



To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director
From: Jeff Green, Deputy Director
Date: 4/23/2026
Re: MHT 9201071 – Kenai Peninsula Borough
Non-Exclusive Term Easement
Fiscal Year: 2027

Consultation

Proposed RMC 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 non-exclusive term easement to the Kenai Peninsula Borough.”

Background:

Revenue Projections: There will be no cash revenue received for this temporary authorization. However, the Kenai Peninsula Borough (KPB) is also granting the Trust access through its parcel at no cost.

Transaction/Resource: The Trust Land Office (TLO) proposes to grant a non-exclusive term easement through parcel S20006 to the KPB. Please refer to Exhibit 1 for location reference.

Property Description/Acreage/MH Parcel(s): The proposed action is a portion of Trust Parcel S20006, as depicted in Exhibit 1, through the issuance of a non-exclusive term easement to the KPB. The easement location will be one of the three proposed approximate locations on Exhibit 1.

T. 001 N., R. 001 W., Seward Meridian, Alaska Section 24: S1/2NW1/4NW1/4, SW1/4NW1/4, S1/2SE1/4NW1/4, N1/2SW1/4, E1/2NW1/4SW1/4SW1/4, NE1/4SW1/4SW1/4, N1/2SE1/4SW1/4; Containing 195.000 acres, more or less. According to the survey map examined and approved by the U.S. Surveyor General's Office in Juneau, Alaska on June 16, 1914.

General Background: In April of 2025, the TLO and the KPB signed a Memorandum of Agreement to coordinate their efforts to obtain a development feasibility study of the KPB and Trust land in the Blueberry Hill area in Seward. As a result of this partnership, throughout the summer and fall of 2025, TLO and KPB staff worked together to complete the feasibility study and perform site inspections. The results of the feasibility study showed several road layout options to proceed with the develop of the Trust and KPB land. The KPB Mayor and staff have been highly supportive of the conceptual project and collaborating to share

costs and create a project that supports both organizations development goals. The next steps in this process are to begin road layout and subdivision design. For the Trust and KPB to proceed with development, both parties need access through portions of the others land until final plat designs and subdivisions are completed and recorded. This term easement would provide the KPB with access to their land, in exchange for the Trust receiving access through the KPB's parcel to its land.

Anticipated Revenues/Benefits: This proposal provides the Executive Director with an opportunity to exchange non-exclusive term easements with the local government and platting authority to advance a mutually beneficial development project. The easement will ensure that access and usage rights are clearly defined and respected by the parties involved. This legal arrangement is necessary to provide the Trust with access to its lands and maintain favorable relations between the AMHTA and the KPB, as it allows both entities to utilize the land without infringing on each other's property or rights and to collaborate in the advancement of development in each party's best interest.

Anticipated Risks/Concerns: There are no anticipated unusual risks or concerns with the proposal.

Project Costs: There are no anticipated expenses to the AMHTA.

Other Considerations: The AMHTA will be granted an easement through KPB land as depicted in, or similar to, the exhibit. Additionally, a dedication of similar nature will be required in the final subdivision design to provide access to the adjacent parcels as a requirement of the platting process. This action is simply a matter of timing to provide legal access for both parties until the subdivision design is completed as a recorded plat.

Due Diligence: The proposed Easement will be a standard TLO easement document which is periodically reviewed by the Department of Law or TLO General Counsel to mitigate exposure to risk. TLO staff have inspected the parcel many times in the past several years due to timber harvest development interest, this proposed development project, and road layout.

Alternatives: Deny KPB's proposed easement barring KPB from accessing their land. If this were to happen, it is reasonable to believe that KPB would not grant the AMHTA an access easement through their land to reach what is otherwise inaccessible AMHTA land.

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 offer a portion of this parcels for a KPB non-exclusive term easement.

Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 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 1:

