



UNIVERSITY
of ALASKA

LAND | REAL ESTATE
RENEWABLE ENERGY
MITIGATION POTENTIAL
FOREST RESOURCES
MINING & MATERIALS
OIL, GAS, & COAL

LAND MANAGEMENT





UNIVERSITY
of ALASKA

LAND
MANAGEMENT



From the Lands Office

I am always excited to find new ways to collaborate on ways to develop the University of Alaska's land assets.

Land Management's mission is to generate revenue for the Natural Resources Fund, while also supporting the educational missions of the University of Alaska universities and campuses. We pursue a wide array of projects from land sales and commercial leasing to natural resource development and conservation. We are looking for new, creative ways to partner with businesses for long-term revenue-generating projects on university land.

Our team is dedicated to seeking out high value projects to generate critical returns to the endowment. Land Management strives to be exemplary stewards of the ~150,000 acres of land in the University of Alaska portfolio with conscientious project development and a hands-on approach to management wherever possible.

On behalf of our stellar Land Management team, we look forward to working with you.

Adrienne Stolpe
Director, UA Land Management Office





From the President

Thank you for your interest in the University of Alaska system and our land assets. Through our three universities and our campuses across the state from Ketchikan to Kotzebue, we inspire learning and advance and disseminate knowledge through expert teaching, world-class research, and widespread public service. We carry out our mission with a focus on academic excellence, cost effectiveness, a dedication to meeting the state’s workforce needs, and a passion for creativity and innovation.

The UA Land Management team focuses on sustainably developing our Land Trust resources to support our academic and scholarship programs, including the highly successful UA Scholars Program. When you purchase or lease university lands, you’re supporting our universities and helping build a stronger Alaska.

Thank you,
Pat K. Pitney
President



How May We Help You?

Our land management team is available to help coordinate projects, and explain our university land and resources.

- History, Mission, & Goals.....4
- Impact on Alaska Economy.....6
- Land.....8
- Real Estate.....10
- Renewable Energy.....12
- Mitigation Potential.....13
- Forest Resources.....14
- Mining & Materials.....16
- Oil, Gas, & Coal.....17

HISTORY, MISSION, & GOALS



History – A United States Land Grant University with Small Land Grants

Federal laws were enacted prior to statehood to dedicate significant acreages of land to support the educational mission of the University of Alaska, similar to land grant universities in other states. However, of the original land grants intended for the university, only ~100,000 acres were actually conveyed. There is a deficit of roughly 360,000 acres that the university continues to fight for, so those resources can continue building the Land Grant Trust Fund in support of the university system. In December 2022 President Biden signed into law a bill that provides a resolution to the long-standing deficit of land to complete our land grant allotment promised so many years ago.

What we do – Manage University Lands

As a land grant university, the University of Alaska owns and manages ~100,000 acres of trust land and ~50,000 acres of non-trust land that are used to support the educational mission of the university system. Of the 150,000 total acres, 12,000 acres are educational and 138,000 acres are investment. Educational lands are used for the university campuses and research sites. Investment lands are monetized to generate revenue for the natural resources fund. Investment opportunities also arise on educational lands and in most cases the revenue generated directly supports that university.

Mission Statement

The Land Management Office's (LMO) primary role is to generate revenue from the university's grant lands to support the university's educational mission. The LMO responsibly develops the investment lands and manages the educational lands consistent with campus goals and objectives.

Contribute To Alaska's Economic Development

Our team partners with public and private entities to generate university trust revenue from resources. Increased development in and around Alaska communities through property and timber sales, mineral extraction, oil and gas exploration, and resource development provides jobs, improves economic opportunities for all Alaskans, and adds revenue to the Land Grant Trust Fund.

Provide Alaska's Skilled Workforce

The LMO contributes to Alaska's workforce through development activities, projects requiring jobs, and scholarship funding to Alaska students who are trained in the university system.

