Executive Director Report

7/30/26 Jusdi Warner

Board Action Update

- Mineral Lease (MHT 9400763) – Northern Region – Pending
- Easement – (MHT 9400899) – Northern Region - Pending
- Mineral Lease – (MHT 9400921) – Northern Region - Pending

- Oil & Gas Lease – (MHT 9300102) – Southcentral Region – Pending
- Easement – (MHT 9400930) – Southcentral – Pending
- Surface Lease – (MHT 9201068) – Southcentral – Pending

- Easement – (MHT 9101418) – Southeast Region – Pending

- AO 360 Proposed Regulation Changes – Statewide – Pending
- Resource Management Strategy – Pending

- Oil & Gas Lease – (MHT 9300103) – Southcentral – COMPLETED
- Surface Lease – (MHT 9400917) – Northern Region – COMPLETED
- FY2027-2032 – Parcel Inventory for Statewide Land Sale – Statewide – COMPLETED

- Timber Sale (MHT 9101091) – Southeast Region - Pending
- Easement – (MHT 9201032) – Southcentral Region – Pending
- Easement – (MHT 9201071) – Southcentral Region – Pending
- Easement – (MHT 9201031) – Southcentral Region - Pending

Board Action Update (cont'd)

- Carbon Program
- Subdivision Development Program
- Mineral Reconnaissance Program

PROJECT PROPOSAL
Whipple Creek Subdivision

Trust Land Office

WHO ARE TRUST BENEFICIARIES?

Beneficiaries of the Trust include Alaskans who experience:

- mental illness
- intellectual and developmental disabilities
- substance use disorders
- Alzheimer's disease and dementia
- traumatic brain injuries

The Trust also works in prevention and early intervention services for individuals at risk of becoming beneficiaries.

ABOUT THE TRUST

Alaska Mental Health Trust Authority (Trust) is a self-funded state corporation that uses its resources to help improve the lives and circumstances of Trust beneficiaries. The Trust works with partners across the state, granting more than $25M a year to beneficiary-serving organizations, and serves as a leader in efforts to improve Alaska's system of care to better meet beneficiary needs. The Trust Lands Office (TLO) is contracted exclusively with the Trust to manage one million acres of lands and non-cash assets to generate revenue. All decisions related to use of Trust land and resources are made in the best interest of the Trust and its beneficiaries. By law, the TLO has the responsibility to maximize revenues from its Trust assets. Revenue generating activities on Trust lands include: land sales, leases, real estate, timber sales, mineral exploration and production, gravel and rock sales, and other general land uses.

WHIPPLE CREEK SUBDIVISION

SITE: 49 acres of Trust land is located 11 miles north of Ketchikan. It is made up of three contiguous tracts along the North Tongass Highway and utility grid making it prime property for a subdivision. The west portion is bound by ocean on west and highway to east. Two eastern plots are crossed by a gravel road following Whipple Creek providing access to adjoining lands owned by Ketchikan Gateway Borough, Cape Fox Corporation, Tongass National Forest, University, and private. Adjacent sites and activities include: rock quarries, cement plant, construction, tour businesses, established neighborhoods, trailer court, and commercial sites. See Map to Right *(Trust land boundary is in orange)*.

GOAL: Develop the property into a subdivision of home lots that can be sold to generate revenue for Trust Beneficiaries and programs. The Ketchikan area has a severe housing shortage due to a lack of private lands to build upon.

NEED: A pent-up and high demand for home sites to meet area current housing shortage exists in Ketchikan; as well as, growing pressure to meet planned economic enterprises and opportunities that require employee housing. Young families have moved away due to difficulty obtaining housing, and the housing shortage is exacerbated by continued tourism growth, more seasonal residents, the shipyard facility adding more workers, and a US Coast Guard potential cutter siting (only if adequate housing is available) to meet needs.

