


To: Members, Senate Finance Committee
From: Steve Williams, CEO 
Date: 1/31/2023
Re: Follow up to 1.25.23 Presentation

MEMO

On behalf of the Trust, thank you for the opportunity to present before the Senate Finance Committee and to provide an update on Trust finances and work on behalf of beneficiaries.

Below you will find responses to questions posed by the committee for which we pledged to provide follow up information.

1) Regarding Peer Support Certification, is there a requirement for peers to be certified in Alaska (as a part of a reimbursable system)? (Sen. Wilson)

There are no general requirements for peer support professionals who work for a community-based agency to be certified. If the provider entity employing peer support professionals bills Medicaid for peer-related services, then the peers must be certified by the Alaska Commission for Behavioral Health Certification. There are four levels of certification for a peer support specialist, and additional information about certification can be found here: <https://akcertification.org/peer-support-professionals/> Also notable is that certification and its associated training and mentorship is a best practice, and it raises the level of professional competence for peer workers.

2) What workforce/training activities does the Trust fund that support individuals experiencing Alzheimer's disease and dementia? (Sen. Bishop)

The Trust funds the Alaska Training Cooperative (AKTC), which is housed at the University of Alaska Anchorage Center for Human Development. AKTC provides specific trainings for staff who work with individuals who experience Alzheimer's Disease and related dementia (ADRD). The Trust is also currently supporting Alzheimer's Resource of Alaska, which provides education to caregivers and people with ADRD, and the Dementia Action Collaborative which has a workforce committee to identify and implement training about ADRD.

3) Per the SHARP Program, are the state agencies referenced during the presentation using SHARP 1, 2, or 3? (Sen. Wilson)

The [SHARP \(Supporting Healthcare Access Through Loan Repayment\) Program](#), which supports healthcare worker recruitment and retention through loan repayment and other supports for service, is administered through the Dept. of Health Division of Public Health. While a majority of SHARP contracts are with non-governmental providers, the Departments of Corrections, Health (Div. of Public Health), and Family and Community Services (API, Office of Children's Services) are utilizing SHARP 3 (AS18.29) to support the recruitment and retention of hard to fill positions.

4) Which partner(s) is the Trust engaged with in the Copper River Valley (Copper Center) in its work to improve behavioral health crisis response? (Sen. Bishop)

Copper River Native Association is the health entity operating in the Copper River Valley with which the Trust is working to operationalize a mobile crisis response team in the region.

5) In the Trust Land Office's FY23 fall land sale, how many acres were sold to generate the \$2.7M in revenues? (Sen. Bishop)

In the [fall 2022 land sale auction](#), the Trust Land Office sold 53 parcels totaling 355.3 acres.

6) Provide the committee more detail on the Trust's commercial real estate (CRE) assets, including financial data and targeted hold periods. (Sen. Stedman)

The Trust manages its commercial real estate assets as a portfolio. Below is a table that has information about each of the Trust's seven properties.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

Investment Portfolio Status as of January 2023

Project	Street Address	City & State	Occupancy Rate	Net Cash Flow YTD 2023 (1)	Appraised Value (2)	Net Equity (3)
Cordova	2600 Cordova Street	Anchorage, AK	100%	\$67,613 (4)	\$4,635,000	\$4,635,000
Commercial Drive	2618 Commercial Drive	Anchorage, AK	100%	\$87,015	\$2,820,000	\$1,914,967
Washington Parks	1111 Israel Road	Tumwater, WA	100%	\$84,825	\$16,054,600 (5)	\$10,522,981
Rulon White	1973 N. Rulon White Blvd.	Ogden, UT	100%	\$458,740	\$23,428,571	\$17,062,626
Promontory Point	2420 & 2500 Ridgpoint Dr.	Austin, TX	100%	\$282,249	\$17,475,000	\$8,462,345
Amber Oaks	9601 Amberglen Blvd.	Austin, TX	93%	-\$835,396 (6)	\$31,300,000	\$20,799,908
North Park	17319 San Pedro Avenue	San Antonio, TX	69% (7)	-\$88,745 (8)	\$13,215,000	\$6,833,066
Portfolio Total			93% (9)	\$56,302	\$108,928,171 (10)	\$70,230,893

(1) Year-to-Date Fiscal Year 2023 (six months)

(2) As of Year-End Fiscal 2022 per appraisal/BOV.

(3) Appraised Value less outstanding debt as of Year-End Fiscal 2022.

(4) Includes \$91,901 in capital expenditures; also note that TLO occupies 24% of the building rent-free.

(5) BOV based on assumption that the Washington Parks & Recreation lease is renewed; internal as-is value estimate was \$11,100,000.

(6) Includes \$856,330 in lease-up costs related to new tenants.

(7) Includes the 7,090-square foot lease executed January 10th.

(8) Includes \$229,853 in lease-up costs related to new tenants.

(9) Up from 84% one year earlier.

(10) Up from \$101,895,612 one year earlier.

The Trust's Asset Management Policy Statement's targeted holding period for this asset class is seven to twenty years. These assets are within the targeted exit period and disposition is evaluated against a number of metrics, including market conditions.

Thank you for the opportunity to provide additional information to the committee. Please reach out to our offices if you have additional questions.