



To: Corri Feige, Chair
Resource Management Committee
Through: Jusdi Warner, Executive Director
From: Cole Hendrickson, Minerals & Energy Resource Manager
Date: 1/22/2026
Re: Alaska LNG Project - MHT 9400930
Fiscal Year: 2026

Consultation

Proposed RMC Motion:

"The Resource Management Committee recommends that the Alaska Mental Health Trust Authority board of trustees concur with the decision to issue a negotiated term easement to 8 Star Alaska, LLC for a portion of Trust parcels FM-1179, FM-1323, FM-1326, FM-1329, FM-1333, FM-1341, FM-1342, FM-1348, FM-1349, FM-1354, FM-1418, FM-1419, FM-1427, SM-1530-A01, and SM-7017."

Background:

Revenue Projections: Income **\$27,000 up to \$46,750 annually**

Transaction/Resource: A negotiated easement of Trust owned surface estate for the development of the Alaska LNG Project by 8 Star Alaska, LLC near Nenana and Tyonek. The authorization will be a 2 phased development, including a construction authorization for activities such as construction, appraisal, and survey, escalating to a term, non-exclusive easement with an initial term of 30 years with the ability to request extensions.

Property Description/Acreage/MH Parcel(s): Nenana & Tyonek, AK / Approximately 60 acres – 250 acres / FM-1179, FM-1323, FM-1326, FM-1329, FM-1333, FM-1341, FM-1342, FM-1348, FM-1349, FM-1354, FM-1418, FM-1419, FM-1427, SM-1530-A01, and SM-7017

General Background: The applicant is a subsidiary of the Alaska Gasline Development Corporation, created to manage the project, the Alaska LNG Project, a proposed natural gas pipeline and liquefaction facility to export gas from the North Slope. The project as a whole is an 807-mile pipeline, in which approximately 10 miles are proposed to cross Trust land, in the Nenana and Tyonek regions.

Primary development includes a buried 42-inch pipeline, to deliver natural gas in Alaska and to an LNG export facility in Nikiski. In addition to the primary corridor, several material sales may be authorized for the use of local sources of material for the development of the project. Development would begin with a larger development corridor managed by an Easement Construction License, up to an

approximate 500 feet wide at certain points reducing to an expected operation width of approximately 60 feet wide, with final easement width and length to be based on required survey along with operational and development plans.

In addition to land authorization, limited material sales on Trust land are anticipated in each region to source local material and will be handled on an as needed basis and are not anticipated to reach limits that trigger consultation requirements.

Pending all permitting and authorization processes, construction of segments of the project are slated to begin during 2026.

Anticipated Revenues/Benefits: Revenue to the Trust includes an annual rental fee starting at \$0.50/linear foot annually during the construction phase and escalating to be \$0.85/linear foot/annually and escalating in 5-year increments.

Anticipated Risks/Concerns: No unusual risks or concerns associated with the proposal are anticipated. Risks typically associated with this type of activity are regulated by various state agencies and will be governed by terms in the TLO easement agreement.

Project Costs: There are no unusual costs anticipated with the issuance and administration of the proposed easement.

Other Considerations: Upon completion of an as-built survey, to legally define the easement segments, an official easement will be recorded.

Due Diligence: The proposed easement will be a standard TLO easement document which is periodically reviewed and improved. TLO staff are familiar with the affected parcels and would inspect the property during all phases of the project to ensure compliance.

Alternatives: (1) Offer the parcel competitively, which is not warranted given the applicant's strategic agreements and land holdings that comprise of the entire project. (2) do not offer the land for development, which would result in nonperforming assets remaining as non-producers.

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.

