

FY 2025

Annual Report

Prepared By :

**The University of Alaska
Land Management Team**



UNIVERSITY
of ALASKA

LAND
MANAGEMENT

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Bragaw Office Commercial Leasing Property



Our Mission

Land Management prudently manages and monetizes the University's real property to support the University's educational, research, and public service mission including funding for the UA Scholars Program.



Strategic Priorities

1

UA Land Grant Initiative

2

Identify and explore new opportunities for natural resource and commercial development

3

Increase lease portfolio and consider leasing before selling real property

4

Maximize revenue for real estate sales

5

GIS and software for improved planning, development & asset management

6

Invest in the people and tools to enhance operating functions

Executive Summary

Under the oversight of the Chief Strategy, Planning, and Budget Officer, the University of Alaska Land Management Office (UALM) manages the University of Alaska's real property assets. This report covers the financial performance of the Land Management Office for fiscal year 2025 (July 1, 2024 – June 30, 2025) as required by Board Policy P05.11.041 D.

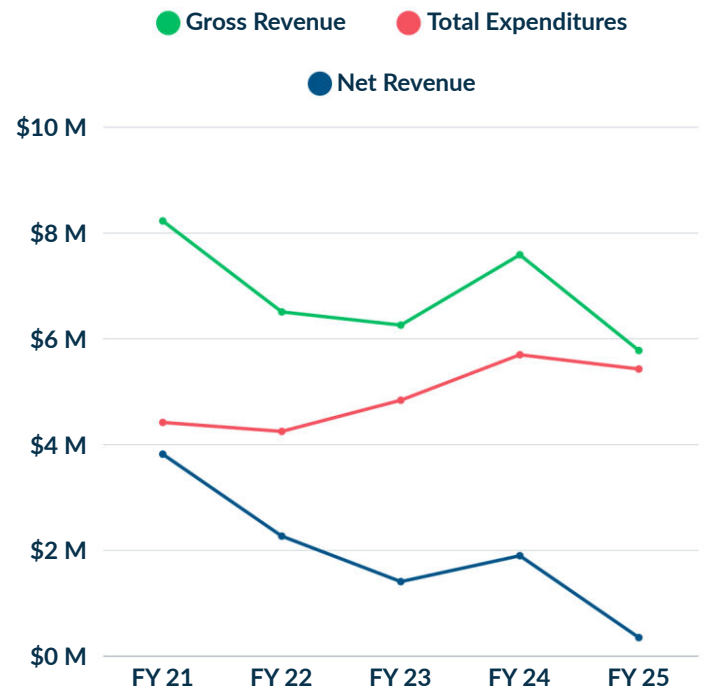
Expenses for FY25 amounted to \$5.43 million. UALM's expenditures include operational expenses for property management, internal debt service, and salaries and benefits. The fiscal year reflected lower net revenue due to increased focus on projects that will generate increased returns in the following fiscal years.

Badger Road Investment Property



The ~150,000 acres of real property assets managed by the Land Management Office cover a vast geographic area from Kotzebue to Ketchikan. Management and monetization of these assets includes leasing, easements, land sales, building sales, permitting, forest management and timber sales, material sales, trespass management, and title defense. Additionally, our office oversees the acquisition of land through the university land grants, purchase, and donation.

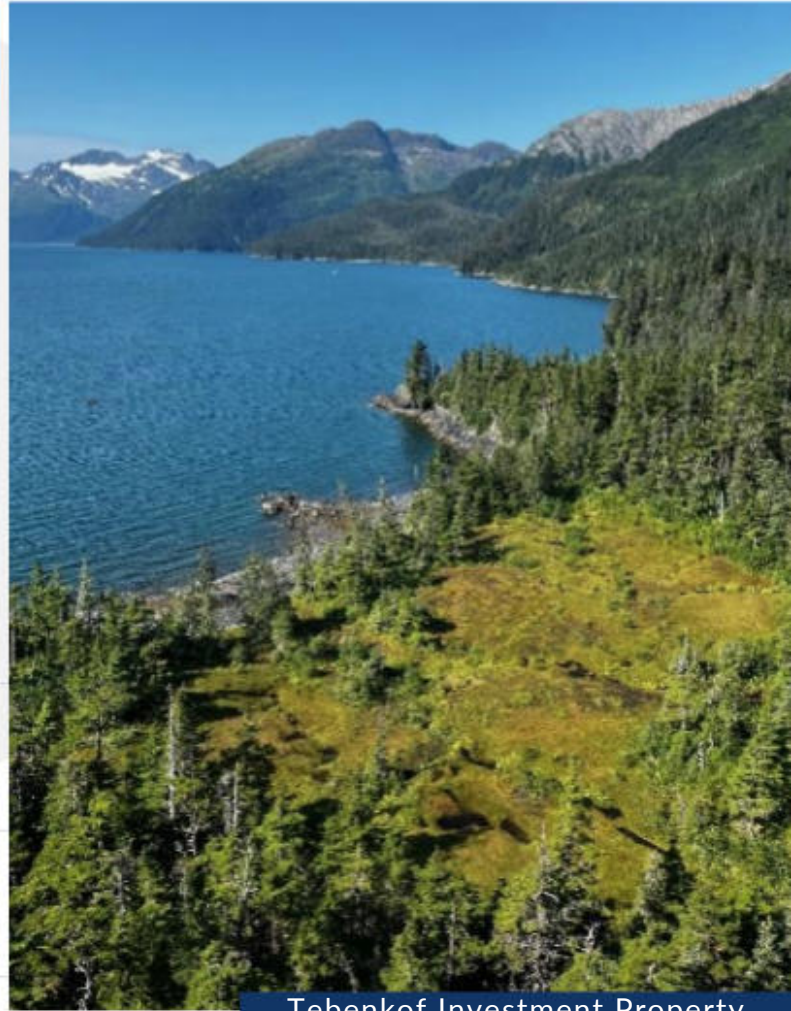
Over the past 5 years, the average annual revenue was \$6.88 million. In FY25, the university received \$5.78 million in gross receipts. \$1.66 million was distributed to the universities and the UA Foundation in FY25.