CONCEPT: A two-phase project could provide up to 50 home lots. The western tract Phase I will include highly valued sought after oceanfront properties, including interior lots for residential subdivision for up to 20 lots (Figure Right - Phase I is the teal area). An eastern tract will be a Phase II development in a mixed-use creek-side residential subdivision of up to 30 lots, commercial uses, and access to recreation and other large properties farther east and north.

PROJECT COST ESTIMATE: $1,981,000 6/3/26

Contact: Trust Lands Office, 2600 Cordova Street Suite 201, Anchorage, Alaska, 99503
Phone: (907) 269-8658 Website: mhtlo@alaska.gov

Revenue Picture (5/31/26)

Revenue Analysis

Principal

	FY25 YTD	FY26 YTD	FY26 YTD Goal	(Under)/Over	FY26 Annual Goal	% of FY26 Annual Goal
Coal	$ 248,061	$ 299,790	$ 275,000	$ 24,790	$ 300,000	100%
Oil & Gas	$ 413,891	$ 113,640	$ 330,000	$ (216,360)	$ 360,000	32%
Minerals	$ 252,544	$ 6,989,495	$ 1,200,000	$ 5,789,495	$ 1,200,000	582%
Materials	$ 65,320	$ 192,875	$ 82,500	$ 110,375	$ 90,000	214%
Timber	$ 641,818	$ 1,310,656	$ 1,110,318	$ 200,338	$ 1,211,250	108%
Land	$ 4,291,964	$ 3,190,701	$ 4,723,583	$ (1,532,883)	$ 5,153,000	62%
REIP[1]	$ -	$ -	$ -	$ -	$ -	-
PRRE[2]	$ -	$ -	$ -	$ -	$ -	-
Ground Lease Portfolio	$ -	$ -	$ -	$ -	$ -	-
Total[3]	$ 5,913,597	$ 12,097,157	$ 7,721,401	$ 4,375,756	$ 8,314,250	145%

Income[4]

	FY25 YTD	FY26 YTD	FY26 YTD Goal	(Under)/Over	FY26 Annual Goal	% of FY26 Annual Goal
Coal	$ 13,664	$ 10,844	$ 6,900	$ 3,944	$ 12,400	87%
Oil & Gas	$ 4,151	$ 6,894	$ 7,100	$ (206)	$ 7,100	97%
Minerals	$ 933,142	$ 1,408,801	$ 979,252	$ 429,549	$ 979,252	144%
Materials	$ -	$ -	$ -	$ -	$ -	-
Timber	$ 113,262	$ 231,292	$ 195,932	$ 35,360	$ 213,750	108%
Land	$ 1,613,266	$ 1,618,239	$ 1,891,967	$ (273,728)	$ 2,060,600	79%
REIP[1]	$ 23,365,000	$ 61,097	$ -	$ 61,097	$ -	0%
PRRE[2]	$ 485,684	$ 271,679	$ 109,079	$ 162,600	$ 114,662	237%
Ground Lease Portfolio	$ 988,911	$ 620,212	$ 500,338	$ 119,874	$ 545,823	114%
Total[3]	$ 27,517,079	$ 4,229,058	$ 3,690,567	$ 538,490	$ 3,933,587	108%

Total

	FY25 YTD	FY26 YTD	FY26 YTD Goal	(Under)/Over	FY26 Annual Goal	% of FY26 Annual Goal
Coal	$ 261,725	$ 310,634	$ 281,900	$ 28,734	$ 312,400	99%
Oil & Gas	$ 418,042	$ 120,534	$ 337,100	$ (216,566)	$ 367,100	33%
Minerals	$ 1,185,685	$ 8,398,297	$ 2,179,252	$ 6,219,045	$ 2,179,252	385%
Materials	$ 65,320	$ 192,875	$ 82,500	$ 110,375	$ 90,000	214%
Timber	$ 755,080	$ 1,541,948	$ 1,306,250	$ 235,698	$ 1,425,000	108%
Land	$ 5,905,230	$ 4,808,940	$ 6,615,550	$ (1,806,610)	$ 7,213,600	67%
REIP[1]	$ 23,365,000	$ 61,097	$ -	$ 61,097	$ -	0%
PRRE[2]	$ 485,684	$ 271,679	$ 109,079	$ 162,600	$ 114,662	237%
Ground Lease Portfolio	$ 988,911	$ 620,212	$ 500,338	$ 119,874	$ 545,823	114%
Total[3]	$ 33,430,676	$ 16,326,215	$ 11,411,969	$ 4,914,246	$ 12,247,837	133%

