



To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director
From: Jeff Green, Deputy Director
Date: 1/22/2026
Re: City and Borough of Wrangell Land Exchange
Fiscal Year: 2027-2028

Consultation

Proposed RMC Motion:

"The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the decision to exchange Trust parcels located in and around Wrangell with the City and Borough of Wrangell in a value for value land exchange of up to \$1,650,000. Parcel(s) received by the Trust will be disposed of through the Trust's competitive or over the counter land sale programs."

Background:

Revenue Projections: Principal \$1,650,000.00 Income \$500,000

Transaction/Resource: The proposed action is to complete a land exchange with the City and Borough of Wrangell (CBW) in a value for value exchange up to \$1,650,000. The CBW has offered a waterfront parcel in their ownership appraised at \$1,650,000 in exchange for several Trust owned parcels adjacent to CBW owned parcels, projects, or infrastructure. The parcel received by the Trust will be subdivided and disposed of through the Trust's competitive or over-the-counter land sale programs.

Trust Property Descriptions – Legal Descriptions/MH Parcel(s)/Acreage/Valuations: Trust parcels identified for potential inclusion in the land exchange are:

1. A portion of Trust parcel CRM-2454, containing 73.05 acres, appraised for \$430,000 and located in Sections 8 & 17, Township 63 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Lot 2 of Trust Land Survey No. 2018-10, W-2 and W-3 Subdivision, containing 73.05 acres, more or less, according to the survey plat recorded in the Wrangell Recording District on May 26, 2020, as Plat No. 2020-5.

2. A portion of Trust parcels CRM-2528 & CRM-2529, containing 20.18 acres, appraised for \$400,000 and located in Sections 5 & 6, Township 64 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Lot 5 of Trust Land Survey No. 2018-11, W-4 Subdivision, containing 20.18 acres, more or less, according to the survey plat recorded in the Wrangell Recording District on May 4, 2020, as Plat No. 2020-4.

3. Trust parcel CRM-2400-10, containing 8.148 acres, appraised for \$81,000, and located in Sections 19 & 30, Township 62 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Tract B of Alaska State Land Survey No. 84-83; containing 8.148 acres, more or less, according to the survey plat filed in the Wrangell Recording District on January 30, 1986 as plat 86-1.

4. Trust parcel CRM-2405-05, containing 133.166 acres, appraised for \$535,000, and located in Sections 19, 29 & 30, Township 62 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Tract C of Alaska State Land Survey No. 84-83; containing 133.166 acres, more or less, according to the survey plat filed in the Wrangell Recording District on January 30, 1986 as plat 86-1.

5. A portion of Trust parcel CRM-2400-11, containing 52.82 acres, appraised for \$535,000, and located in Sections 30 & 31, Township 62 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Tract A-1 of Tank Subdivision; containing 52.82 acres, more or less, according to the survey plat filed in the Wrangell Recording District on May 1, 2012 as plat 2012-1.

6. Trust parcel CRM-2530, containing 4.73 acres, appraised for \$175,000, and located in Section 6, Township 64 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Lot 6 of US Survey No. 3709; containing 4.730 acres, more or less, according to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C. on May 26, 1961.

City and Borough of Wrangell Property Description – Legal Description / Acreage / Valuations:

1. Borough Parcel No. 01-008-100, containing 27.556 acres, appraised for \$1,650,000 and located in Sections 20 & 29, Township 62 South, Range 84 East, Copper River Meridian, Alaska and more particularly described as:

Lot 5A of Spur Road Subdivision, containing 27.556 acres, more or less, according to the survey plat filed in the Wrangell Recording District on October 30, 1998 as Plat 98-13.