Total Expenditures & Revenue

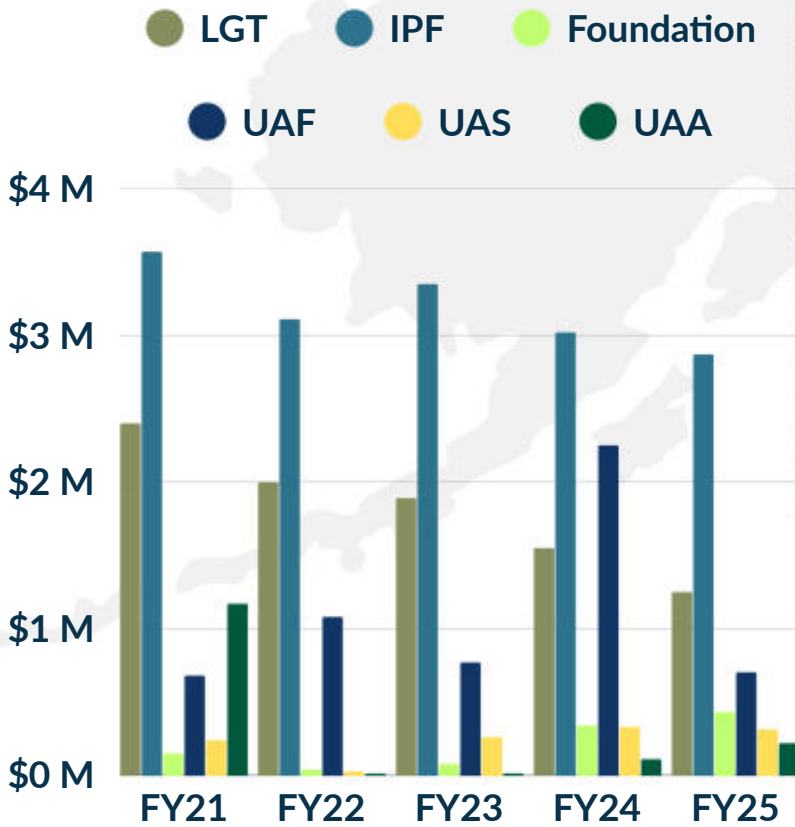
Revenue Overview

Gross revenue for FY25 was \$5.78 million and expenditures totaled \$5.43 million. Revenue came from \$1.20 million in land sales, \$3.92 million in leases, \$287,792 in permits and fees, \$67,000 from easements and \$314,199 from natural resources. Expenditures include \$1.82 million in salaries and benefits and \$3.61 million in operating costs.



Tebenkof Investment Property

Revenue is distributed based on how a property was acquired or managed. Universities can request proceeds from the sale or lease of most real property assets with the exception of certain original trust lands. In FY25, \$1.24 million went to the campuses.



Total Fund Distribution

Revenue Overview (cont.)

Proceeds that go to the LGTF and IPF support UA Scholars, a portion of the Land Management budget, and many other important university initiatives. In FY25, the LGTF and IPF balances at fiscal year-end were \$193 million and \$61.5 million respectively.

Funding Supports UA Scholars

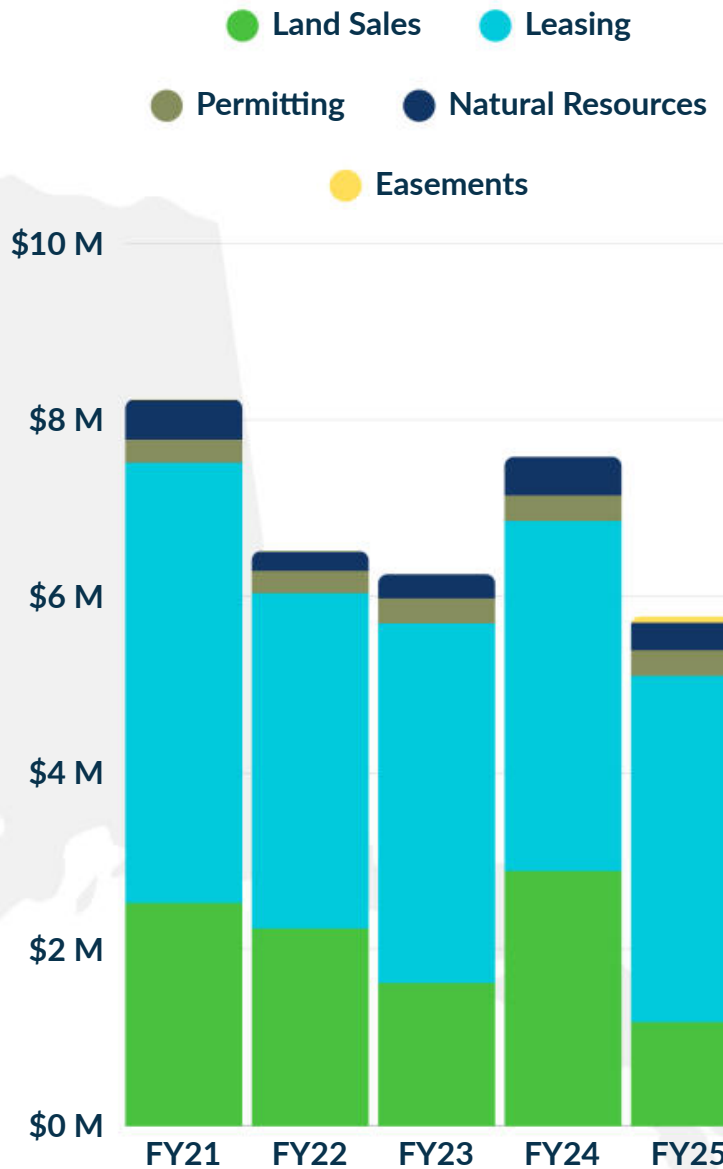
Each year the UA Scholars programs offers a \$15,000 scholarship to the top 10% of graduates from qualified Alaska schools.

The UA Scholars Program is one of our proudest funding achievements. This program is a cornerstone of the University's efforts to keep our youth in state and to educate Alaska's brightest graduating high school seniors. Students are designated by their own community high school based on academic standing at the end of their junior year.

Autumn Daigle (UAS)

Graduated from Homer Senior High School.

Autumn is currently attending UAS and is working towards a BA in English. Being on her family's fishing boat every summer, Autumn learned what it was like to work hard, think on her feet and be open to new opportunities. She is fully embracing all of these things through her studies at UAS. Though she may not have everything figured out yet, hers is a lesson in being able to accomplish whatever you put your mind to.



5-Year Total Gross Revenue by Asset Class



Asset Class Overview

Commercial & Residential Leasing

During FY25, UALM's real estate leasing activities included approximately 67 commercial, residential, and land leases, with the university as landlord and/or tenant. Out of these, 50 leases, on designated land, were directly managed by UALM on behalf of the universities.