Notes:

1. REIP: Real Estate Investment Portfolio; No longer managed by TLO; revenue reflects account closure distributions.
2. PRRE: Program Related Real Estate
3. Alder DA03 report used for revenue
4. Estimates for deferred revenue totalling $656,400 (rounded) have been manually subtracted from this report.

Land Sales

*Interest rate: 9.75% as of 7/1/2026

- 2026 Fall Competitive Land Sale (Aug 12 – Nov 16)

  -47 preliminary parcels

  -Locations: Ester, Fairbanks, Eagle River, Kenai, Kenai River, Little Jakolof Bay, Moose Pass, Nikiski, Kasilof, Pt. MacKenzie, Sterling, Willow, Gustavus, Ketchikan, Meyers Chuck, Prince of Wales, Wrangell

Region	MHT Number	MH Parcel Number (* - Portion of)	General Location	Community/ Subdivision (S/D)	MTRS	Survey	Lot	Block	Acres
N	9400863	FM-0989*	Ester	Aspenwood S/D	F001S003W26	ASLS 84-20	1	7	2.993
N	9400864	FM-0989*	Ester	Aspenwood S/D	F001S003W26	ASLS 84-20	2	7	2.676

- Negotiated Land Sales

  -7 sales

  -+$2.29M

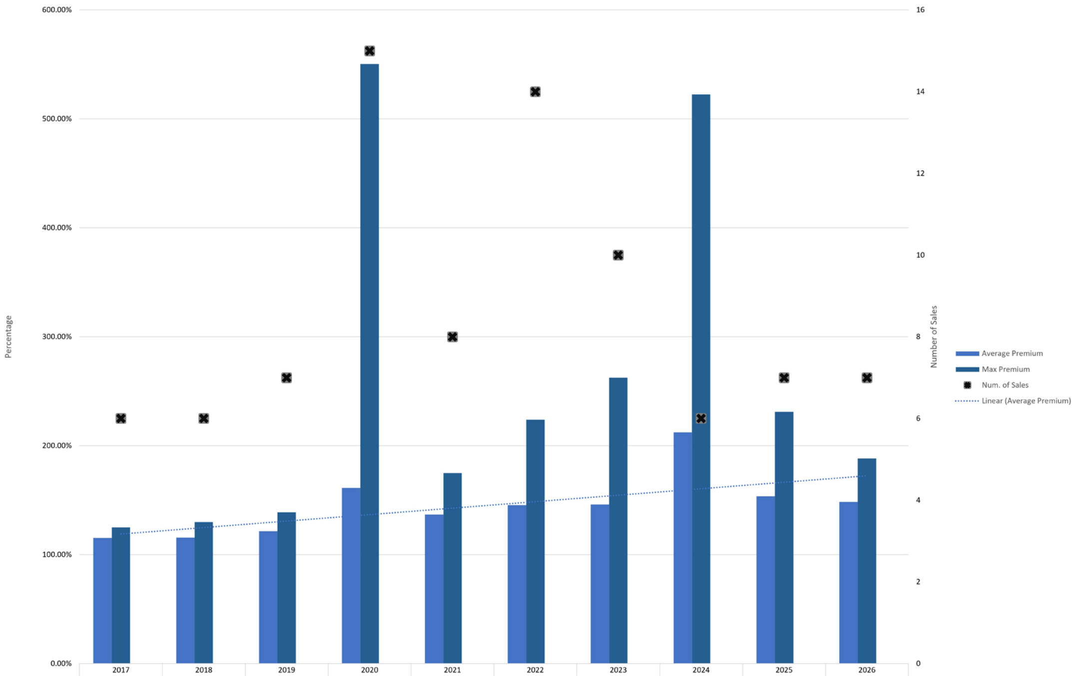
- OTC

  -13 sales

  -+$682k

Land Sales Trend

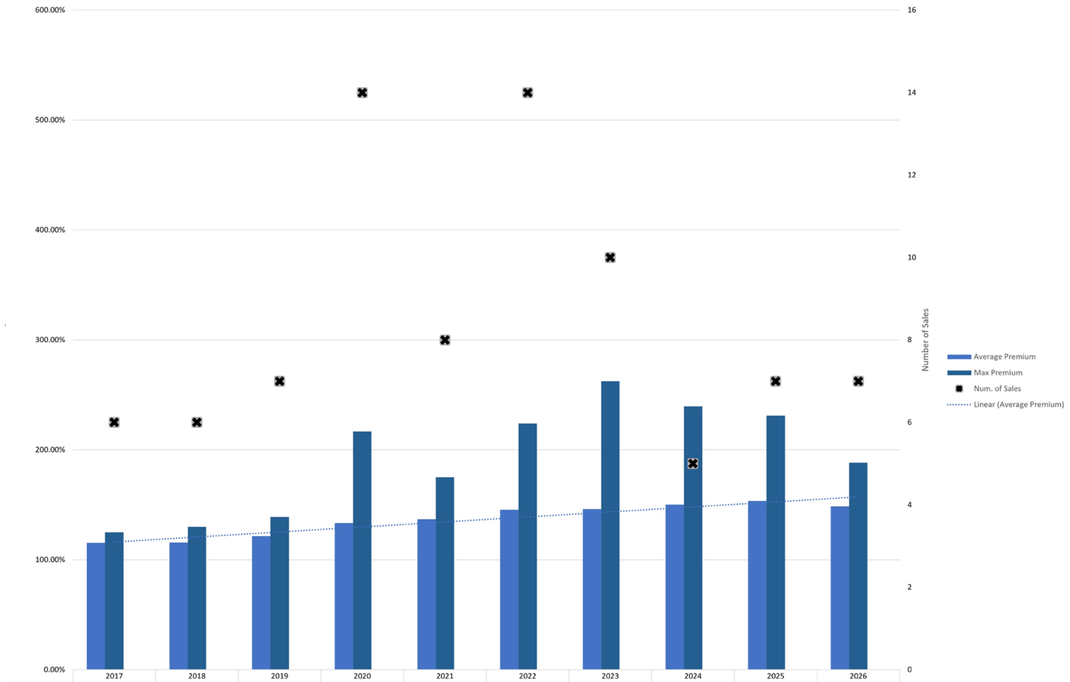
Negotiated Land Sale Premiums
Fiscal Year 2017 through 2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Premium	115.31%	115.65%	121.41%	161.36%	136.96%	145.58%	146.03%	212.22%	153.54%	148.45%
Max Premium	125.00%	130.00%	138.89%	550.36%	175.00%	224.00%	262.50%	522.39%	231.03%	188.33%
Gross Revenue	$1,533,338.00	$679,321.25	$1,189,390.00	$21,377,529.00	$807,150.00	$1,698,250.00	$2,508,550.00	$5,205,535.00	$2,694,940.00	$2,292,751.96
Num. of Sales	6	6	7	15	8	14	10	6	7	7