General Background: In January of 2025, the TLO and the CBW signed a Memorandum of Understanding to coordinate their efforts to achieve cost-effective use of shared and complementary resources to further mutual goals. As a result of this partnership the CBW approached the TLO and proposed a value for value land exchange that would be focused on collaboration and cooperation to advance the mission and objectives of both organizations through shared land development efforts by exchanging parcels that would be better suited to be owned and/or developed by the other organization. Throughout the summer and fall of 2025, TLO and CBW staff have worked to identify and select suitable parcels that will help both organizations advance their mandates. In the case of the Trust's parcels, these are parcels that present development challenges and are adjacent to CBW owned land, projects, or infrastructure and would be better suited for ownership by CBW. CBW has expressed concern of landslides on Trust land that are adjacent to their currently owned property. In the CBW case, this is a high value waterfront parcel that is very suitable for development with constructed legal access and electricity that the TLO can subdivide and use to maximize revenue for Trust beneficiaries. The CBW assembly is highly supportive and has passed the attached resolution (Exhibit B) to show collaborative intent.

Anticipated Revenues/Benefits: This proposal provides the Executive Director with an opportunity to exchange Trust parcels, in a value for value exchange, that would be challenging to develop due to topography, adjacent land use trends, potential land slide concerns, and existing encumbrances and trespass for a parcel that is an excellent candidate for subdivision and inclusion in the Trust's land sale programs. It is anticipated that the eventual cumulative sale price once the parcel is subdivided will exceed the current appraised value of \$1.65MM. Additionally, a portion of the future sales will likely be done through land sale contract which will contribute additional interest income revenues.

Anticipated Risks/Concerns: Presently, there are no major concerns. CBW is very motivated to execute the exchange and excited to collaborate with the Trust to forward the missions of both organizations. The CBW Assembly has already approved a resolution supporting the mutually beneficial land exchange.

Project Costs: No funds are being requested at this time. The exchange will be consistent with AS 38.50.010, and thus fair market value for fair market value based on land appraisals. Appraisal costs for the Trust parcels will come out of annual TLO operating budget.

Other Considerations: None.

Due Diligence: The appraised fair market value of the Trust parcels involved were determined by appraisals completed, or presently underway, by Roger Ramsey, certified general real estate appraiser (AK-APRG570), of Ramsey Appraisal Resource. Additionally, the Department of Law was consulted. The Trust has the authority to complete a land exchange under AS 38.50.010 pursuant to AS 38.05.801 (which notes that the TLO will manage trust land “under the laws applicable to other state land.”). A land exchange under these statutes will be executed under the authority of the TLO’s Executive Director. Lastly, standard contract, agreement, and conveyance documents will be reviewed by the Department of Law; no separate independent review is required.

The appraised fair market value of the CBW parcel involved was determined by an appraisal completed by Mike Renfro, a certified residential real estate appraiser (APRR114) of Appraisal Company of Alaska.

Alternatives: The alternatives include holding the Trust parcels and attempting to develop them through subdivision followed by offering them for sale in the future or disposing of them through a competitive land sale and/or attempting to market and harvest the minimal amount of timber presently located on the parcels. The economic timber that can be safely harvested has already been harvested from the Trust parcels involved. As mentioned earlier, the Trust parcels have steep terrain and difficult topography (including potential landslide risk), access challenges, existing trespass and encumbrances, and high construction costs. All of these challenges mean there is a strong likelihood that the expenses to develop the parcels through a new subdivision or other commercial development would significantly exceed the expected returns. Lastly, retaining the subject parcels may result in additional land management and stewardship costs. Accepting any of these alternatives would mean missing an opportunity to exchange these Trust lands that have low development potential for a parcel that is much more conducive to subdivision and desirable for sale; as the CBW parcel is raw, waterfront land with no landslide risk, and already has constructed legal access and available electricity along the entire western border.

