 acres, through a negotiated sale or subsequent disposal. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE MORRIS.

E.D. WARNER recognized that Mariana Sanchez stepped in to help the team on this negotiated sale outside of Fairbanks.

MS. SANCHEZ stated that this consultation is for the negotiated sale of 37.98 acres within Trust parcel FM-7009 to the applicant, Terry Harriman. The location of this parcel is 40 miles Southeast of Fairbanks off the Richardson Highway. She continued that the property is lakefront to Little Harding Lake and is composed of 17 government lots within the Fairbanks North Star Borough. An appraisal was done by Steve Carlson with an appraised value of \$55,200. A 40 percent premium on that fair market value plus compensated appraisal costs bring the total purchase price to \$82,280. Mr. Harriman hopes to open a recreational visitor stop along the highway, and he put down 10 percent of the sale price as agreed upon in the purchase and sale agreement. He will have access to the parcel from his property, which he currently owns across the section line due west of the parcel. She added that the appraisal determined the best use is for rural residential and rural recreational. This disposal meets the standards of the 2021 Resource Management Strategy for the TLO to maximize return at prudent levels of risks, prevent liabilities, and convert nonperforming assets into performing assets.

CHAIR FEIGE asked for any questions or comments from the committee. Hearing none, she called the question.

*After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Morris, yes; Trustee Fimon, yes; Trustee Boyles, yes; Trustee Moran, yes; Trustee Fisher, yes; Chair Feige, yes.)*

## **MINERAL LEASE– MHT 9400763**

**MOTION:** The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the negotiated lease of Trust mineral estate on FM-0909 and FM-0910 on Esther and Willow Creek for the exploration and development of placer gold, as proposed. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE FIMON.

E.D. WARNER stated that Cole Hendrickson would present this. She added that Mr. Doug Baker is a placer miner here, and she has had regular conversations with him through her career at the Land Office. She wanted to let trustees know that he does a great job out there and has won awards from the State for his reclamation.

MR. HENDRICKSON pointed out a typo in the actual consultation document and the creek that the actual mining activity was proposed to be on. The creek is Flume Creek, and the parcel was a portion of F-70015.

E.D. WARNER asked for a one-minute break.

CHAIR FEIGE paused the meeting.

(Pause.)

CHAIR FEIGE stated that, in correcting the record, the motion will be read again.

TRUSTEE HALTERMAN read the corrected motion.

**MOTION:** The Resource Management Committee recommends that the Alaska Mental Health Trust Authority Board of Trustees concur with the negotiated lease of Trust mineral estate or a portion of the Trust mineral estate F-70015 Flume Creek for the exploration and development of placer gold, as proposed. The motion was made by TRUSTEE HALTERMAN; seconded by TRUSTEE MORRIS.

MR. HENDRICKSON stated that this is approximately 30 acres of Trust land. However, the mining activity was proposed to be closer to half of that with all of the space still needed for any sort of processing activities and stockpiling. This is an exploration-based authorization, as the mineral potential is unknown. He continued that this is a great opportunity to have someone experienced in the industry exploring Trust lands. Mr. Doug Baker applied and is incredible when it comes to his resume. Next year he will have 40 years in mining and construction experience; 30 years of that was through Landview Excavating, which is the applicant. He added that the income projected and seen on the consultation document was up to 425,000, which is a representation of the annual fee associated with the mining lease; however, that is an up-to amount. The main benefit is the data and understanding of the mineral potential of the parcel. If the potential is there, a 10 percent royalty is associated with placer gold leases. This has low risk of authorization compliance issues, which tend to be very minimal. The high reward is the sale of gold, the understanding of that and raw potential, especially in an area where there have been compliance issues with unauthorized trespass. It is a massive tool to have someone on Trust land protecting that asset that can be checked on.

TRUSTEE BOYLES commented on knowing Mr. Baker, and that she would not hesitate to do a deal with him. He was one of those advocating the geotechnical air mapping that produced the information used today that allows to placer mine in small pieces, and also allowed building the huge Fort Knoxes. That is what the State is supposed to do.

CHAIR FEIGE asked for any other comments. Hearing none, she called the question.

*After the roll-call vote, the MOTION was APPROVED. (Trustee Halterman, yes; Trustee Morris, yes; Trustee Fimon, yes; Trustee Boyles, yes; Trustee Moran, yes; Trustee Fisher, yes; Chair Feige, yes.)*

CHAIR FEIGE asked for a motion to adjourn.

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

*There being no objection, the MOTION was APPROVED.*

CHAIR FEIGE thanked all, and adjourned the meeting.

(The Alaska Mental Health Trust Authority Resource Management Committee meeting adjourned at 9:08 a.m.)