Fiscal Year

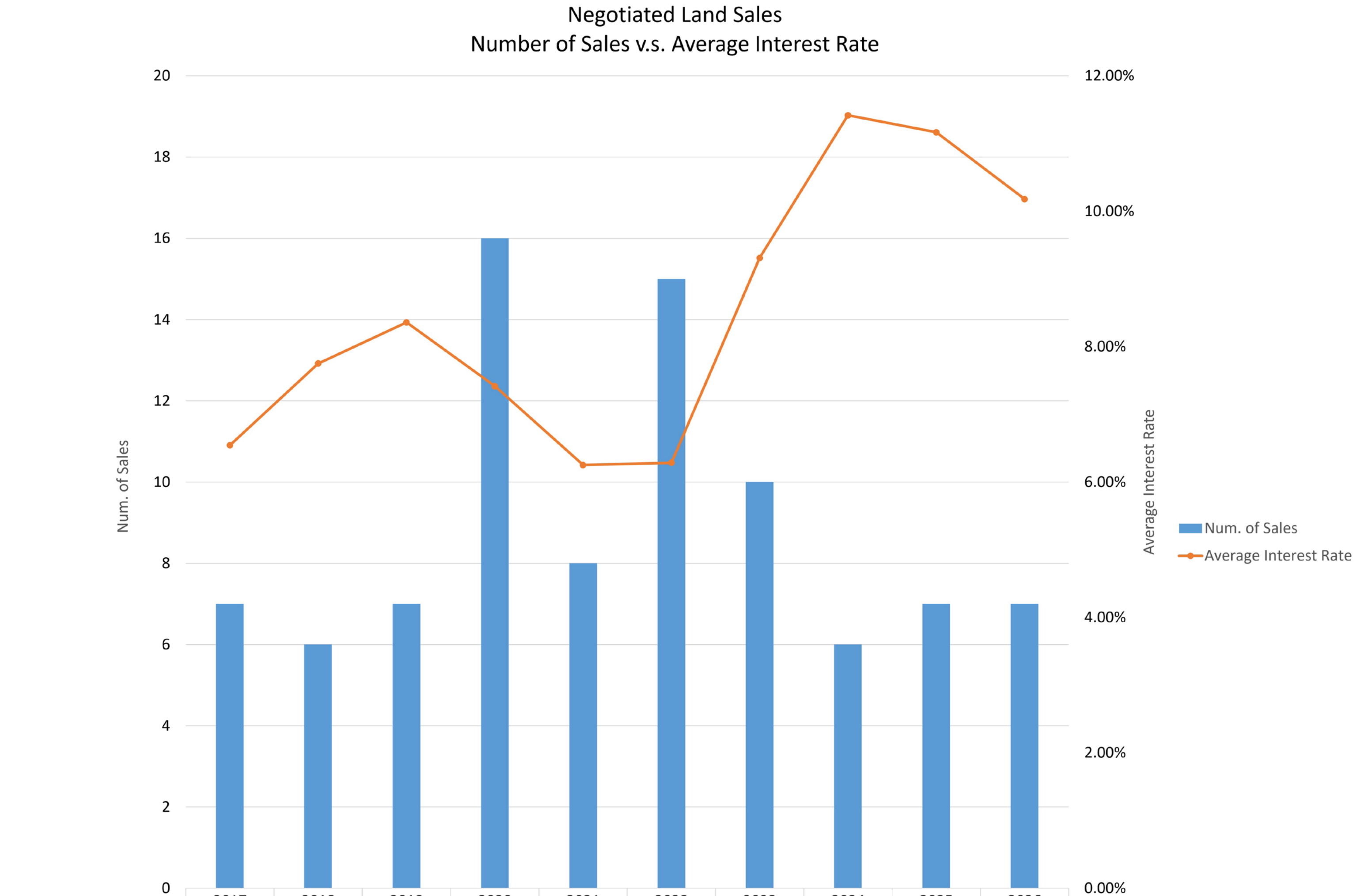
Negotiated Land Sale Premiums
Fiscal Year 2017 through 2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Premium	115.31%	115.65%	121.41%	133.57%	136.96%	145.58%	146.03%	150.18%	153.54%	148.45%
Max Premium	125.00%	130.00%	138.89%	216.67%	175.00%	224.00%	262.50%	239.58%	231.03%	188.33%
Gross Revenue	$1,533,338.00	$679,321.25	$1,189,390.00	$1,377,529.00	$807,150.00	$1,698,250.00	$2,508,550.00	$5,135,535.00	$2,694,940.00	$2,292,751.96
Num. of Sales	6	6	7	14	8	14	10	5	7	7

