



Trust  
Land Office

# Alaska Mental Health Trust Land Office (TLO)

It is the duty of the **Alaska Mental Health Trust Authority** to provide leadership in the advocacy, planning, implementing and funding of services and programs for Trust beneficiaries. The **Trust Land Office** is contracted exclusively by the Alaska Mental Health Trust Authority to manage its approximately one million acres of land and other non-cash assets to generate revenue to better serve our beneficiaries

Alaska Telecom Association Annual Meeting, November 2, 2023  
Pete Mueller, Trust Resource Manager



# Alaska Mental Health Trust Authority – Trust Land Office





## **Mental Health Trust Authority**

Beneficiary Groups

## **Trust Land Office**

1M Acres of Land

**Mental Illness**

**Land Management & Land Sales**

**Intellectual and Developmental  
Disabilities**

**Forestry**

**Substance Use Disorder**

**Minerals & Materials**

**Alzheimer's Disease and Related  
Dementia**

**Energy**

**Traumatic Brain Injuries**

**Commercial Real Estate**

# Your Presenter

Pete Mueller, *Easements Manager*

- Ten years of experience in land management & field work providing a baseline to navigate the complex and often complimentary intersection for the best use of Trust land with infrastructural development.

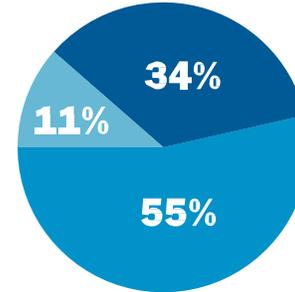


# Land Portfolio

Acres of Trust land\* 1,000,000

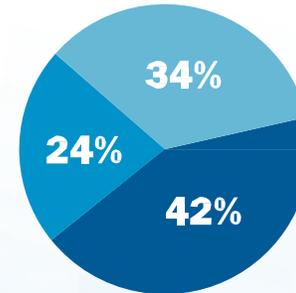
## Trust land by ownership/rights:

