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consistent mention of the possible and probable Legislative relief that the U.S. Congress would provide for Cook Inlet in the event that the State didn't take any action here. You probably have an idea of what that might entail. Would you like, perhaps, to describe generally what you could expect in a settlement with someone other than the State?

Huhnsdorf: It would be difficult for me to say what would happen in the event that the Federal Government had to, Congress had to determine (IA) Cook Inlet on the grounds (IA) State participation. I can only say that our position, in my mind, is stronger than (IA). I say that because if the State, with the State now trying to participate, (IA) feeling I'm sure is (IA) I don't know what view Congress would take of that (IA) they could simply write that off as possible (IA) without paying as much attention to (IA) as they did (IA) personal. Maybe it's wrong, maybe that's not the case, but I know last spring when the (IA) was going on in the newspapers in Washington (IA) Congress was paying a lot of attention to the Anchorage Borough and to the State, and I'm not so sure that they'll do that next time.

Sen. Poland: You say that they wouldn't be, in your opinion, they wouldn't be, they would be less sympathetic to the State's needs if the State doesn't conclude the negotiations.

Huhnsdorf: Right. Well, and I don't want that to sound as a threat. I don't mean it as a threat. I just think that the situation, if the State (IA)..because for very real economic reasons it is impossible. The Congress might not feel that way.

Sen. Poland: Representative Huntington.

Rep. Huntington: Mr. Huhnsdorf, I'm very sorry to see this situation here (IA) football, but, at the same time, the agreement you have with the State now, the negotiated agreement, do you feel that your Region will become completely satisfied if there was no alternation to that agreement and it went through as is?

Huhnsdorf: Yes, sir. I believe the settlement represents a carefully balanced and carefully calculated working out of all the differences and kind of like (IA) so that I would say, that yes, it is a very finely tuned agreement for all three parties are in basic agreement. I think that would be the situation.

Sen. Poland: Senator Rhodes.

Sen. Rhodes: Mr. Huhnsdorf, I'm a little bit curious why, especially with regard to the Beluga lands, the Cook Inlet Region would be terribly anxious to accept them. There are leases on all the lands. The royalty on those leases is extremely small, the State literally gave those lands away to the detriment of the taxpayers and I can understand the State wanting to transfer that land, and I'm curious as to why or possibly how Cook Inlet envisions it will manage these lands to the best of it's corporate ability.

Huhnsdorf: We, as negotiators, are taking into consideration the fact that, under the existing Federal withdrawals, no more than six townships, if that, of land were available for Cook Inlet, that would satisfy the (IA) under this agreement, there are twenty townships, and that, to my Board of Directors, is very good

attractive and whether or not there was coal, whether or not the coal was leased or not, the surface value had a lot to do with decisions (IA). The very fact that we were getting land surrounding (IA) and these lands were low-lying (IA). That was one of the big considerations (IA).

Sen. Rhodes: Madam Chairman, I have one more question. In considering the value of the portion of the Beluga coal fields that would be conveyed to the Cook Inlet Corporation, has the specter of increased taxation on resource taxation, on these lands been considered by the Cook Inlet Corporation? The lease royalty is extremely low and there is a possibility that there may be additional increases at some point in the future in terms of (IA) Was this taken into account by the Cook Inlet Region and, if so, what was your analysis of it?

Huhnsdorf: Yes, Senator, it was. All I can say to that is that we do ourselves a good favor. We see the potential for (IA) under the (IA) we feel we can take our chances.

Sen. Poland: Thank you very much. Representative Beirne.

Rep. Beirne: Madam Chairman, may I just ask one question (IA) clarify my (IA) on coal (IA) a certain period of time and then we support the possibility of coal not really being (IA) for use for a long period of time, wouldn't it be a possibility that those leases will have to be renewed and that (IA) re-negotiated.

Huhnsdorf: That's a possibility.

Rep. Beirne: What would be your estimate of the time frame if we ever do use this coal for energy, when would that be? How long a period of time?

Huhnsdorf: I would agree with most estimates, the time frame would be (IA) early 1980s (IA)

Sen. Poland: Mr. Huhnsdorf, I'm going to ask you a question that you and I have discussed so I know the answer, but the reason I'm asking it is for the benefit of the Committee and the audience here is that, the first time that the select Beluga Committee met with the State, they said that Cook Inlet was not interested in the coal - you do intend to draw out the coal?

Huhnsdorf: Yes, we do.