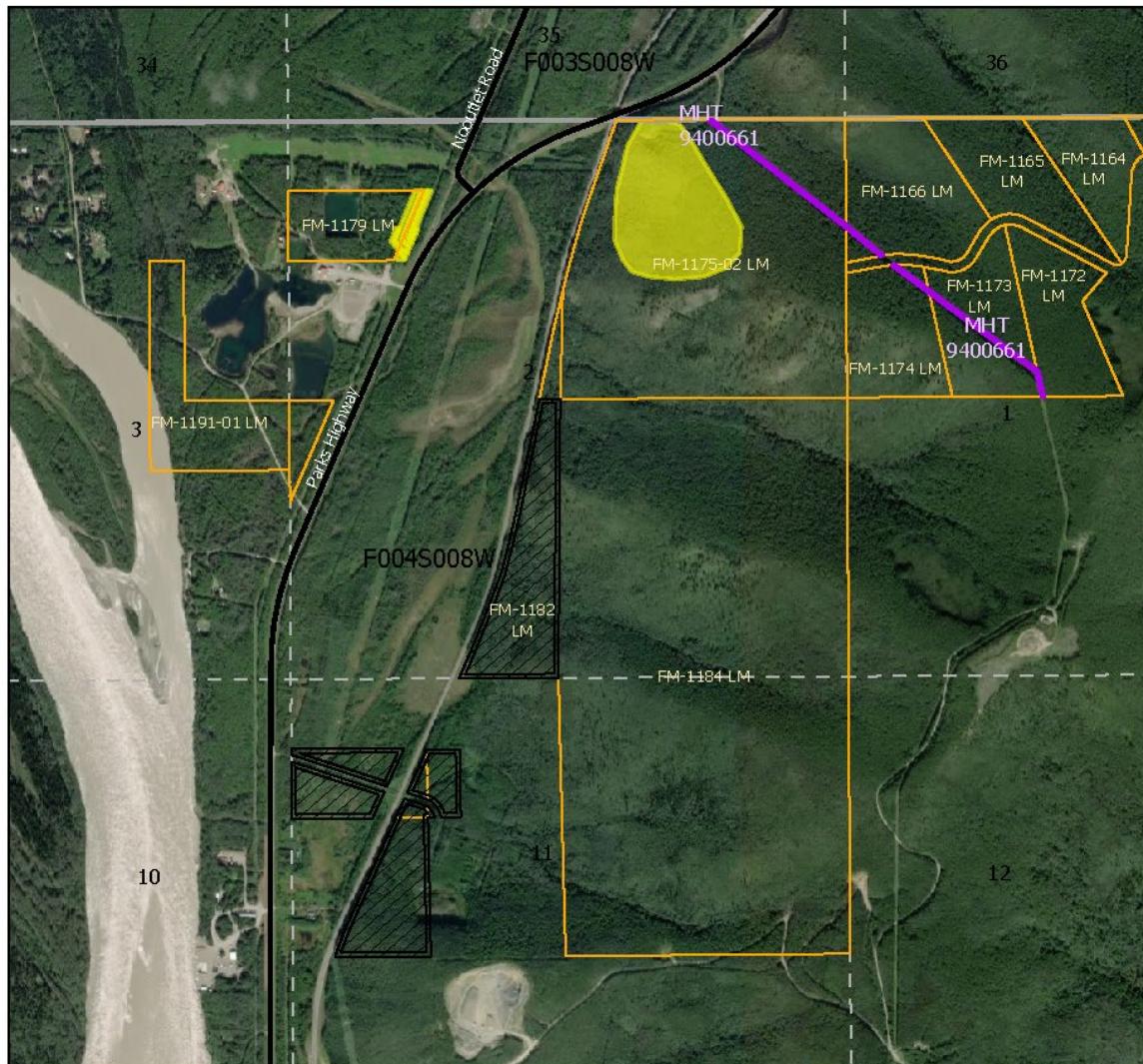
Trust Land Office Recommendation: Offer the described parcels on a negotiated basis to 8 Star Alaska, LLC as proposed.

Applicable Authority: Alaska Statutes AS 37.14.009(a), AS 38.05.801, 11 AAC 99

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(s):