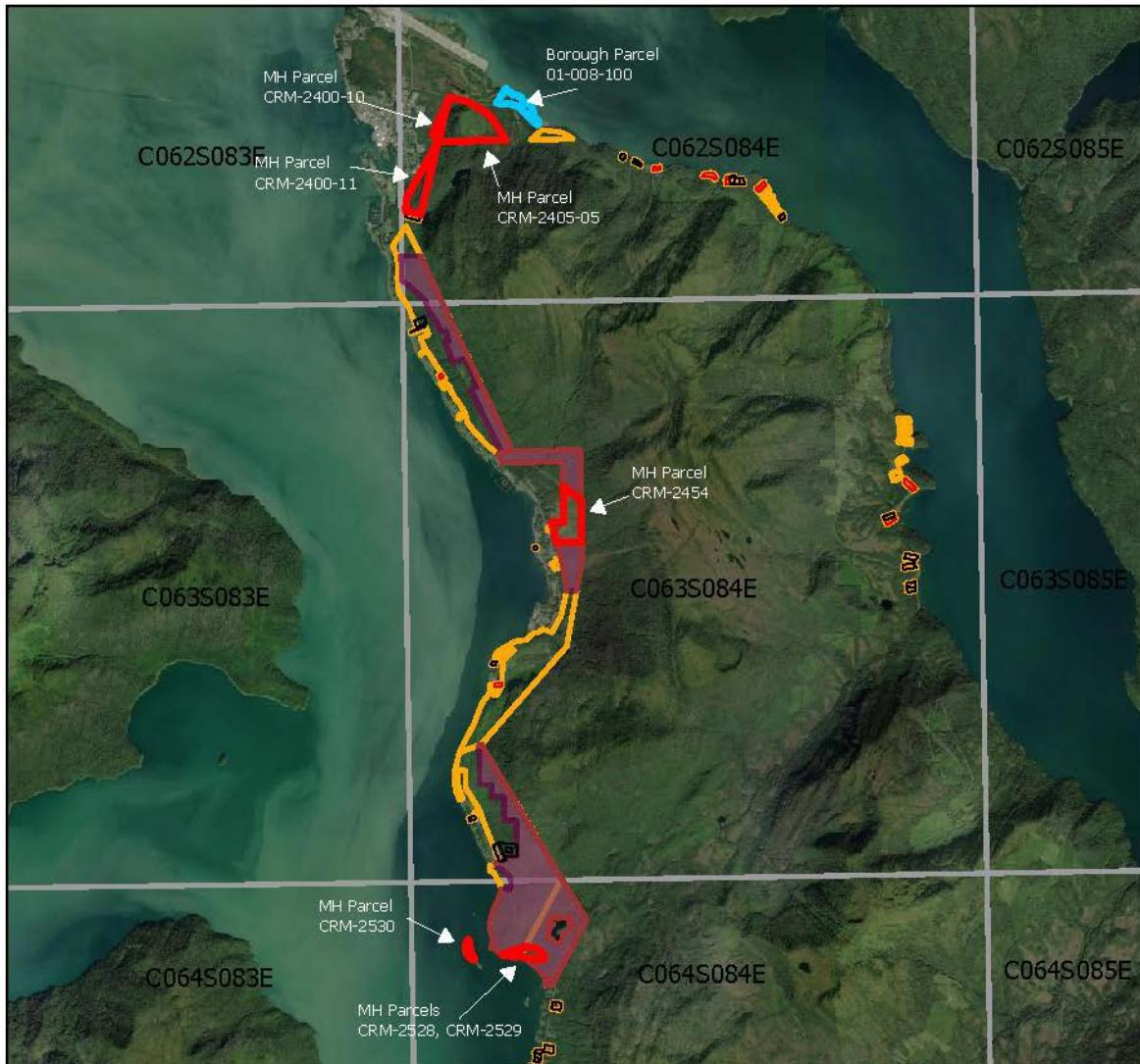
Consistency with the Resource Management Strategy: The proposal is consistent with the “Resource Management Strategy for Trust Land” (RMS), which was adopted October 2021 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets.

Trust Land Office Recommendation: The Trust Land Office recommends that it is in the Trust’s best interest to complete a value for value land exchange with CBW up to \$1.65MM, followed by subdividing and selling the parcel acquired by the Trust in the Trust’s land sale programs.

Applicable Authority: Alaska Statutes: AS 38.05.801, AS 38.50.010, AS 37.14.009(a) and Alaska Administrative Code 11 AAC 99; Resource Management Strategy.

Trust Authority Consultation: This briefing document fulfills the consultation requirements that are applicable to the transaction. In the event that significant changes to the transaction are made necessary by the public notice process, the Trust Authority will be consulted regarding the changes.