LAND GRANT ENDOWMENT TRUST FUND

Grow Our World-Class Research

Our team provides real property support to each university within the UA system. This includes property disposals, leases, acquisitions, easements, and permits, as required by Regents' policy, to support academic programs. In addition, our offices process hundreds of land use authorizations for university research faculty required to access private and public lands from other agencies and private property owners.

Increase Degree Attainment

The LMO generates revenue to provide funds for the UA Scholars Program. Additional scholarships help improve enrollment, student retention, graduation rates, and increase degree attainment. More than 9,850 Alaska students have benefited from the UA Scholars Program since its founding. Land Management also provides funding for foster students each year to attend the university. In the school year 2020 - 2021 LMO supported 55 youth foster students.

Operate More Cost Effectively

Our office continues to evaluate processes to improve efficiency and leverage limited resources. We work to expand opportunities and outreach to agencies and corporations with common development goals to collaborate and help reduce administrative and operating costs.

Dedicated To Responsible Development

The LMO is proud of our development activities that support local jobs in Alaska and help to fund the UA Scholars Program directly benefiting students. We provide the technical real estate support for the university's land grant education and research mission by providing all real property management. We are dedicated to responsible development of all UA lands for their highest and best value.





Maximizing Land Grant Holdings

UA's LMO has the authority and fiduciary responsibility to maximize revenue from Land Grant Trust holdings. Investment classified lands are actively managed and developed to generate money for the Trust. It is done through residential, recreational, and commercial subdivision lot sales, leases and permits; timber harvest; property sales; mineral, oil, and gas leases; gravel sales; and easements.

The university works with local government agencies and communities whenever possible and is a proven good neighbor.

The Challenge Balancing Many Different Interests

While fulfilling fiduciary responsibility of Trust assets for highest and best use to secure appropriate financial return, UA is also committed to environmentally responsible development. UA's development projects and contractors must comply with all federal, state, and local regulations.

Activities such as UA timber harvests often exceed Forest Resources Practices Act (FRPA) requirements. Added buffers, recreation and trail uses, erosion control, habitat protection, view shielding, and biomass heat augmentation in rural communities have been measures where UA development projects have surpassed minimum regulatory requirements.