Fiscal Year

Land Sales Trend (cont’d)

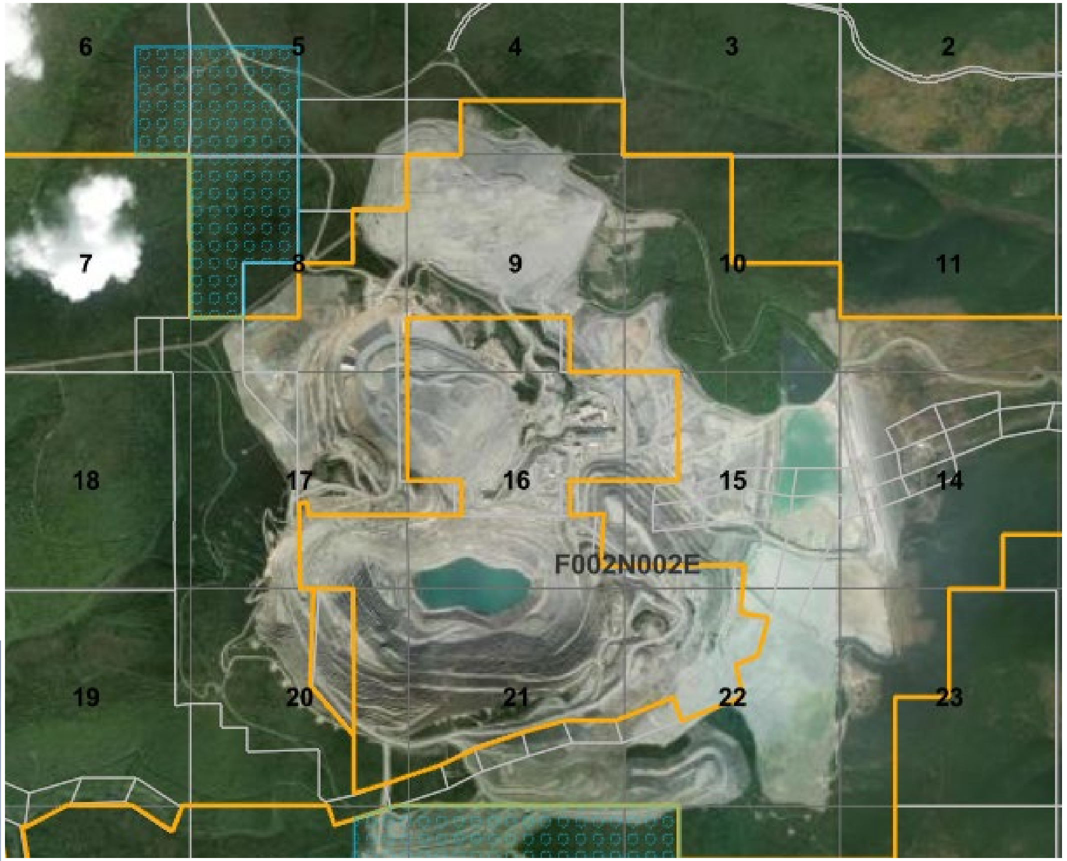


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Num. of Sales	7	6	7	16	8	15	10	6	7	7
Gross Revenue	$1,584,158	$679,321.2	$1,189,390	$21,387,82	$807,150.0	$1,873,250	$2,508,550	$5,205,535	$2,694,940	$2,292,751
Average Interest Rate	6.54%	7.75%	8.36%	7.42%	6.25%	6.28%	9.31%	11.42%	11.17%	10.18%

Axis Title

Minerals/Energy

- Pore Space for Gas Storage
- Palmer Project
- Fort Knox Gold Mine; Kinross



Timber

Timber (cont’d)

Conglomerate

- Legislative/Media
- Tourism
- RDC
- Ketchikan Field Work
- AHFC Engagement
- BGGPP
- Staff