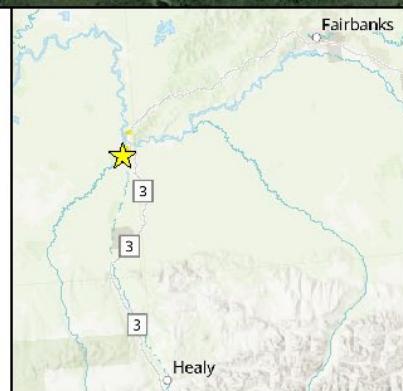
Area maps

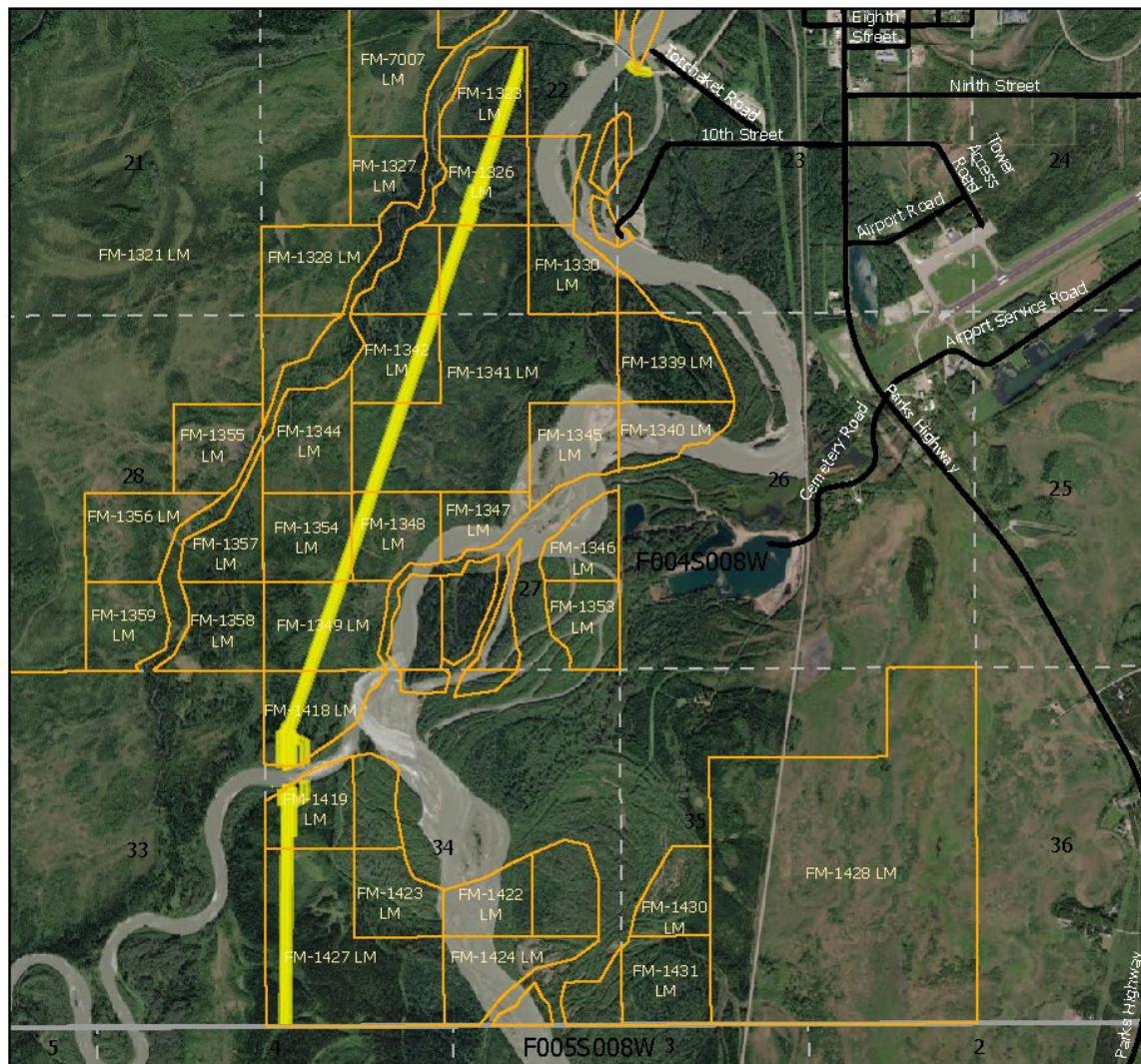


MHT 9400930, Nenana

- Roads
-  Land Sale, Conveyed
-  Land Sale, Contract
-  Easement Area
- Land Use License Line
-  Land Use License Area
-  Land Lease
-  Mental Health Parcel
-  PLSS Township
-  PLSS Section