UNIVERSITY'S ECONOMIC IMPACT



Real Estate
\$187.9 M



Timber
\$49.1 M



Material/Mining
\$3.9 M



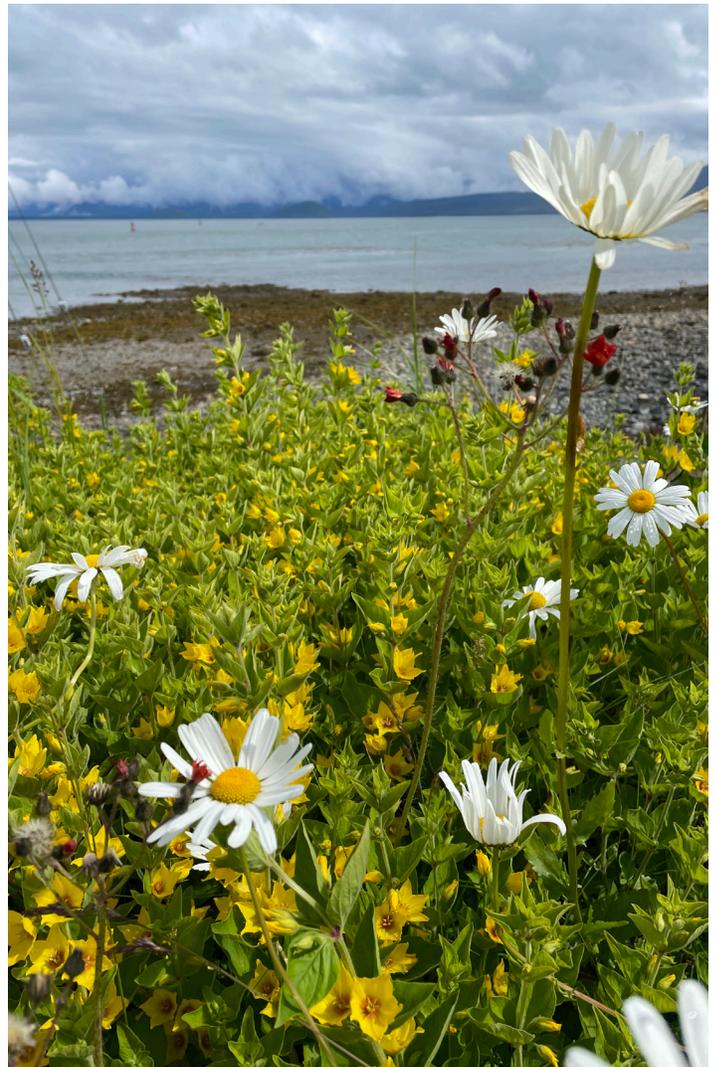
Oil & Gas
\$2.0 M

Land Development Supports Our Mission

Land development is necessary to convert Trust Land Grant assets into income for the sole benefit of the university system's mission. Net revenues generated from the sale, lease, and development of trust lands are deposited into the Land Grant Endowment Trust Fund (Fund). This Fund, along with the trust land and natural resource assets, comprise the Land Grant Trust. The Fund represents UA's original land grant, invested proceeds from the development of these resources, and appreciation of invested funds.

The Fund helps to support a variety of educational programs, and most notably Alaska student scholarships.

The Land Management Office has Generated More Than \$242.9 Million in Historical Receipts From Trust Resources.

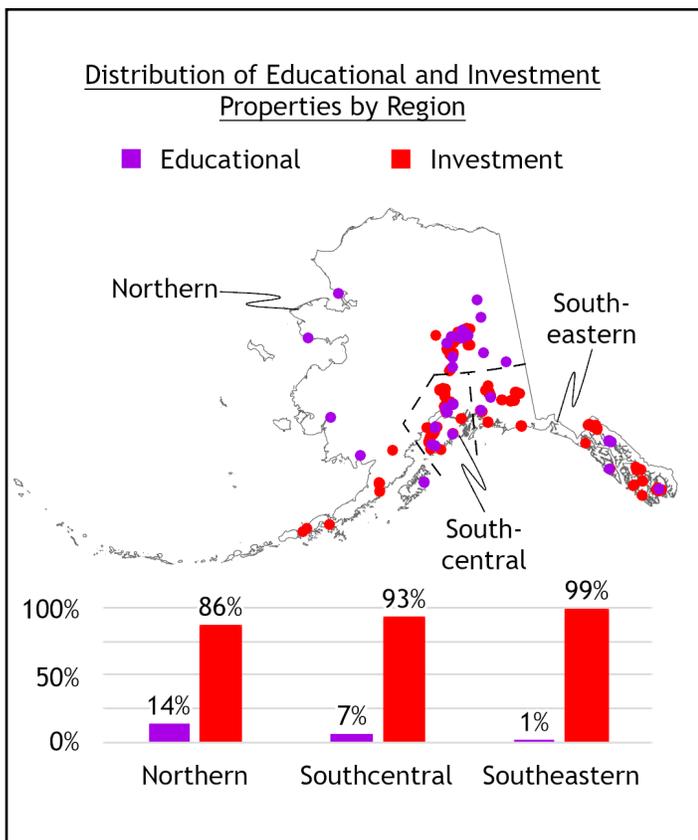


LAND



Land Management Development Guidelines

University of Alaska’s Board of Regents sets policy direction for management and disposal of Trust properties. Regents approve the Land Management Office Strategic Plan, development plans, and specific projects. Public comments are considered through the notice of plans published in local newspapers and on our website. Public notices occur for all major real property transactions.



Land Development Guiding Principles

As a land grant institution, the University of Alaska develops its investment lands to support its educational mission in conformance with fiduciary responsibility, Board of Regents’ Policy, University Regulations, and these guiding principles:

Value

- Sale terms ensure that assets are sold at or above fair market value.
- Proceeds support the educational mission of the university system and fund the natural resources endowment.

Best Practice

- Development of lands follows best management practices, uses current knowledge and technology, and attempts to consider relevant cultural, socioeconomic, environmental, and local interests.