- Full fee ownership
- Full mineral rights
- Coal, oil and gas rights only



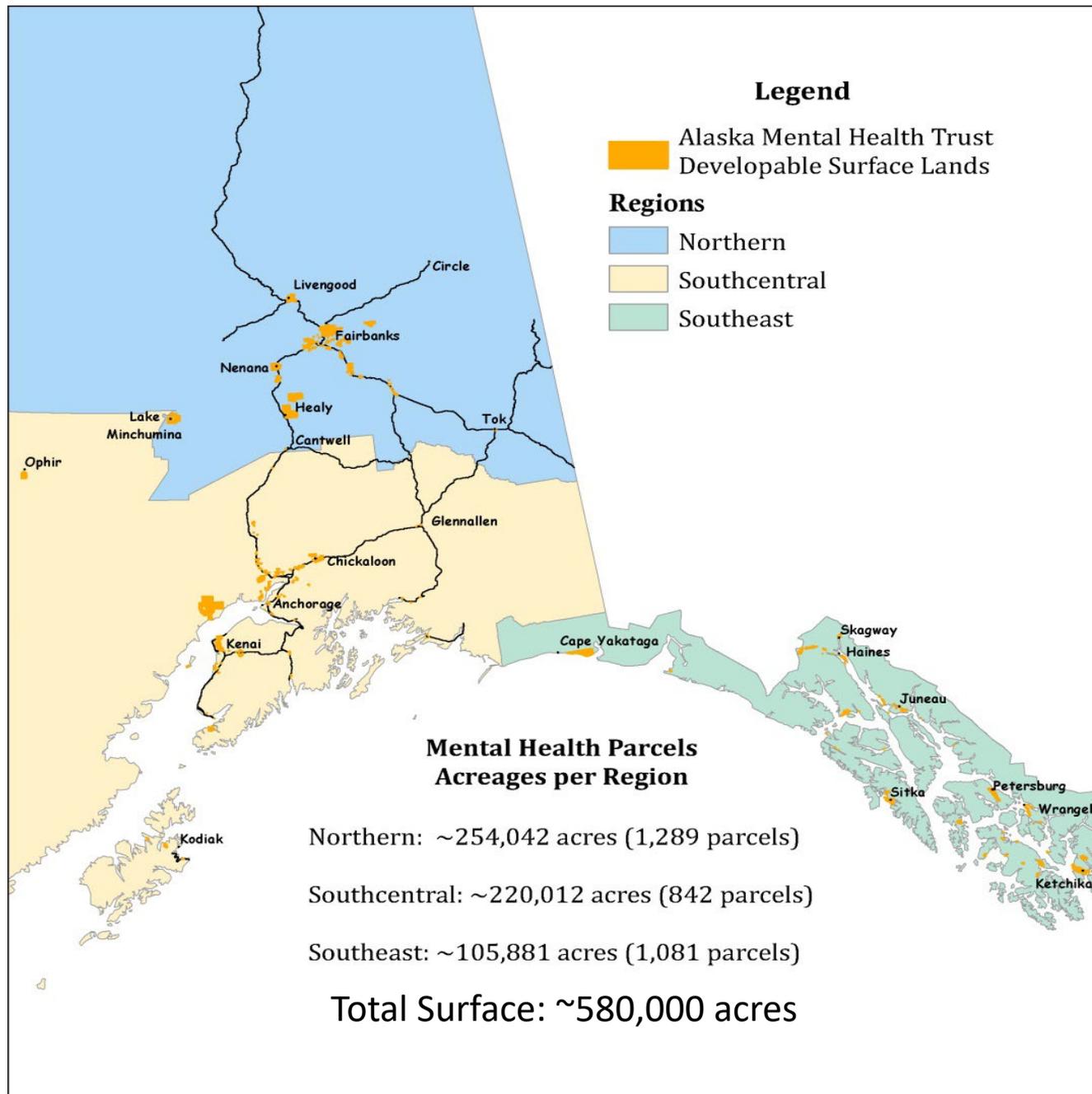
## Acres by region\*

Northern	420,000
Southcentral	340,000
Southeast	240,000



\*The Trust has not received its entire entitlement to date; acreage totals will be adjusted in the future.





# Useful Resources

## Website

- <https://alaskamentalthrust.org/trust-land-office/>
- Application: <https://alaskamentalthrust.org/trust-land-office/land-sales/land-use-application/>

## Maps

- Alaska Mapper – Land Estate Map
  - <https://mapper.dnr.alaska.gov/>
- Mental Health Trust Surface Estate Map
  - <https://alaskamentalthrust.org/trust-land-office/land-sales/maps-and-data/>





# Revenue Generating Programs Through Economic Development

- Land Sales
- Leasing
- Easements
- Land Use Licenses (Permit)
- Big Game Guide Permits
- General Permits Online

# Land Administration

## Case File Adjudication

- *Application, consultation, public notice, deliverables, Issue*

## Plans and Reports

- *Casefile management over time, receive reports, produce reports*

## Mapping

- *GIS, history, overlapping uses, drill down on more finite data to research*

## Field Data

- *Verify feasibility, compliance and reclamation. FAA Drone Pilots*

## Federal, State, and Local Land Use Policies

- *Research history of a parcel, regulators, local policy and code; "subject to"*