Exhibit A:



Wrangell Parcels Overview

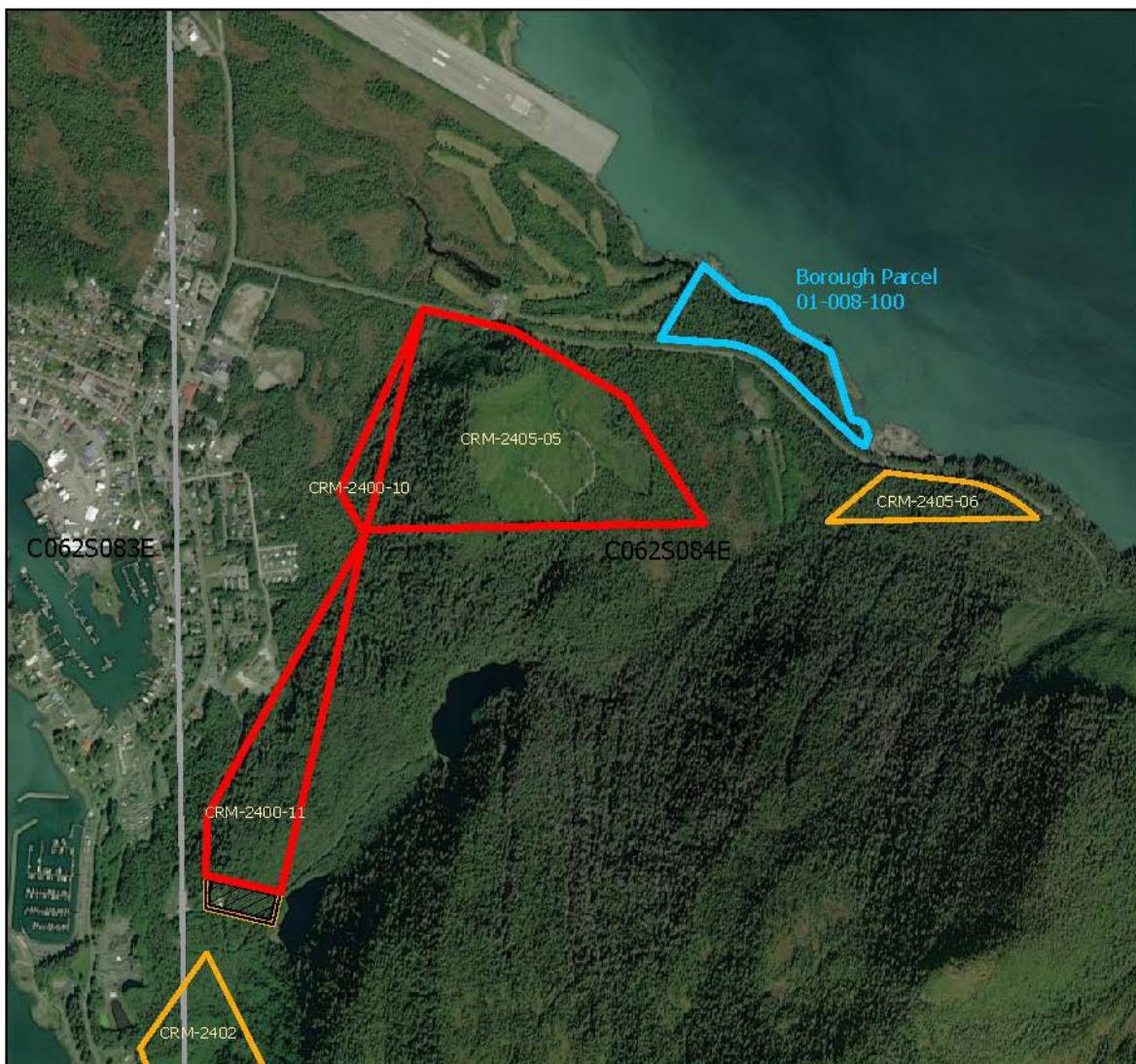
- Yellow box: Mental Health Parcel
- Purple box: TLO Land Exchange
- Black and white hatched box: Land Sale, Conveyed
- Red box: Land Sale, Contract
- Grey box: PLSS Township