Community Engagement

- Consideration of community input occurs prior to implementation of land projects.
- To the extent practicable, partnerships with state and local organizations are created and fostered throughout development.

Accountability / Compliance

- Projects comply with all applicable laws, orders, ordinances, and regulations of federal, state or local authorities.

AS 14.40.291

Land of the University of Alaska is not Public Domain Land. It is for the exclusive benefit of the university mission.

University investment lands are managed for the economic benefit of the Trust, not the public at large. While UA will accommodate public uses through permitting when feasible, this focus may conflict with priorities of the various public and private user groups.

In addition to Board policy and local, state, and federal regulations, the LMO works with local communities to address local impacts of subdivisions, roads, trails, timber, mining, oil, and other projects.

Tracts, Parcels, & Subdivision Properties

Small Parcel Sales

Alaskans can buy parcels of land suitable for cabin or home sites from the LMO. Sites are located all across the state and offered at fair market value on the website, alaska.edu/ualand, and via email list notices.



Subdivisions & Lots

Providing residential and recreational lots throughout Alaska is another area of operation. It requires field surveying, plat development, and construction of access roads and utilities. Lots are located in remote areas for recreational purposes, as well as in established communities. Subdivision developments with multiple lots for home sites also have the economic impact of creating local construction jobs, increasing the market inventory for saleable real estate, putting private property into the local community tax base and economy, and helping to provide affordable homesites for Alaska families.



\$2.53 million

Property Sales during FY21

REAL ESTATE



Real Property Assets

Real property assets include surface estate plus any material investment (physical improvements such as a building) intended to add value. Currently the university owns a modest investment portfolio of income-generating real properties – some of which provide leasing revenue to support campus educational programs.

The LMO considers and evaluates real property investments, particularly in the more urban areas of Alaska. These must demonstrate a positive cash flow and capitalization rate. The university has a few real property assets outside Alaska. Those are the result of donations or gifts. Acquisition of additional properties requires that the property make sufficient revenue to contract for local management services, and provide a return on investment for the Trust and/or campuses.

Commercial Leases

The University Often Chooses to Lease Land

UA's leases vary widely depending on location and customer needs. They include everything from utilities and garden soil manufacturing from local peat mining, to heavy industrial and commercial leases in office buildings operated on Trust lands.

Our LMO is involved in real estate and resource development throughout the State of Alaska in all regions. We have hundreds of projects from Ketchikan to Nome including research sites, home and recreational subdivisions, timber harvesting operations, trails, community roads, land leases, commercial offices, permits, gravel quarries, and oil and gas leases.





Bragaw Office Center

Located in Anchorage, the Bragaw Office Center consists of three buildings that house private businesses and university departments. It is conveniently located within 1.5 miles of UAA, Providence Hospital, and Alaska Regional Hospital with easy access to Northern Lights Boulevard and the Glenn Highway. Near Midtown, the UMed District, and close to trails, these two-, three-, and four-story buildings have ample tenant parking and outstanding views.



Cell Tower Agreements

Our team works regularly with utility companies and contractors on new and existing cell tower agreements. They have negotiated and completed many documents allowing access and sublease of the university cell tower. The results provide annual rent for the university system campuses and their programs, and better cell coverage for everyone.



Mocha Dan's

Many in the Golden Heart city begin their day sipping coffee from Mocha Dan's. Located on Geist Road in Fairbanks across from UAF, it has had steady streams of customers from the first day it opened. Mocha Dan's is on a UA permit and the great site makes it highly successful.

Sunrise Bagel

This small business is located on a UA land use permit in Fairbanks; it provides tasty treats enjoyed by all in a convenient location.



RENEWABLE ENERGY



University Parcels May Be Potential Sites for Wind, Solar, Geothermal and Hydropower Projects

Potential revenue earnings could be made in the future by UA leasing land to utility and private companies needing sites for the purpose of generating renewable energy, particularly from wind, solar, and geothermal sources.