\$3.92M *FY 25 Total Lease Revenue*

UALM oversaw the leasing of 313,232 square feet of commercial space across 7 buildings, accruing \$3.92 million in gross receipts, a 1.3 percent decrease from FY24. Demand for commercial office space remained flat over the past fiscal year.

The Bragaw Office Complex and the University Lake buildings continue to generate the most revenue of the commercial properties that the University holds; however, these properties also have higher expenses. The revenues from these properties are allocated for the University's internal debt service, totaling \$1.4 million annually.

For residential leasing, UALM managed apartment leases in Dillingham for UAF, and also a waterfront cabin in Valdez. UALM also administered 25 land leases covering approximately 240 acres. These land leases include cellular towers, the UAS Tech Center lease to the City and Borough of Juneau, and the KAKM land lease for an antenna located at Goose Bay.

Tebenkof Investment Property



\$1.20M *FY 25 Total Land Sale Revenue*

Easements

UALM executed 2 easements in FY25. The cumulative easement fees totaled \$67,000 with the following distributions of benefits: \$60,500 to the Land Grant Trust Fund, and \$6,500 to UAA.

Sales

UALM closed 20 sales in FY25, with 83.07 total acres sold. Total sales revenue was \$1.20 million. The Tebenkof View Subdivision outside Whittier generated strong sales in FY25. This subdivision had not previously been offered for sale and generated 6 lot sales totaling \$459,760 for the Land Grant Trust Fund. Other notable transactions included two Sterling area parcels for \$170,240 and \$130,500, respectively, on behalf of the UA Foundation to benefit the Brockel Family Scholarship and John C. Brockel Memorial Scholarship Endowment at Kenai Peninsula College.

Permitting

UALM currently manages 122 active permits and agreements, of which the university is the permittee or permitter. Sixty-one (61) of these permits and agreements are for educational purposes and managed by UALM. The permits can be further broken down into five cell tower or antenna sites, three coffee stands, 27 general land use permits, six parking permits and agreements, and 20 water rights appropriations. Overall, in FY25, permits and agreements generated \$287,792 in rental income for UALM, a small increase over last year. Year-to-year, improved tracking and management practices provide UALM with a better understanding of the positive impact permits and agreements can have on annual revenue.

UALM is working to standardize and streamline the permitting process, reducing processing times from application to execution. In addition, UALM is preparing a hunting permit program that will authorize hunting on most non-residential UA lands excluding, educational properties, active land sale listings, subdivisions, and areas with existing agreements that would conflict with hunting. UALM is also working to create a commercial big game hunting permitting program.

\$287,792
FY 25 Total Permit Revenue

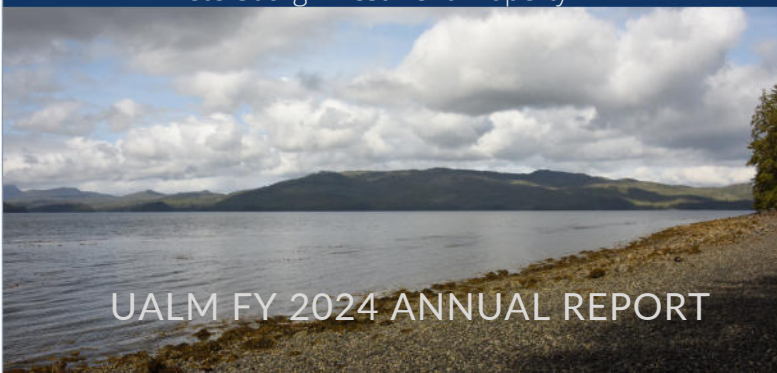


Little Chena River Investment Property

Research Permits

In addition to our permit issuance program from UA lands, UALM secures permits on lands held by external agencies and private parties for university researchers at no additional cost to the university. UALM currently manages over 280 active research permits. UALM facilitated 68 new research permits in FY25. These permits support diverse research areas spanning environmental, geological, and space science and contribute to UAF's effort to achieve R1 research status.

Petersburg Investment Property



68

**FY 25 Total
Research
Permits
Issued**

Natural Resources

Natural resource development on university land includes timber sales, firewood permits, material sales, coal leasing, and oil and gas leasing. Overall gross revenue from natural resource development was \$314,199 largely due to continued royalties from oil and gas and material sales.

Forestry

In forestry, one active timber sale in Vallenar Bay on Gravina Island completed operation in FY25. Close-out was complete with select roads preserved for potential future development of the property. We increased firewood permit costs in FY25 and areas available for harvest to support different communities throughout the state. We are still reviewing and assessing timber assets.

Oil & Gas

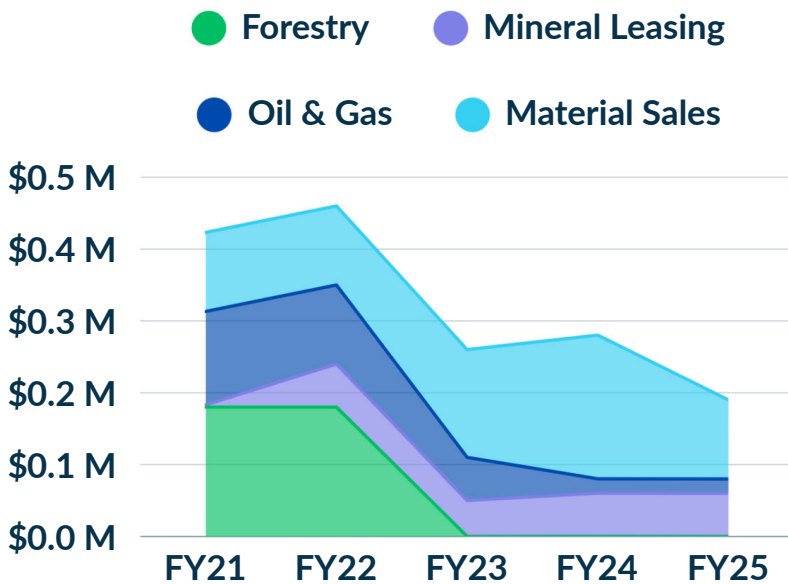
In oil and gas exploration, there were three active leases for a total of \$147,139.

Mining & Materials

Material sales in various locations yielded differing royalties and lease rents for FY25. Gross revenue from material sales was \$109,211, and gross revenue from mineral leasing was \$57,819. We continue to explore new opportunities for the expansion and development of new material sites statewide.