## Agency Review, Local Authority Notice

- *Monitor uses on and around Trust land*

## Public Engagement

- *Entry into a community, education, gain local support*



# Easements

## Public and Private Use

- *Public Roadway, Safety Improvements, Driveways*

## Utilities

- *Power, Telecommunications*

## Pipelines

- *Natural Gas*

## Section Lines, Trails, Encumbrances

- *Historical Right-of-Ways, pre-existing rights that effect today*



# Term Easement Non-Exclusive

20 – 30 Year Term

Renewal Clause for additional term

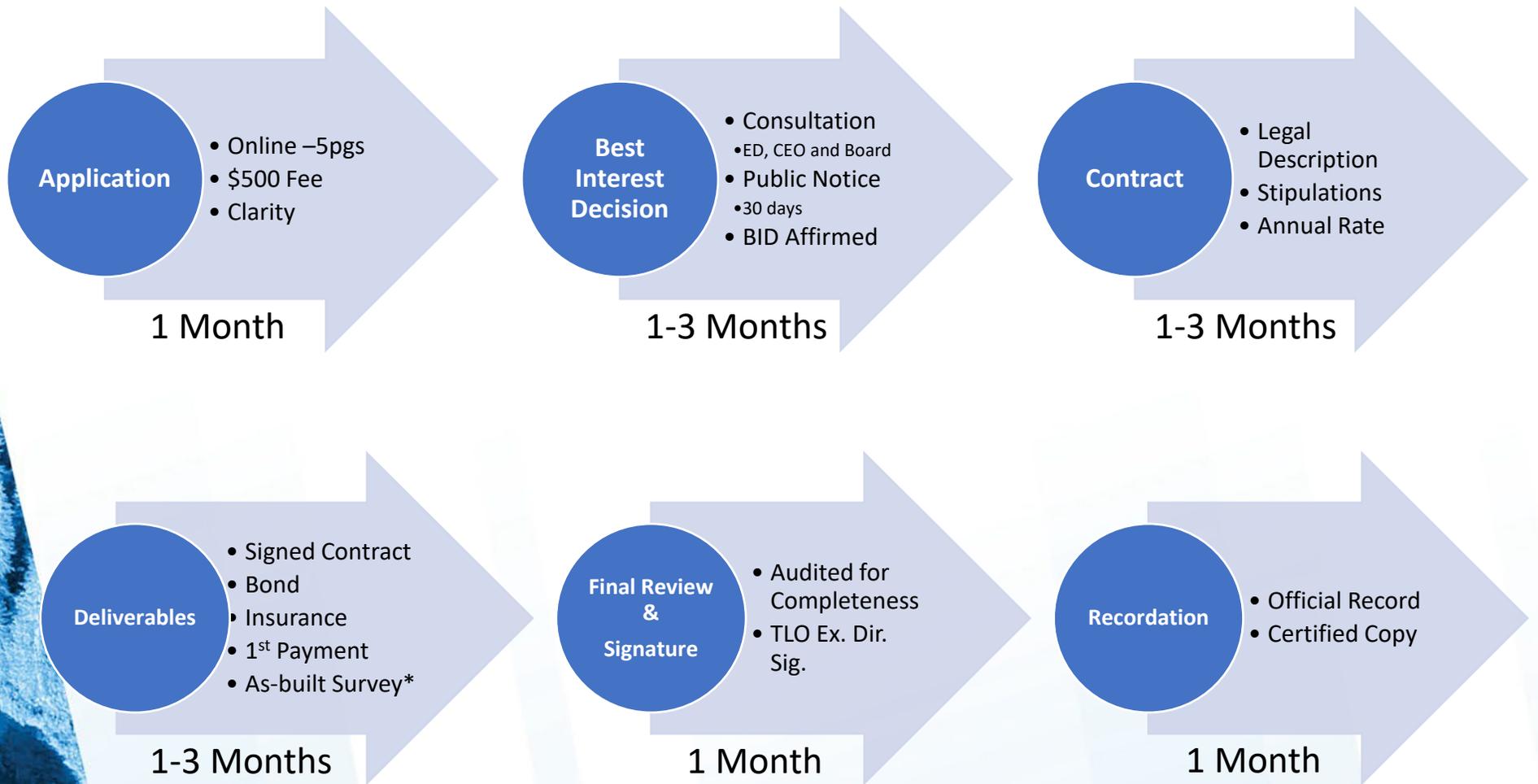
Compatible Uses

5-Year Cost Escalator





# Roadmap to an Easement



*\*As-built survey required after construction*

**Overall Average Timeline is 6-10 months**



# During the Term of the Easement

- Maintain Bond on File
- Current Liability Insurance
- Pay Annual Fee
- Annual Reporting