Working with its researchers, the university has established wind and solar generation on the Bristol Bay and Fairbanks campuses, helping to reduce high utility costs.

Please respect our University Trust lands and resources in towns, communities, villages, and remote locations across Alaska.

Environmental mitigation and conservation

There are many university properties that may best serve the Trust through highest and best use as environmental mitigation or conservation parcels. At times, construction and development companies require mitigation credit(s) for changes made or damage/destruction done to environmentally-sensitive habitat.

UA has land parcels best suited for potential wetlands mitigation, carbon credit, and conservation easement. Numerous properties previously owned by the Trust have been successfully sold to third parties as mitigation credits, conservation, and compensation in development around Southcentral and Interior Alaska.

The university and Matanuska-Susitna Borough (MSB) successfully completed a land transaction that involved both a right-of-way (ROW) acquisition and a land exchange. MSB made a partial cash payment to UA for the ROW. In a



MITIGATION POTENTIAL

cost-saving effort, UA exchanged its adjacent wetlands to MSB for developable residential property along West Susitna Parkway. Wetlands acquired by the MSB were added to the borough wetland mitigation bank and applied toward the project. The transaction was mutually beneficial and kept the Point MacKenzie Rail Project ahead of schedule and under budget.

Many trails, parks, open spaces, and buffer areas are located on university-owned lands. The public and local communities regularly utilize these lands. Dedicated, formal recreational trails and forested spaces are established and maintained at all three UA main campus facilities (UAA, UAF, UAS). Unsanctioned trails have also come to coexist on UA Trust properties over time, often with citizens assuming these are public parks and trail systems for their benefit.

UA is a good neighbor and works with local communities to issue permits for skiing, hiking, walking, and other multiuse trails when warranted; however, unsanctioned trails and dumping are trespassing on private property.

Icy Bay Logging & Conservation

UA has limited one-time timber harvest rights at Icy Bay, the result of a past settlement on two complex litigations. The suits involved the university, state, Yakutat Fisherman's Association, Cordova District Fisheries United, Alaska Center for the Environment, Southeast Alaska Conservation Council, and City & Borough of Yakutat. UA's Icy Bay harvest rights resulted from exhaustive negotiations in which interests of environmental and fisheries, local government, state, and university were all included.

Timber harvesting occurred in the '80's and '90's by multiple parties and concentrated in Cape Yakataga in the smallest footprint possible. Logging is now subject to high degrees of environmental protection and control. Subsistence, habitat, wildlife, and fisheries resources are protected at higher levels than required by state statute and any other state lands. In the settlement, UA agreed to: (1) sell 835 acres and 12 miles of coastline on Yakobi Island, (2) spend funds on a remote Yakataga hut-to-hut trail, and (3) fund research and data collection.

Timber Rights Remain

UA's Land Grant Trust still holds some limited timber harvest rights in Icy Bay; however, limited contractors, extreme remoteness, difficult access, and costly wear and tear on required equipment have made timber harvesting there difficult and largely uneconomical.



FOREST RESOURCES



Sustainable Resource Through Forest Stewardship

The university makes considerable efforts to develop its small forest holdings in sustainable, environmentally-responsible ways. It has a long successful history of timber sales that provide sizeable and repeat revenue for UA's Land Grant Trust Fund. Harvests today occur on a smaller scale of mixed old and young growth trees from Southeast and Interior regions of Alaska. A majority portion of UA's marketable timber stands are 2nd growth forests. These successfully regenerate over 50-70 year growth cycles, harvest rotation plans, and careful UA forest management.



Timber Harvest Activities

UA's timber sale activities undergo a high degree of environmental protection and control from numerous state agencies charged with oversight. Alaska's Forest Resources and Practices Regulations (11 AAC 95-FRPA) provide the most progressive

riparian retention and fisheries protection in the country. FRPA regulations ensure operators use responsible forestry management practices from initial detailed plans of operation through the reforestation.

Trust forest lands have generated \$50 million directly to UA in timber stumpage receipts since 1987. The resource development directly provides jobs and capital needed for infrastructure in local Alaska communities. Revenues from timber, fund among other things, the UA Scholars Program that directly benefits Alaska students.