\$314,199

**FY25 Total
Natural
Resource
Revenue**



**5-Year Gross Revenue in
Natural Resources**



Vallenar Bay Region

Acquisitions



Tebenkof Investment Property

2022 Land Grant Initiative

Thanks to the incredible work of Alaska's Congressional Delegation, and in particular Senator Lisa Murkowski, a federal bill was drafted that provides a mechanism for the U.S. to convey lands from Alaska's remaining statehood entitlement to the university.

The spending package passed by Congress at the end of 2022 included the University of Alaska Fiscal Foundation Act, which finally created a process for the University of Alaska to receive 360,000 acres of land from the federal government. The UALM has proposed selections totaling ~500,000 acres to the State of Alaska, Department of Natural Resources (DNR) to begin the State relinquishment process. The State of Alaska (DNR) has public noticed ~350,989 acres. A total of ~96,406 acres have been submitted to the Department of the Interior, U.S. Bureau of Land Management. As of June 30, 2025, no land has been conveyed by the U. S. Bureau of Land Management.

Donations

UALM processed one gift of real property in FY25. There was a donation from Mary Croxton to benefit the Croxton Fellowship Annual Award through the University of Alaska Foundation.

Croxton Residence Donation Property



Priorities

The UALM acquisition priorities are guided by Board Policy. Our priority is to fulfill the university's land grant initiative, support campus objectives by considering and acquiring strategic properties, and to bring in real property for the UA Foundation.

Contact Us



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Attachments

1. FY25 Educational Designation Report
2. FY25 Regional Summary of Investment Property Fee Simple & Surface Rights
3. Regional Summary of Investment Property
4. Annual Expenditures - Past 5 Yrs
5. Gross Receipts & Trust Fund Summary - Past 5 Yrs
6. LGTF Historical Balances Summary FY01 - FY25



University Lake

University of Alaska Land Management FY25 Educational Designation Report

Summary	
Campus	Acreage
UAA	1,706.33
UAF	10,180.9
UAS	260.39
System Office	4.54
Total Educational Acreage	12,152.11

University of Alaska Anchorage

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Anchorage Campus	UAA Campus Fed/State Grant Land	AN.AC.4001	02/13/1984	Trust	71.05
UAA	Anchorage Campus	Providence Hsptl. Acq. Tract A&B	AN.AC.4002	07/21/1988	Non-Trust	0.164
UAA	Anchorage Campus	Goose Lake Acq. 1989	AN.AC.4003	08/31/1989	Non-Trust	4.56
UAA	Anchorage Campus	AMU Acq. II- APU	AN.AC.4004	05/22/1972	Non-Trust	172.967
UAA	Anchorage Campus	AMU (APU) Acq. I	AN.AC.4005	03/31/1972	Non-Trust	0.31
UAA	Anchorage Campus	APU Acq. III	AN.AC.4006	08/14/1983	Non-Trust	41.63
UAA	Anchorage Campus	Goose Lake Land Exchange 1993	AN.AC.4007	12/20/1993	Non-Trust	2.2
UAA	Anchorage Campus	MOA Career Training Site Lease	AN.AC.4008	12/01/1971	Non-Trust	13.431
UAA	Anchorage Campus	Athenian Village Acquisitions	AN.AC.4010	06/25/1991	Non-Trust	13.663
UAA	Anchorage Campus	Templewood Condo Acquisitions	AN.AC.4011	06/29/1988	Non-Trust	1.263
UAA	Anchorage Campus	Providence Chester Creek	AN.AC.4013	12/29/2004	Non-Trust	10.089
UAA	Anchorage Campus	Florina St. 24 Plex Acq.	AN.AC.4014	12/10/2003	Non-Trust	0.681
UAA	Anchorage Campus	Florina St. 8 Plex Acq.	AN.AC.4015	12/12/2003	Non-Trust	0.271
UAA	Anchorage Campus	Goose Lake Land Exch S/D 2004	AN.AC.4016	04/15/2004	Non-Trust	24.86
Total Acreage for Anchorage Campus:						357.14

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Kachemak Bay Campus	Kachemak Bay Campus Replat	HM.KC.4004	07/13/2004	Non-Trust	3.128
UAA	Kachemak Bay Campus	L6 B8 Glacier View Subdivision No. 2	HM.KC.4005	08/30/2013	Non-Trust	0.19
UAA	Kachemak Bay Campus	Youngs Restaurant Acquisition	HM.KC.4006	10/10/2023	Non-Trust	0.555
Total Acreage for Kachemak Bay Campus:						3.87

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Kenai River Campus	North Campus - Title From City of Soldotna	KN.SC.4001	07/24/1971	Non-Trust	151.02
UAA	Kenai River Campus	South Campus - Title From State	KN.SC.4002	12/12/1983	Trust	175.64
Total Acreage for Kenai Peninsula College:						326.66

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Kodiak College	Kodiak College	AP.KC.4001	11/01/1971	Non-Trust	50.10
Total Acreage for Kodiak College:						50.10

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Mat-Su College	Mat-Su College East Subdivision	MS.CE.4002	03/27/1973	Non-Trust	174.31
UAA	Mat-Su College	Mat-Su Campus Acquisition 1971	MS.MC.4001	06/29/1971	Non-Trust	67.83
UAA	Mat-Su College	DONATION - Machetanz 1986	MS.MC.4003	12/17/1986	Non-Trust	80.15
UAA	Mat-Su College	Mat-Su Campus Acquisition 1986	MS.MC.4004	12/17/1986	Non-Trust	440.00
UAA	Mat-Su College	DONATION - Machetanz 1988	MS.MC.4005	12/05/1988	Non-Trust	39.45
UAA	Mat-Su College	DONATION - Machetanz 1989	MS.MC.4006	12/06/1989	Non-Trust	78.41
UAA	Mat-Su College	DONATION - Machetanz 1990	MS.MC.4007	12/11/1990	Non-Trust	39.22
Total Acreage for Mat-Su College:						919.37

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Pippin Lake	DONATION - Pippin Lake PWSCC	CB.PL.4001	05/11/1998	Non-Trust	31.55
UAA	Pippin Lake	PIPPIN LAKE ACCESS EASEMENT	CB.PL.4002	05/11/1998	-	1.85
UAA	Valdez Campus	Prince William Sound College	VZ.VC.4002	01/19/2000	Non-Trust	4.70
UAA	Valdez Campus	Prince William Sound College Housing	VZ.VC.4004	05/15/1991	Non-Trust	3.34
Total Acreage for Prince William Sound College:						41.43