Potential Land Exchange Parcels:

- Blue box: Borough Parcel
- Red box: Mental Health Parcel

0 1 2 4 Miles





Wrangell Parcels

 Mental Health Parcel	Potential Land Exchange Parcels:
 TLO Land Exchange	 Borough Parcel
 Land Sale, Conveyed	 Mental Health Parcel
 Land Sale, Contract	
 PLSS Township	

0 0.25 0.5 1 Miles

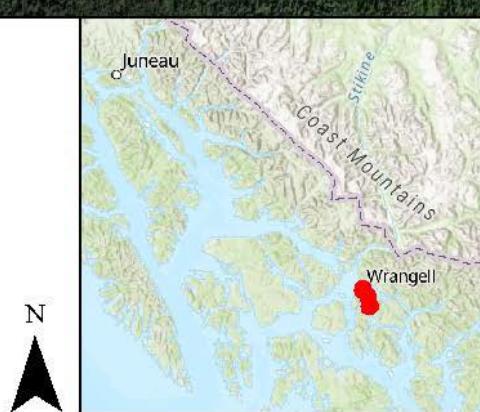


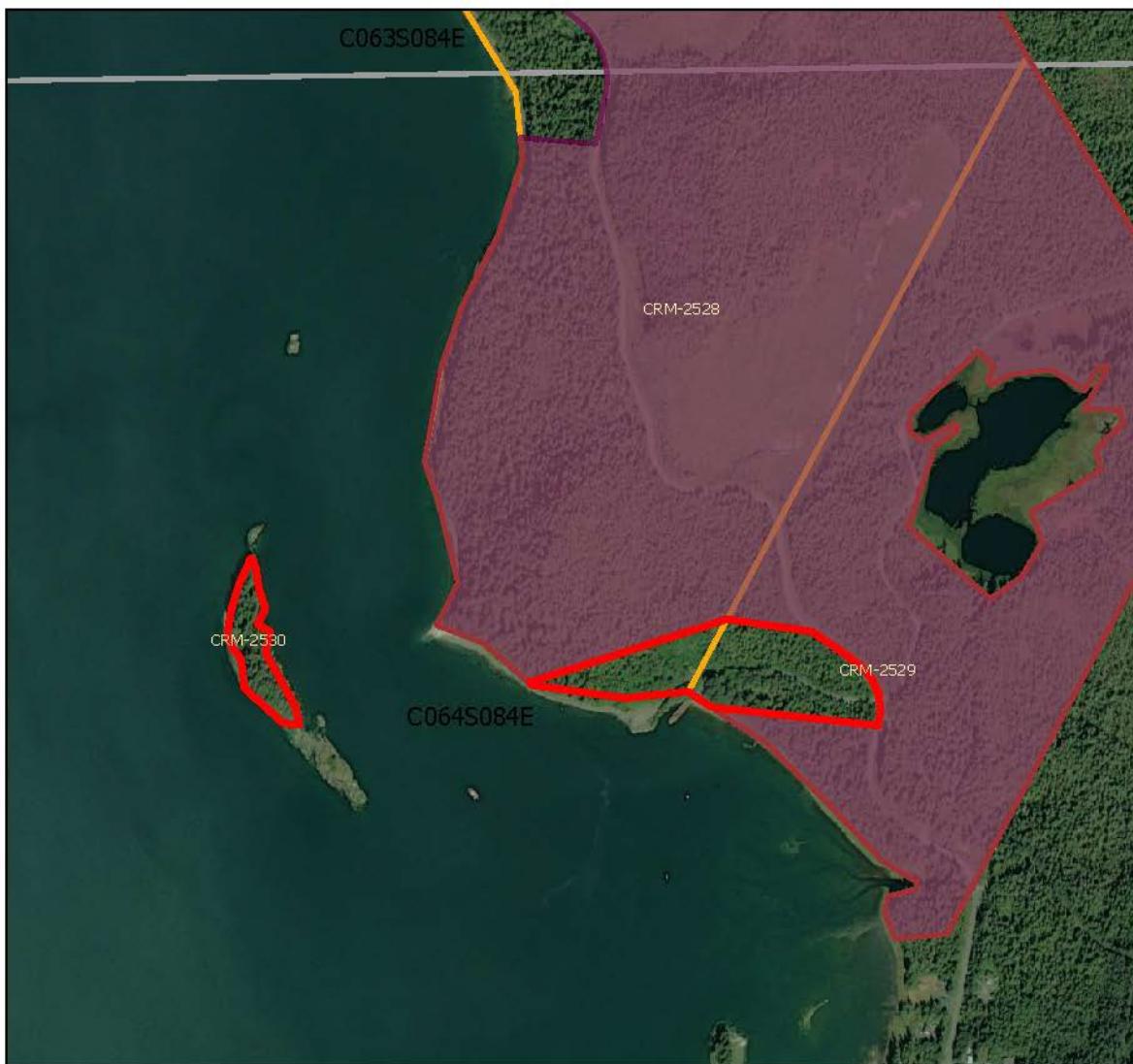


Wrangell Parcels

 Mental Health Parcel	 Potential Land Exchange Parcels:
 TLO Land Exchange	 Borough Parcel
 Land Sale, Conveyed	 Mental Health Parcel
 Land Sale, Contract	
 PLSS Township	

0 0.25 0.5 1 Miles





Wrangell Parcels

- Mental Health Parcel
- TLO Land Exchange
- Land Sale, Conveyed
- Land Sale, Contract
- PLSS Township

Potential Land Exchange Parcels:

- Borough Parcel
- Mental Health Parcel

0 0.13 0.25 0.5 Miles



Exhibit B

CITY AND BOROUGH OF WRANGELL
RESOLUTION No. 12-25-2008

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AFFIRMING THE BOROUGH'S COMMITMENT TO PARTNERSHIP WITH THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND SUPPORTING CONTINUED PROGRESS TOWARD A MUTUALLY BENEFICIAL LAND EXCHANGE

WHEREAS, the City and Borough of Wrangell ("the Borough") and the Alaska Mental Health Trust Land Office ("TLO") entered into a Memorandum of Understanding in December 2024 for the purpose of coordinating land management activities, timber resource planning, subdivision development, and economic development opportunities; and

WHEREAS, the Borough and TLO have engaged in collaborative evaluation of a prospective land exchange that would support community housing needs, strategic industrial and economic development, and the long-term land management goals of both parties; and