Recent UA timber sales include:

- Nenana and Teklanika.
- South Mitkof Island, Wrangell Narrows, Petersburg. Added local jobs, protected a public boat launch, preserved view-sheds with selective harvest, provided logs to a local sawmill and music company.
- Blank Inlet, Gravina Island, Ketchikan. Coordinated multiple owners, enabled the Borough to harvest, and the combined effort provided better sales price, jobs, and used local businesses.
- Vallenar Bay, Gravina Island, Ketchikan. Coordinated a 5-year timber sale until 2024 on 1,300 acres along the northwest coast of the island.
- Edna Bay, Kosciusko Island.

Active Partnerships

The LMO has many partners in cooperative arrangements for recreation, as well as resource development with local government, state, and federal landowner agencies.



In Mutual Use Agreements (MUAs), the UA, State Division of Forestry, U.S. Forest Service (USFS), and Alaska Mental Health Trust share limited rural infrastructure, roads, bridges, and marine access facilities which each owns. MUAs reduce costs, enable access, expedite harvest, and provide local jobs and needed wood products more efficiently.

The Federal Good Neighbor Authority (GNA) is utilized by the USFS to get timber sales out more efficiently and better manage harvest operations in coordination with other landowners. The GNA was a recommendation of the Tongass National Forest Advisory Committee and successfully utilized at Edna Bay.

Whenever possible, UA works with communities to maximize local benefits, and is a proud partner in efforts like the GNA, MUAs, and Southeast Alaska Forest Landowners Group. The LMO manages resources for highest and best value and sustainability to the Trust. Earnings from timber enabled the Trust to fund thousands of Alaskans' education through a highly successful UA Scholars Program. To date, more than 9,850 students have had their college funded.

Edna Bay, A Win-Win Model

Initially, residents of Edna Bay did not want timber harvesting and protested. Soon after working together, the community gave their full support and have been strong advocates of UA's forest management activities. UA led this first area timber sale which enabled other partners to coordinate, participate in, and share assets to mutually benefit everyone.



Today, Edna Bay serves as a model of positive stewardship, collaborative partnerships, and local benefits, including:

- Added 20% more jobs
- Improved area roads
- Edna Bay became a 2nd Class City
- Funded a new bridge and dock
- Provided firewood for local elders
- Left shore line buffers
- Provided wood to Pacific Tonewoods (musical instruments made in USA)
- Picnic day use area developed
- First use of the GNA by the U.S. Forest Service in Alaska enabled many sustainable partnerships

MINING & MATERIALS

Economic Engines

Natural resources and extraction industries are the economic engines that created much of Alaska's economic wealth over the last fifty years. The university system relies on these and others to provide jobs for graduates and collaborates with resource development companies on research, pilot projects, and other efforts. Former students work in oil, gas, mining, engineering, surveying, environmental, and operational positions, including those found in the Land Management offices."

Strategic and Cost-Effective Material Sites

The university works with contractors and the Alaska Department of Transportation and Public Facilities (DOT&PF) providing strategic and cost-

Mineral Potential | The University Owns Parcels with Mineral Deposits and Opportunities for Exploration and Leasing

effective material sites that enable continued maintenance and expansion of Alaska's critical transportation system.

Our Broad Pass quarry material site in partnership with Ahtna, a Native Regional Corporation, provided material for the Parks Highway bridge overpass and the Alaska Railroad. In Haines, UA provided the needed gravel materials for the DOT&PF bridge spanning the Chilkat River.



Gas Reserves

UA owns parcels of land that fall within the Alaska Division of Oil and Gas, Ninilchik Unit in the Kenai/Homer area of Southcentral Alaska. The Kenai Peninsula has operating gas fields and recent exploration indicates additional significant gas reserves. The LMO works with independent gas developers to capitalize on known gas formation reserves beneath its Trust land holdings.