# Assignment / Relinquishment / Expiration

## Assignment

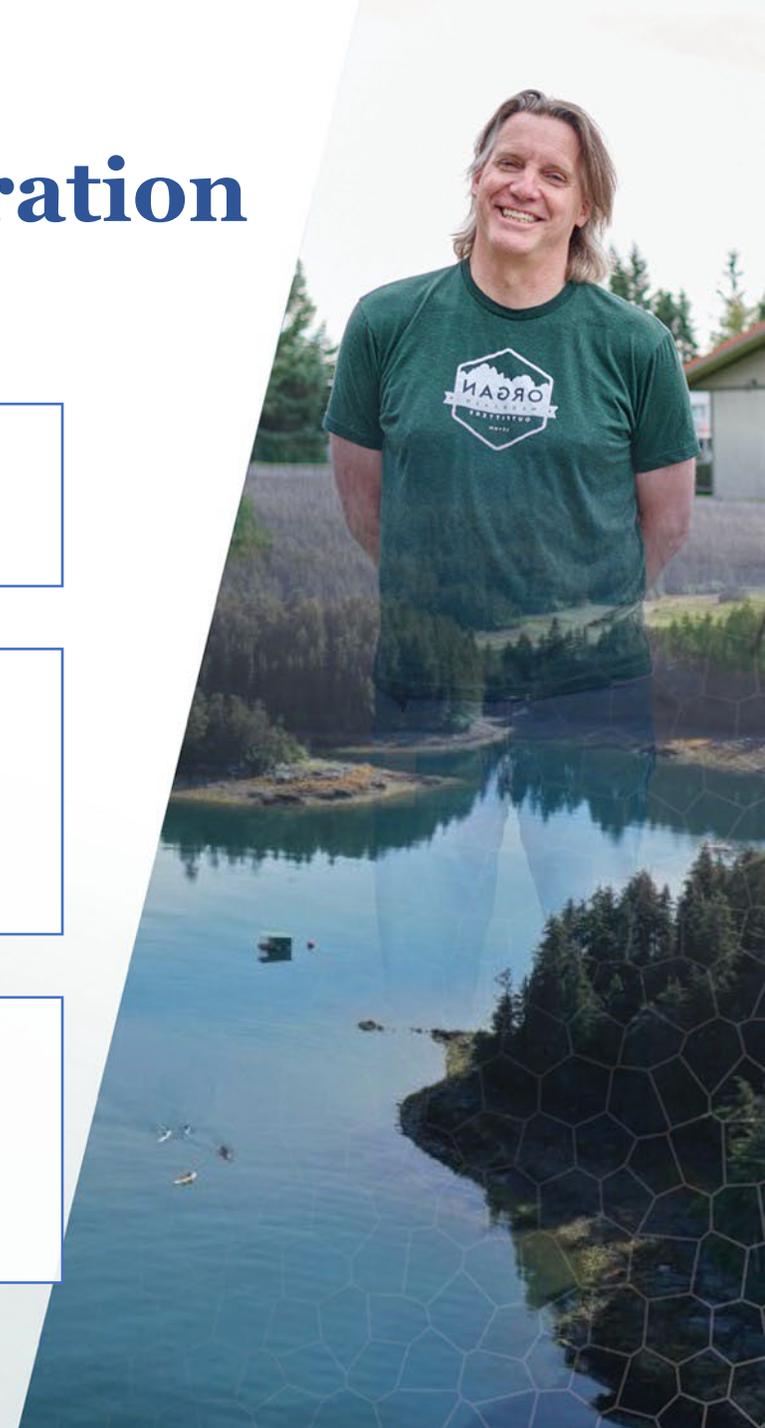
- Used to Transfer Ownership
- Company Name Change

## Relinquishment

- Terminate Contract
- Submit Final Report
- Full Audit of Stipulations & Fees
- Closure

## Expiration

- Term End is Reached
- Submit Final Report
- Full Audit of Stipulations & Fees
- Closure



# TLO Contact

Your Presenter:

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<https://alaskamentalthtrust.org/trust-land-office/>



# Questions?