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAA	Anchorage Campus	2831 UAA Dr. Housing Unit A	AN.AC.4018	11/26/2014	Non-Trust	0.073
UAA	Anchorage Campus	2831 UAA Dr. Housing Unit B	AN.AC.4019	11/26/2014	Non-Trust	0.073
UAA	Anchorage Campus	2831 UAA Dr. Housing Unit C	AN.AC.4020	11/26/2014	Non-Trust	0.073
UAA	Anchorage Campus	2831 UAA Drive Housing Unit D	AN.AC.4021	11/26/2014	Non-Trust	0.073
UAA	Anchorage Campus	Widgeon Lane Condo	AN.AC.4022	08/17/2023	Non-Trust	0.04

University of Alaska Land Management FY25 Educational Designation Report

UAA	Bragaw Street	1901 Bragaw Office Building	AN.BG.4001	06/27/2013	Non-Trust	2.47
UAA	University Center	University Center Acq.	AN.UC.4001	12/30/2002	Non-Trust	4.95
Total Acreage for UAA Administration:						7.76

Total Acreage For UAA: 1,706.33

University of Alaska Fairbanks

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Aurora	Aurora Warehouse Acquisition	FA.AR.4001	05/24/2005	Non-Trust	4.39
UAF	Downtown	UAF Comm. & Tech. College Campus	FA.DT.4001	11/22/2002	Non-Trust	1.36
UAF	Downtown	Downtown Parking Garage	FA.DT.4002	09/19/2013	Non-Trust	1.11
UAF	Fairbanks Campus	UAF Campus Fed/State Grant Land	FA.FC.4001	03/04/1915	Trust	2,225.64
UAF	Fairbanks Campus	Musk Ox Farm Acquisition	FA.FC.4002	10/12/1963	Non-Trust	134.00
Total Acreage for UAF Fairbanks Campus:						2,366.49

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Gold Hill	UAF Gold Hill Acquisition	FA.GH.4001	05/28/1992	Non-Trust	25.46
UAF	Pleasant Valley	UAF Two Rivers/HIPAS Acquisition	FA.PV.4001	01/05/1984	Trust	130.00
UAF	Tanana	Still Property Acquisition	FA.TN.4001	12/10/2013	Non-Trust	3.805
UAF	Homer	HOMER FIELD STATION RESERVATION	HM.HM.4002	04/28/2005	Non-Trust	1.00
UAF	Poker Flat	Poker Flat Rocket Range	WM.PF.4001	02/13/1984	Trust	5,121.96
UAF	Poker Flat	Steese Highway Vacation - DOT/PF	WM.PF.4002	08/25/1989	Non-Trust	14.30
UAF	Poker Flat	Reeves Acquisition	WM.PF.4003	06/13/2002	Non-Trust	160.00
UAF	Poker Flat	Miller Acquisition	WM.PF.4004	03/12/2003	Non-Trust	5.00
UAF	Poker Flat	Lambert Acquisition	WM.PF.4005	06/02/2006	Non-Trust	5.00
Total Acreage for UAF Geophysical Institute:						5,466.53

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Seward	Seward Marine Center	KN.SW.4001	01/13/1975	Non-Trust	5.63
UAF	Seward	SMC 1st Avenue Vacation	KN.SW.4002	12/02/1991	Non-Trust	1.23
UAF	Seward	Orca Building	KN.SW.4003	02/05/2013	Non-Trust	0.48
Total Acreage for UAF Fisheries & Ocean Sciences:						7.34

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Cantwell	Cantwell Research Station	NE.CA.4001	08/02/1977	Non-Trust	3.51
UAF	Minto	Minto Biological Station	WB.MI.4001	03/06/1963	Trust	60.93
Total Acreage for UAF Institute of Arctic Biology:						64.44

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Gilmore	Silver Fox Mine Federal Patent	FA.GL.4002	12/27/1984	Non-Trust	59.59
UAF	Gilmore	Silver Fox Mine State QCD	FA.GL.4003	02/13/1984	Trust	80.00
Total Acreage for UAF Mineral Engineering:						139.59

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Nenana	Healy Mountain Translator	NE.NE.4003	12/12/1983	Trust	2.50
UAF	Ester Dome	Ester Dome Communications Site	WB.ED.4001	09/17/1985	Non-Trust	1.12
UAF	Crazy Mountain	Crazy Mountain Translator	WM.CM.4001	02/09/1989	Trust	1.27
Total Acreage for UAF KUAC:						4.89

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Palmer Ag Farm	Palmer Dairy Farm - Federal Acq.	MS.AF.4001	07/21/1936	Trust	829.38
UAF	Palmer Ag Farm	DONATION - Cottrell	MS.AF.4002	11/29/1982	Non-Trust	2.50
UAF	Palmer Ag Farm	Cottrell Acquisition	MS.AF.4003	12/07/1970	Non-Trust	40.00
UAF	Palmer Ag Farm	Breeden Acquisition	MS.AF.4005	12/31/1985	Non-Trust	40.68
UAF	Palmer Ag Farm	Remnant Parcel	MS.AF.4010	07/21/1936	Non-Trust	2.50
UAF	Pt. MacKenzie	Pt. MacKenzie - AG Rights Only	MS.PM.4001	04/26/1985	Trust	103.16
UAF	Nenana	Nenana #1 Subject Ag to Rights	NE.NE.4001	02/08/1984	Trust	320.00
UAF	Nenana	Nenana #2 Subject to Ag Rights	NE.NE.4002	02/08/1984	Trust	320.00
UAF	Delta Ag	Delta Ag Parcel #1 1984	SD.DA.4001	01/05/1984	Trust	83.36
UAF	Delta Ag	Delta Ag#2 1996 - Ag Rights Only	SD.DA.4002	09/26/1996	Trust	362.87
Total Acreage for UAF Natural Resc & Ag Sciences:						2,104.45

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MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Dillingham	Applied Sciences Bldg. Acq.	AP.DH.4001	10/10/2011	Non-Trust	0.31
Total Acreage for Bristol Bay Campus:						0.31

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Chukchi Campus	Chukchi Campus - Kotzebue	KO.CC.4001	03/10/1980	Non-Trust	2.74
Total Acreage For Chukchi College:						2.74

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Kodiak	Near Island	AP.KO.4001	08/11/1986	Non-Trust	7.15
Total Acreage For Fishery Industrial Technology Center:						7.15

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Kuskokwim Campus	City Donation 1973 - Bethel	BE.KC.4001	07/05/1973	Non-Trust	8.81
UAF	Kuskokwim Campus	City Donation 1993 - Bethel	BE.KC.4002	02/19/1993	Non-Trust	0.69
Total Acreage For Kuskokwim Campus:						9.50