Sen. Poland: Thank you. And I also wish to express my appreciation and I'm sure other members of the Committee here, on your thoughts on amending the Statehood Act. I know from earlier discussions with Mr. Huhnsdorf that this was true from the very beginning. They did not feel (IA) was needed and opposed and the State now tells us that they didn't feel it was needed either. We've now been left with Congressman Young wearing the hat of amending the Statehood Act, and I intend to talk to Congressman Young because I don't believe he dreamed that idea up by himself.

Huhnsdorf: Madam Chairman, we know that the Dept. of Interior wished that (IA)

Sen. Poland: I think you're exactly correct, Mr. Huhnsdorf. Representative Brown.

Rep. Brown: Mr. Huhnsdorf, Senator Rhodes asked you some questions about whether or not the (IA) tract is considering (IA) subject to the leases that most people in the State have had a relatively low royalty. But you also said, in your statement that the Cook Inlet Region may well be, you'd be putting capital rather than just asking or (IA) the people with coal (IA) leases into contingency development and maybe as a suggested and speculated answer to that, one little bit of leeway that you may have that the State does not have, is to re-negotiate those leases and getting higher (IA) if you're offering the developer capital to aid the owner in development of the resources so in addition to the question of renewal appearing, it also gives the idea that you're entering into the business transaction involving diffusion of capital, might well end up re-negotiating the lease. I would be reluctant to (IA) capital basis myself.

Sen. Poland: Are there further questions for Mr. Huhnsdorf? Representative Osterback (IA)

Rep. Osterback: Yes, Mr. Huhnsdorf. How, I still can't get it clear, how long will the State lease, if you do get the land? Will they expire in five years or two years or (IA) they expire based on the lease (IA)

Huhnsdorf: The leases are written in such a way..I'm not quite sure I understand that legally, but they're written in such a way that the holder can virtually perpetuate his lease holdings and there really isn't too much other than re-negotiation to some degree that the holder of the lease can do. And I know I told you at the proceedings that we will be the administrator of the lease, we will negotiate to the extent that we can to improve any detriments that we might be able to (IA) of the leases. But, again we don't see any real way of breaking the State's contract with the existing lease. We have not sought to do that, nor do we want to do that. We think that (IA) and we're prepared to live with that and do the best we can.

Rep. Osterback: Thank you.

Sen. Poland: Representative Cotton.

Rep. Cotton: Thank you. Mr. Huhnsdorf raised the question in his testimony that I have for Mr. Smith and he brought up the question of, if I could direct the question to Mr. Smith, the question of the procedures for such : includes; and, apparently the legality is somewhat in question whether the administration can do it by themselves without the approval of the Legislature and this is still in question, I assume.

Smith: (IA) The administration, after looking at the Statutes (IA) particularly the Statutes referring to Title 38.095 (IA) code permitted the same type of trade for the purposes of consolidating land ownership and management that was alluded to in Section 22(f) of the Claims Act. In that Section of the Claims Act, Congress gave the Secretary of the various Federal agencies the right for making this type of trade for land management and ownership consolidation purposes. Two months or three months after that bill was passed, the State

Legislature passed the Statute I just made reference to using some of the exact language of the Federal Act. So that it is our feeling that this trade dealing those criteria does not meet this Legislative context (IA) approval from a legal standpoint, I believe the Governor (IA) made clear (IA) a couple of things. One, it is a very large land trade - it does effect a sizeable amount of acreage and in the vicinity of 50% of the State's population and, as Senator Poland indicated that she and the Legislators would like the time to review, that was a very important feature. Secondly, and this was brought out again this week, he feels that the people have raised questions about whether or not such trades as this are legal whereas he feels that they are. He has said to the Legislature, while you are looking at this trade, if there is any question concerning the legality, we want you to vote on it. If you approve it, we feel that you approve the trade and having gone through that process, what with the addition of the administrations the last year, let us sit down and make sure there's no question about the method in which future land trades will be conducted; because, I think we feel quite strongly, having looked at what has happened during implementation (IA) that future land trades are going to be absolutely necessary if we're to have the type of action passed that are needed. They're probably aware that selections have occurred right in the heart of two of our State parks and there has been an indication, certainly by the Legislature initially, that they felt these suitable (IA) set aside for park purposes. So, if there is to be a trade out, the administration is working with the Legislature. (IA) have by the administration can testify these procedures on how the Senate (IA) can set up some type of bill, perhaps emerge after the Legislature. Address (IA) trade (IA) to make sure that all agree in the future on this question of is it legal - what is precisely, the way to go about doing it no more is in question.