0 0.25 0.5 1 Miles



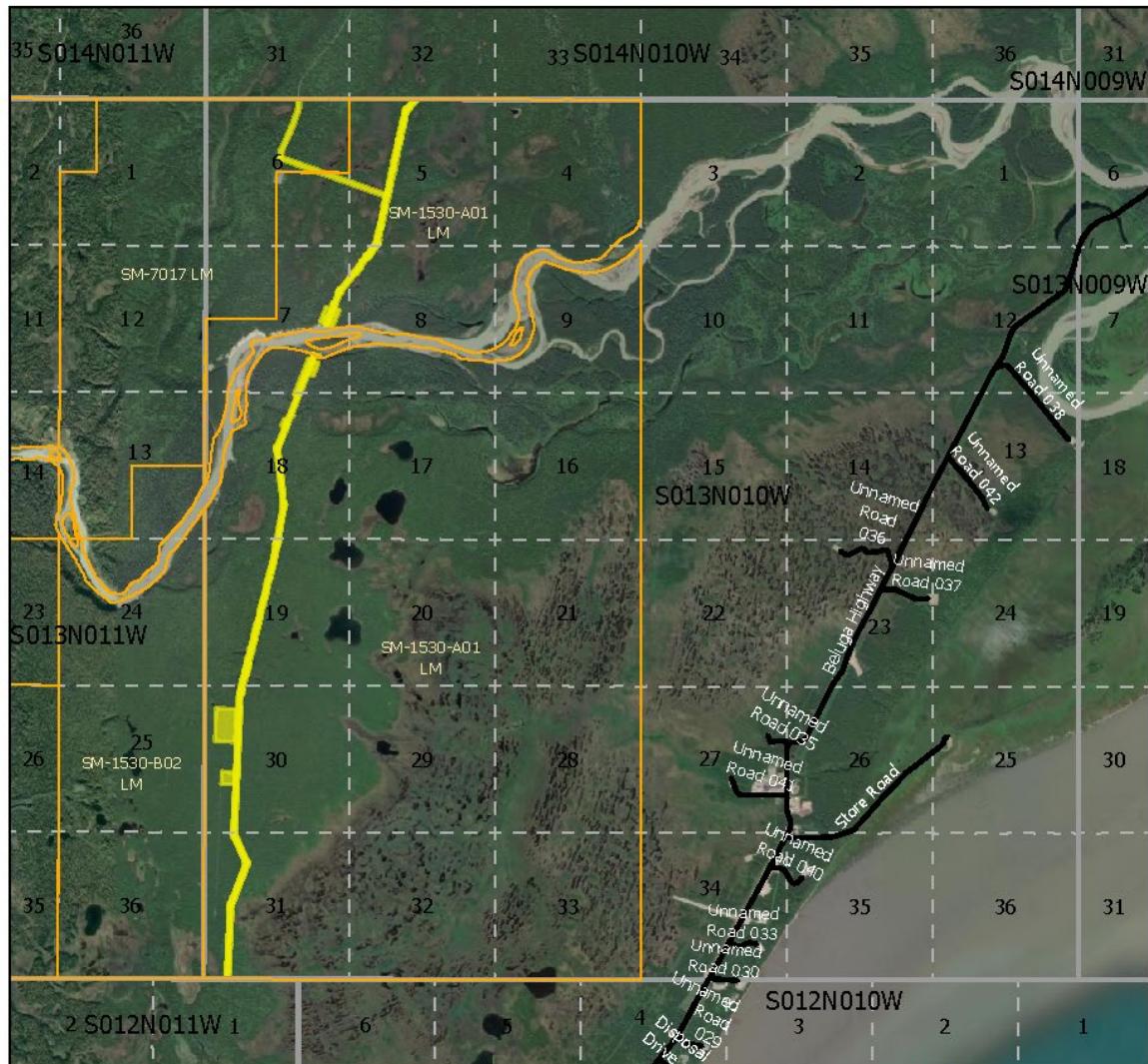


MHT 9400930, Nenana

- Roads
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- Mental Health Parcel
- PLSS Township
- PLSS Section

0 0.25 0.5 1 Miles





MHT 9400930, Tyonek

- Roads
- Land Lease
- Land Sale, Conveyed
- Land Sale, Contract
- Easement Area
- Land Use License Line
- Land Use License Area

0 0.5 1 2 Miles