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Northwest Campus	Baldwin/Christianson Acq.	NO.NC.4001	12/30/1975	Non-Trust	0.02
UAF	Northwest Campus	Yenney Acquisition	NO.NC.4002	10/28/1983	Non-Trust	0.07
UAF	Northwest Campus	UV Industries Acquisition	NO.NC.4003	07/26/1973	Non-Trust	0.46
UAF	Northwest Campus	Puget Sound Tug/Barge Acq.	NO.NC.4004	12/05/1998	Non-Trust	0.59
UAF	Northwest Campus	Puget Sound Tug/Barge Acq.	NO.NC.4006	03/15/1988	Non-Trust	0.29
UAF	Northwest Campus	Walsh Acquisition	NO.NC.4007	07/14/1980	Non-Trust	0.18
UAF	Northwest Campus	Lots 25A & 27A	NO.NC.4011	08/08/2015	-	0.17
Total Acreage For Northwest Campus:						1.79

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Interior Alaska Campus	Tok Center	WR.TK.4001	06/18/2009	Non-Trust	4.87
Total Acreage For Tok Center:						4.87

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAF	Downtown	Parrish Acquisition	FA.DT.4003	06/09/2011	Non-Trust	0.77
Total Acreage For UAF Community & Technical College:						0.77

Total Acreage For UAF: 10,180.85

University of Alaska Southeast

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAS	Bentwood	Bentwood Building	JU.BW.4001	06/04/2004	Non-Trust	0.41
UAS	Juneau Campus	UAS Juneau QCD From State	JU.JC.4001	12/31/1983	Trust	21.71
UAS	Juneau Campus	CBJ 25 Acre Land Grant - Tract D	JU.JC.4002	05/15/1986	Non-Trust	25.00
UAS	Juneau Campus	CBJ 117 Acre Land Acquisition	JU.JC.4003	10/04/1988	Non-Trust	117.13
UAS	Juneau Campus	Harris Acquisition	JU.JC.4004	08/10/2001	Non-Trust	1.98
UAS	Juneau Campus	Fitzgerald Acq. L1 T3 USS 2391	JU.JC.4005	07/23/2007	Non-Trust	0.87
UAS	Juneau Campus	Horton Acq. Lot R USS 2391	JU.JC.4006	04/29/1981	Non-Trust	4.23
UAS	Juneau Campus	Smith Acq. Lot K-2 USS 2291	JU.JC.4007	06/28/1983	Non-Trust	4.07
UAS	Juneau Campus	AK NW Publish ACQ. Lot 3-6 & W.R	JU.JC.4008	11/08/1983	Non-Trust	2.02
UAS	Juneau Campus	Croteau Acq. Lot I-1 USS 2391	JU.JC.4009	03/23/1976	Non-Trust	1.56
UAS	Juneau Campus	Cain Acquisition Lot H USS 2391	JU.JC.4010	02/22/1974	Non-Trust	1.02
UAS	Juneau Campus	Koschmann Acq. Lot H-B USS 2391	JU.JC.4011	08/30/1971	Non-Trust	0.94
UAS	Juneau Campus	Stover Acquisition Lot M USS2291	JU.JC.4012	09/13/1967	Non-Trust	4.54
UAS	Juneau Campus	Knode ACQ. Lot K-1 USS 2291	JU.JC.4013	08/31/1973	Non-Trust	0.64
UAS	Juneau Campus	Lindegaard Acq. USS1500 LOT 0003	JU.JC.4014	01/22/1976	Non-Trust	0.98
UAS	Juneau Campus	White Acq. Lot J (J-2) USS 2391	JU.JC.4015	11/15/1987	Non-Trust	1.15
UAS	Juneau Campus	Anderegg Acq. USS 1500 Lot 0001	JU.JC.4016	01/20/1976	Non-Trust	1.31
UAS	Juneau Campus	Jones Acquisition Lot W USS 2391	JU.JC.4017	06/01/1984	Non-Trust	3.05
UAS	Juneau Campus	Mattocks Acq. Lot G-2 USS 2391	JU.JC.4018	07/16/1985	Non-Trust	0.34
UAS	Juneau Campus	Mathisen Acq. Lot H-1 USS 2391	JU.JC.4019	02/25/1994	Non-Trust	1.54
UAS	Juneau Campus	Tappe Acq. Lot F-1 USS 2391	JU.JC.4020	08/27/1993	Non-Trust	0.605
UAS	Juneau Campus	Bedford Acq. Portion of USS 1500	JU.JC.4023	07/21/2010	Non-Trust	0.93
UAS	Juneau Campus	Jones Acq. Portion of Lot G	JU.JC.4024	09/28/2011	Non-Trust	3.789
UAS	Juneau Campus	Auke Bay Marine Station	JU.JC.4031	10/17/2017	Non-Trust	1.63

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UAS	Juneau Campus	Olsen Acquisition	JU.JC.4032	11/09/2023	Non-Trust	0.876
Total Acreage For Juneau Campus:						202.32

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAS	UAS School of Career Edu.	Grasle Acq. Lot 2B Block 51	JU.TC.4001	08/09/1983	Non-Trust	0.46
UAS	UAS School of Career Edu.	Ely & Pratt Acq. Lot 2A Block 51	JU.TC.4002	04/24/1979	Non-Trust	4.86
Total Acreage For Technical Education Center:						5.32

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
UAS	Ketchikan Campus	USS 1229	KT.KC.4001	08/23/1968	Non-Trust	48.30
UAS	Ketchikan Campus	LOTS 6 7 & 8, TONGASS VIEW SUBD.	KT.KC.4002	01/01/1968	Non-Trust	0.38
UAS	Ketchikan Campus	LOTS 16-23, TONGASS VIEW SUBD.	KT.KC.4003	03/10/1975	Non-Trust	0.99
UAS	Ketchikan Campus	LOTS 9-16, TONGASS VIEW SUBD.	KT.KC.4004	01/01/1968	Non-Trust	1.29
UAS	Ketchikan Campus	MADISON STREET VACATION	KT.KC.4005	08/23/1968	Non-Trust	0.25
UAS	Ketchikan Campus	Ketchikan Tech Center	KT.KT.4001	06/24/1976	Non-Trust	1.54
Total Acreage For Ketchikan College:						52.75
Total Acreage For UAS:						260.39