As future oil and gas is discovered in Alaska, UA works to provide property, leases, and easements along proposed routes, material sites, and laydown areas. Our team is always looking for opportunities to expand leasing and exploration of these lands for the highest and best value of UA's Trust resources.

The university continues to work with agencies and private entities whenever possible for development of projects. The LMO aims to provide land and leasable sites for infrastructure improvements, operation sites, and maintenance facilities whenever Land Grant Trust Lands may be near such development activities and opportunities.





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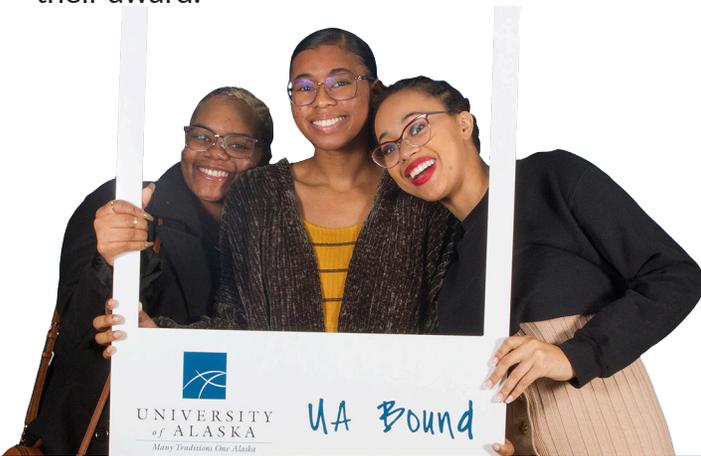
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The UA Scholars Program is one of our proudest funding achievements

This program, which provides a \$12,000 scholarship to the top 10% of Alaska high school students, is a cornerstone of the university system’s efforts to encourage Alaska students to attend and graduate from college in state.

Eligible students are identified based on academic standing at the end of their junior year of high school. Once a student receives an award letter from the UA Scholars Program, they must apply for admission at a UA school by May 1 to secure their award.



Each UA Scholar may utilize a 2-semester leave of absence to take time off after graduation to work or travel before enrolling at any university within the UA system. Once enrolled, the Scholar receives funding each semester for eight semesters, provided he or she remains eligible.

In addition to the UA Scholars program, approximately 30 foster students are funded through the Land Trust each year to attend the University of Alaska.

The intent of congress in establishing Land Grant Trust Colleges was for the lands to benefit and support higher education for the general population who could not otherwise gain entry.



9,850+

Alaska high school students have utilized the award



UAF

- Fairbanks Campus
- Bristol Bay Campus
- Chukchi Campus
- Community & Technical College
- Interior Alaska Campus
- Kuskokwim Campus
- Northwest Campus



UAA

- Anchorage Campus
- Kenai Peninsula College
- Kodiak College
- Matanuska-Susitna College
- Prince William Sound College



UAS

- Juneau Campus
- Ketchikan Campus
- Sitka Campus



Land Management at a Glance

- University of Alaska (UA) is a Land Grant Institution established in 1915. Federal legislation granted UA its initial trust lands.
- As a Trust landowner with beneficiaries described in Alaska Statute 14.40.291, “...land owned by the University is not and may not be treated as state public domain land...”
- Our mission is to prudently manage all real property for the sole purpose of the University of Alaska system. It holds title to ~150,000 acres of land in two categories:
 - ~12,000 acres for education—campuses, academic, and research
 - ~138,000 acres for investment—dedicated to generate revenue for the Trust
- Since 1987, more than \$242.9 million has been generated for the Trust, through land sales, leases, permits, easements, and resource development of timber, oil, gas, mining, and material sales.
- Land Management Earnings on average provide \$6.5 million annually
- Average gross earnings are \$116/acre on land and \$2,100/acre on timber.

Anchorage Office

University of Alaska
Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508
Phone: 907-786-7766
Fax: 907-786-7733

Fairbanks Office

University of Alaska
Land Management
2025 Yukon Drive, Suite 106
Fairbanks, Alaska 99775
Phone: 907-450-8133

ua-land@alaska.edu
alaska.edu/ualand





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