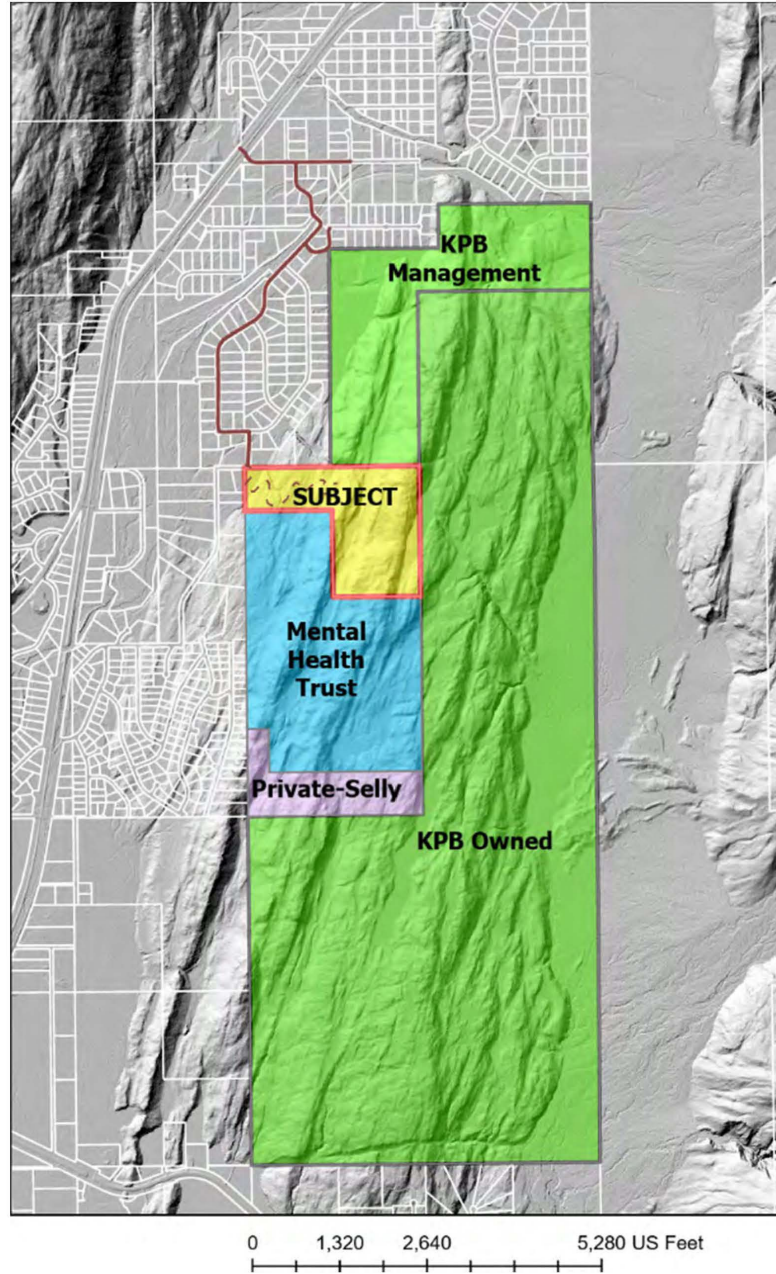
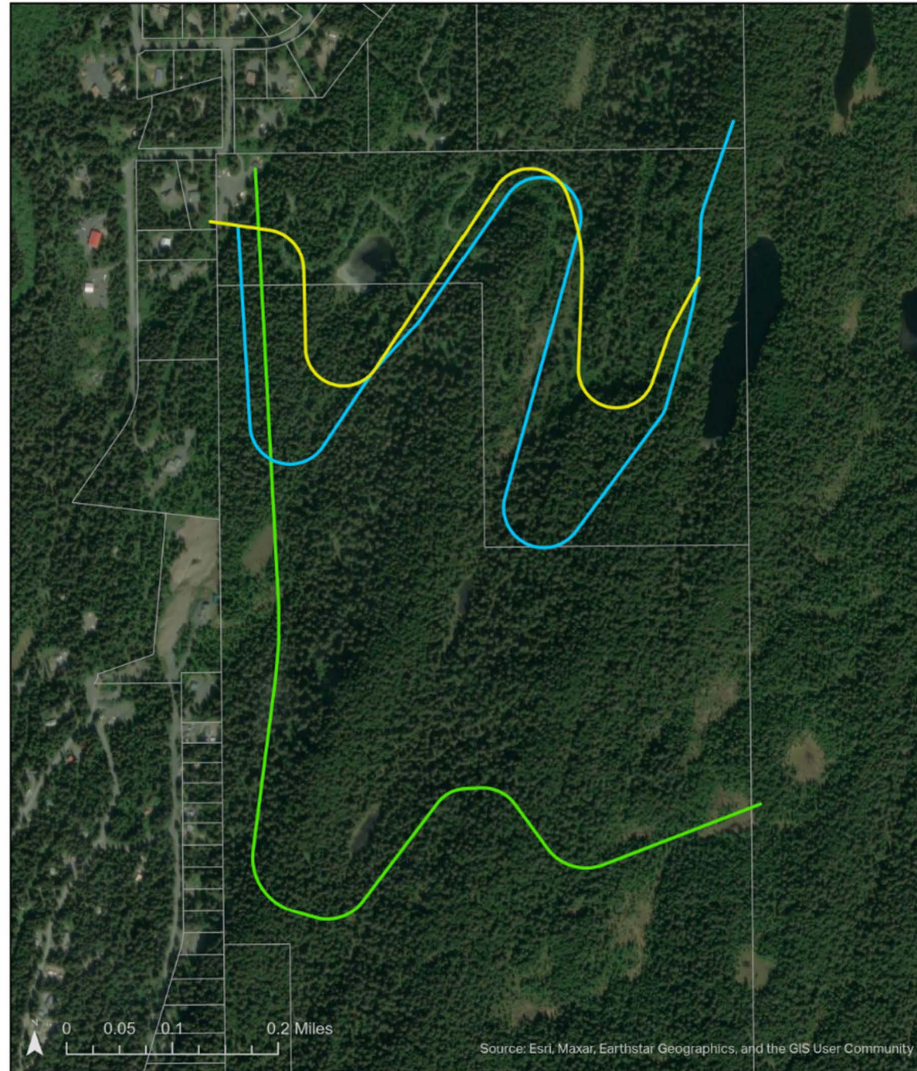


Figure 2 - The KPB owns significant land near Seward, AK



Three potential routes were identified and evaluated. The proposed alignments and profiles follow the Category III Road standards per the KBP Roadway Standards.

1. Pioneer road alignment
2. Pioneer road deviation
3. South loop alignment



LEGEND

- Parcels
- Option 1: Pioneer Road Alignment
- Option 2: Pioneer Road Deviation
- Option 3: South Loop Alignment

Figure 4 - Access road options