WHEREAS, the Borough's Planning & Zoning Commission and Economic Development Board reviewed the proposed exchange in August and September 2025 and unanimously recommended that the Borough continue advancing the exchange process, subject to appropriate conditions including appraisals, rezoning, buffering, on-site utilities, comparable land values and preparation of a formal exchange agreement consistent with WMC 16.12.080; and

WHEREAS, the Trust Land Office is completing required appraisal work and preparing its materials for review and approval by its authorizing body, and a formal statement of Borough commitment will serve as meaningful documentation of partnership during this process; and

WHEREAS, the Borough recognizes the value of continued collaboration with the TLO to support shared objectives related to land stewardship, housing development, economic diversification, and the long-term prosperity of the community and Trust beneficiaries;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA THAT:

Section 1. The Borough affirms its commitment to continued partnership with the Alaska Mental Health Trust Land Office and supports ongoing progress toward a mutually beneficial land exchange.

Section 2. This resolution does not authorize or approve a final land exchange agreement. Any proposed exchange will return to the Borough Assembly for review and approval following completion of appraisals, rezoning, and preparation of a formal exchange instrument consistent with Borough code.

Section 3. This resolution shall serve as an official record of the Borough's collaborative intent as the Trust Land Office completes its internal review and approval process.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 16th DAY OF DECEMBER 2025.

CITY & BOROUGH OF WRANGELL

Patricia Gilbert
Patricia Gilbert, Borough Mayor

ATTEST:

Kim Lane
Kim Lane, MMC, Borough Clerk