System Office

MAU	Campus Unit	Parcel Name	Property #	Date Acq.	Trust or Non-Trust Land	Acreage
System Office	Fairbanks	DONATION Schaible House	FA.FA.4002	07/25/1994	Non-Trust	4.54
Total Acreage For System Office Administration:						4.54
Total Acreage For System Office:						4.54

**UNIVERSITY OF ALASKA
REGIONAL SUMMARY OF INVESTMENT PROPERTY
FEE SIMPLE AND SURFACE RIGHTS
YEAR ENDING JUNE 30, 2025**

Summary			
Trust Land Total Acres (fee simple + surface rights)		132,891.4	
Other Land Total Acres (fee simple + surface rights)		1,186.4	
Total Investment Acres		134,077.8	

Region	Fee Simple	Surface Rights	Total Acres
Northern Region			
FAIRBANKS	9,869.0	1.9	9,870.9
NENANA	12,047.7	0.0	12,047.7
SALCHA-DELTA	7,871.7	0.0	7,871.7
WEST FAIRBANKS	7,639.0	0.0	7,639.0
WHITE MOUNTAIN	19,243.6	675.3	19,918.9
Southcentral Region			
ALASKA PENINSULA	0.0	1,389.3	1,389.3
ANCHORAGE	11.5	7.2	18.7
COPPER BASIN	6,248.6	0.0	6,248.6
GULF	330.9	793.1	1,124.0
HOMER	2,892.5	23.9	2,916.4
KENAI	11,820.7	372.2	12,192.9
MAT-SU	8,057.8	114.6	8,172.4
UPPER SUSITNA	13,740.8	80.0	13,820.8
VALDEZ	192.1	259.4	451.5
WRANGELL ST. ELIAS	7,257.4	340.2	7,597.6
Southeast Region			
HAINES	13,826.4	5.7	13,832.1
JUNEAU	713.0	0.0	713.0
KETCHIKAN	4.8	2,498.9	2,503.7
PETERSBURG	112.5	1,108.9	1,221.4
PRINCE OF WALES	0.0	4,059.2	4,059.2
SITKA	0.0	438.3	438.3
Out of State			
OUT OF STATE	29.7	0.0	29.7
TOTAL	121,909.7	12,168.1	134,077.8

**UNIVERSITY OF ALASKA
REGIONAL SUMMARY OF INVESTMENT PROPERTY
YEAR ENDING JUNE 30, 2025**

Region	Fee Simple	Surface Rights	Subsurface Only	Timber Rights	Mining Claims	Easement/ ROW	Partnership Interest	Royalty	Total	Percent of Total
ALASKA PENINSULA		1,389.3	1,151.3						2,540.6	1.18%
ANCHORAGE	11.5	7.2	879.3						898.0	0.42%
COPPER BASIN	6,248.6		1,281.3						7,529.9	3.51%
FAIRBANKS	9,869.0	1.9	4,179.9			1.8	1.6	18.5	14,072.7	6.55%
GULF	330.9	793.1	1,224.7	61,876.0	40.0	21.0			64,285.7	29.94%
HAINES	13,826.4	5.7	590.1						14,422.2	6.72%
HOMER	2,892.5	23.9	981.1			0.7			3,898.2	1.82%
JUNEAU	713.0								713.0	0.33%
KENAI	11,820.7	372.2	637.0						12,829.9	5.98%
KETCHIKAN	4.8	2,498.9	145.3						2,649.0	1.23%
MAT-SU	8,057.8	114.6	1,425.0			0.7			9,598.1	4.47%
NENANA	12,047.7		1,753.7			2.9			13,804.3	6.43%
OUT OF STATE	29.7								29.7	0.01%
PETERSBURG	112.5	1,108.9	40.6						1,262.0	0.59%
PRINCE OF WALES		4,059.2	4.5						4,063.7	1.89%
SALCHA-DELTA	7,871.7		854.7						8,726.4	4.06%
SITKA		438.3	17.1						455.4	0.21%
UPPER SUSITNA	13,740.8	80.0	669.8						14,490.6	6.75%
VALDEZ	192.1	259.4	193.4			0.5			645.4	0.30%
WEST FAIRBANKS	7,639.0		959.1			31.6			8,629.7	4.02%
WHITE MOUNTAIN	19,243.6	675.3							19,918.9	9.28%
WRANGELL ST. ELIAS	7,257.4	340.2	1,661.8						9,259.4	4.31%
TOTAL	121,909.70	12,168.10	18,649.70	61,876.00	40.00	59.20	1.60	18.50	214,722.80	100%

Area	Fee	Surface	Subsurface	Timber	Mining	Easement/	Partnership	Royalty	Total	Percent
TRUST LAND	120,846.3	12,045.1	17,044.8	61,876.0		38.2			211,850.4	98.64%
NON-TRUST LAND	1,063.4	123.0	1,604.9		40.0	21.0	1.6	18.5	2,872.4	1.36%
TOTAL	121,909.7	12,168.1	18,649.7	61,876.0	40.0	59.2	1.6	18.5	214,722.8	100%

Total acres of Trust Land = (fee simple + surface rights)	132,891.40
Total acres of Other Land = (fee simple + surface rights)	1,186.40
Total Acres Univeristy Owned	134,077.80

*Some columns do not add correctly due to rounding.

**UA Land Management
ANNUAL EXPENDITURES - Past 5 Yrs**

EXPENDITURES					
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>
Bragaw Office Center (BOC)	2,200,308	2,202,381	2,602,344	2,834,815	2,786,497
All Expenses, excl the BOC	947,289	789,102	869,065	1,111,654	826,736
Salaries (incl staff benefits)	1,269,679	1,254,462	1,371,815	1,750,214	1,815,776
TOTAL EXPENDITURES	\$4,417,276	\$4,245,945	\$4,843,224	\$5,696,683	\$5,429,009

UA Land Management FY25 ANNUAL REPORT
Gross Receipts and Trust Fund Summary - Past 5 Yrs

