

State of Alaska
Department of Natural Resources
Alaska Mental Health Trust Land Office

BEST INTEREST DECISION
2600 Cordova Single Purpose Entity

In accordance with AS 38.05.801 and the implementing regulations governing Alaska Mental Health Trust land management (11 AAC 99), Trust land shall be managed consistently with the responsibilities accepted by the state under the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 [1956]). This means that management shall be conducted solely in the best interest of the Alaska Mental Health Trust and its beneficiaries.

In determining the best interest of the Trust and its beneficiaries, and in determining consistency between state law and the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 [1956]), the Executive Director of the Alaska Mental Health Trust Land Office (“TLO”) shall, at a minimum, consider the following interactive Trust management principles in accordance with 11 AAC 99.020:

- Maximization of long-term revenue from Trust land;
- Protection of the corpus;
- Protection and enhancement of the long-term productivity of Trust land;
- Encouragement of a diversity of revenue-producing uses of Trust land; and
- Management of Trust land prudently, efficiently, and with accountability to the Trust and its beneficiaries.

- I. **Proposed Action:** To contribute the property known as 2600 Cordova to a single purpose entity wholly owned by The Trust.
- II. **Applicant/File #:** The applicant is 2600 Cordova, LLC; the file number is MHT 9200503.
- III. **Property Description/Acreage:** 2600 Cordova Dr., Smith Subdivision #1, Block 6, Lot 1A Anchorage, AK, in the Anchorage Recording District, containing a 27,338 square foot two story office building on a 37,476 square foot (~.86 acre) lot.
- IV. **Due Diligence:** No additional due diligence required
- V. **TLO Recommendations:** Contribute the property known as 2600 Cordova to a single purpose entity, wholly owned by The Trust.
- VI. **Applicable Authority:** AS 37.14.009(a), and AS 38.05.801, and 11 AAC 99.

VII. Trust Authority Consultation. The Trust Authority Board of Trustees was consulted on the proposed offering on May 8, 2013.

VIII. Best Interest Decision: Given the above and the information contained in the complete record, the Executive Director finds that the proposed transaction is in the best interest of the Trust, subject to the terms and conditions addressed in this decision. The decision is based upon the consideration of the five Trust management principles set out in 11 AAC 99.020 and is in full compliance with 11 AAC 99.

IX. Opportunity for Public Comment: Public notice of this best interest decision will take place as provided in 11 AAC 99.050. Parties wishing to comment on the best interest decision or parties that believe that the decision should be altered due to an inconsistency with Trust management principles set out in 11 AAC 99.020 must provide written comments to the TLO during the public notice period. If no comments are received by the end of public notice period, this best interest decision will be affirmed and the proposed action taken. (See public notice for specific dates.)

The Executive Director will consider timely written comments. The Executive Director will then, in his or her discretion, modify the decision in whole or in part in response to the public comment, or affirm the final best interest decision without changes. The best interest decision as modified or affirmed will become the final agency action, subject to reconsideration procedures under 11 AAC 99.060. Additional notice will be provided for a substantially modified decision.

X. Reconsideration Language: Persons who submitted timely written comments will be provided with a copy of the final best interest decision, and will be eligible to request reconsideration under 11 AAC 99.060 (b) within 20 calendar days after publication of the notice or receipt of the decision, whichever is earlier. The Executive Director shall order or deny reconsideration within 20 days after receiving the request for reconsideration. If the Executive Director takes no action during the 20-day period following the request, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

XI. Available Documents: Background information, including maps, is on file at the TLO, located at 2600 Cordova Suite 100, Anchorage, Alaska 99503.

Approved:



Gregory L. Jones, Executive Director, Trust Land Office

5/8/2013
Date