RECEIPTS					
	FY21	FY22	FY23	FY24	FY25
UNIVERSITY TRUST LAND					
Land Sales	\$ 1,882,314	\$ 1,728,602	\$ 1,548,703	\$ 1,067,798	\$ 801,268
Leases: Land/Commercial/Residential	90,401	92,670	105,251	94,957	98,132
Permits & Fees	106,743	86,274	95,921	126,711	125,060
Timber Sales	180,030	60	190	100	30
Mineral Leases/Royalties	56,156	51,682	59,429	58,930	57,819
Oil & Gas Leases/Royalties	106,349	59,621	64,966	170,511	147,139
Material Sales	88,678	76,822	120,215	169,130	82,555
Easements/Rights of Way	-	-	-	-	60,500
Miscellaneous	-	-	-	-	-
Renewable Energy	-	-	-	-	-
Mitigation Management	-	-	-	-	-
	\$ 2,510,670	\$ 2,095,730	\$ 1,994,675	\$ 1,688,137	\$ 1,372,503
OTHER UNIVERSITY LAND					
Land Sales	\$ 498,145	\$ 479,244	\$ 19,507	\$ 1,529,446	\$ -
Leases: Land/Commercial/Residential	4,900,693	3,707,992	3,975,704	3,873,208	3,817,553
Permits & Fees	105,779	123,899	138,567	120,166	118,149
Timber Sales	-	-	-	-	-
Mineral Leases/Royalties	-	-	-	-	-
Oil & Gas Leases/Royalties	-	-	-	-	-
Material Sales	21,968	31,002	28,917	29,156	26,656
Easements/Rights of Way	3,500	1,500	-	-	6,500
Miscellaneous	-	-	-	-	-
Renewable Energy	-	-	-	-	-
Mitigation Management	-	-	-	-	-
	\$ 5,530,084	\$ 4,343,637	\$ 4,162,695	\$ 5,551,976	\$ 3,968,858
FOUNDATION LAND					
Land Sales	\$ 106,000	\$ -	\$ 32,969	\$ 290,934	\$ 382,697
Leases: Land/Commercial/Residential	-	-	-	-	-
Permits & Fees	42,844	43,273	43,705	44,142	44,584
Timber Sales	-	-	-	-	-
Mineral Leases/Royalties	-	-	-	-	-
Oil & Gas Leases/Royalties	-	-	-	-	-
Material Sales	-	-	-	-	-
Easements/Rights of Way	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Renewable Energy	-	-	-	-	-
Mitigation Management	-	-	-	-	-
	\$ 148,844	\$ 43,273	\$ 76,674	\$ 335,076	\$ 427,281
OTHER RECEIPTS					
Land Contract Interest	\$ 44,896	\$ 31,331	\$ 23,593	\$ 15,978	\$ 12,797
TOTAL RECEIPTS	\$ 8,234,495	\$ 6,513,971	\$ 6,257,637	\$ 7,591,167	\$ 5,781,439
LAND GRANT ENDOWMENT TRUST FUND					
ASSET TYPE	FY21	FY22	FY23	FY24	FY25
Accounts Receivable ¹	\$ 401,678	\$ 319,476	\$ 221,007	\$ 170,288	\$ 138,036
Cash & Investments	154,527,575	141,228,324	146,222,021	154,150,488	163,420,017
Real Property ²	30,157,155	29,799,812	29,688,701	29,606,997	29,550,494
Security Deposits ³	(36,716)	(18,200)	(34,711)	(77,661)	(82,233)
NET ASSETS	\$ 185,049,693	\$ 171,329,412	\$ 176,097,018	\$ 183,850,112	\$ 193,026,314

¹ Principal balance due on land sale contracts, deeds of trust, judgments

² Real estate with a known basis was booked in 1993 at its acquisition value. Approximately 90,000 acres are held by the University at \$0 basis

³ Deposits held by the University on pending land sale closings.

**UA Land Management
LAND GRANT ENDOWMENT TRUST FUND
HISTORICAL BALANCES SUMMARY
FY01 - FY25**

ASSET TYPE	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12
Accounts Receivable	\$ 5,576,691	\$ 5,067,698	\$ 5,920,322	\$ 5,172,517	\$ 6,316,809	\$ 5,903,733	\$ 5,318,078	\$ 4,580,213	\$ 4,432,591	\$ 4,199,117	\$ 3,322,554	\$ 3,043,479
Cash & Investments	78,476,481	72,479,125	77,698,716	88,603,297	101,623,795	113,483,711	130,538,412	126,353,463	89,323,412	95,221,419	109,848,703	105,302,752
Real Property	33,915,263	33,578,039	32,348,372	31,739,037	31,017,913	33,917,297	33,718,256	32,220,678	32,011,783	31,611,785	31,743,427	31,669,233
Security Deposits	(5,544,122)	(5,732,346)	(4,830,550)	(4,713,691)	(4,505,465)	(4,757,400)	(389,823)	(3,872,812)	(650,907)	(589,292)	(601,398)	(383,108)
NET ASSETS	\$ 112,424,313	\$ 105,392,516	\$ 111,136,860	\$ 120,801,160	\$ 134,453,052	\$ 148,547,341	\$ 169,184,923	\$ 159,281,543	\$ 125,116,878	\$ 130,443,028	\$ 144,313,286	\$ 139,632,356
PERCENT CHANGE	-0.37%	-6.25%	5.45%	8.70%	11.30%	10.48%	13.89%	-5.85%	-21.45%	4.26%	10.63%	-3.24%

ASSET TYPE	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Accounts Receivable	\$ 2,590,337	\$ 2,182,067	\$ 1,809,881	\$ 1,891,934	\$ 1,330,518	\$ 1,077,117	\$ 748,370	\$ 553,786	\$ 401,678	\$ 319,476	\$ 221,007	\$ 170,288
Cash & Investments	114,050,989	123,548,961	117,368,874	105,668,650	117,149,881	122,264,222	124,258,752	120,407,363	154,527,575	141,228,324	146,222,021	154,150,488
Real Property	30,070,519	30,052,437	30,048,077	30,319,842	30,278,763	30,279,765	30,279,765	30,278,092	30,157,155	29,799,812	29,688,701	29,606,997
Security Deposits	-	-	(10,100)	-	(1,750)	(1,000)	-	(23,400)	(36,716)	(18,200)	(34,711)	(77,661)
NET ASSETS	\$ 146,711,844	\$ 155,783,465	\$ 149,216,731	\$ 137,880,425	\$ 148,757,413	\$ 153,620,103	\$ 155,286,888	\$ 151,215,841	\$ 185,049,693	\$ 171,329,412	\$ 176,097,018	\$ 183,850,112
PERCENT CHANGE	5.07%	6.18%	-4.22%	-7.60%	7.89%	3.27%	1.09%	-2.62%	22.37%	-7.41%	2.78%	4.40%

ASSET TYPE	FY25
Accounts Receivable	\$ 138,036
Cash & Investments	163,420,017
Real Property	29,550,494
Security Deposits	(82,233)
NET ASSETS	\$ 193,026,314
PERCENT CHANGE	4.99%