Rep. Cotton: Okay, I just have one further question. I wanted to know..in that case, I just interpret from your previous testimony and Commissioner Martin's previous testimony that this trade is going to kind of establish a precedent and I just wonder, and again, the point that Mr. Huhnsdorf brought up, what size transfer agreement should be referred to the Legislature. I mean, do you feel that that would be included in any legislation? Do you think that...

Smith: Well, it's (IA) that the Legislature at some point has a need to decide something. I think it would be an appropriate thing to view. I think I can say safely that I don't view the type, certainly not the complexities of the trade such as Cook Inlet and would feel (IA) something that was moving on the rise with the exception of the D-2 property because the landowners stated that already (IA) Claims Act which would be more or less between the State and Federal Governments (IA). I would emphasize the point that, yes, this is a first time, it is a pilot operation. I can safely say that it is the, by far the most drawn out, the most meticulously discussed and negotiated trade that affects State land. Many of the others, because of political necessity, (IA) just larger had to be done much quicker. For example, the State's monumental land selection four years ago last month. That probably could never have gone through what was gone through today. (IA) The Governor had indicated that public process and the opportunity for people to review, I mentioned earlier is subject to change, this is the process that we (IA) is appropriate (IA) from what we've just done and trying to look ahead with the help of the Legislature to set up a proper course for the next (IA) impossible. But this is the first attempt to do it.

Rep. Cotton: This is kind of a unique trade. I think most people agree to that. I mean, a unique situation. Other than the upcoming deed to the possible negotiations of those lands, do you have anything else in mind in the near future?

Smith: Well, as example, (IA) the most important (IA) that I foresee on the horizon are considerably smaller and just a minuscule amount compared to this one. There will be hearing later on in the month concerning proposals about somewhere between sixty or seventy acre land trade in the Yakutat area. We have (IA) selected a (IA) State park (IA) the village is included in that, up to two townships of land or close to it in this or close to the Chugach forest right behind Anchorage. We have a number of situations, we have been approached by other people and corporations who, looking at their land patterns which by the formula in the Claims Act (IA) land ownership pact some anticipate the same thing. We've got the (IA). We've got the land, perhaps we can work together. I believe (IA) the State will be involved in for many years obviously recognizing the (IA) the Claims Act was passed, and it's starting to come home to us now. I think you realize the reality of the situation.

Rep. Cotton: In other words, then, if we would establish somewhat of a precedent here, in the future, smaller trades that you mentioned there that the Legislature probably wouldn't come into participation in those cases.

Smith: Yes, that's the present criteria. With something like the Yakutat situation, first, perhaps, long public hearings will be involved there. This is (IA) attitude (IA) this is why the government. (IA) Legislative point of view (IA).

Rep. Cotton: Okay.

Sen. Poland: Representative Anderson.

Rep. Anderson: I became concerned here, Mr. Smith, when I was told by one of the Bristol Bay Native Corporation officials that they had not been notified of, or that the State had failed to notify them of what was really going on. I read about it in the paper and wasn't too concerned because I naturally assumed that the State had made it's contact in Bristol Bay and would assume, since I represent that district where land is being talked about being traded, and the Chairman of the Resources Committee, I felt that I should have been notified, I mean, of the up-coming decisions that were being made. I think it was sloppily done and I think that both the Senate and the House Resources Committee members should have been notified of what was going on and I think it's causing the Cook Inlet Region some very serious concern now because of the sloppy manner in which it was handled. I think that's why I object to the...I wrote a letter to the Governor expressing my concern and I also sent a copy to Senator Poland stating that we certainly hope that in the future, some method of alerting the appropriate committees in the Legislature, or at least inform them what they intend to do. I think that may interest in the area is also, with the position that I have as House Resources Chairman in the Beluga area, we're talking about sub-surface minerals that the State is entitled to and we ought to take a very close look at that. I'd be very greatly, I mean, I'd be very happy with what Cook Inlet's been able to do - they've come down to Juneau at great expense - I know they've spent an awful lot of time doing the job that I think the State

government should have been doing and speaking as (IA) what's happening. And I think I'd like to compliment Mr. Huhnsdorf whose been extremely patient and I hope he won't be too - I hope he'll be patient a little bit longer because we do intend to look into this a little bit more.

Smith: I would like to say that, in respect to the area you represent and the Bristol Bay Native Corporation, the only impact on the area with respect to land ownership would be possibly twenty-five (IA) of land which the State (IA) title to and the State, under the Statehood Act, has a right to select land. The State, because of (IA) really not involved in land selection since the Claims Act was passed. That's like trying to tell (IA) what the State policy should be with respect to the public process of selecting future land. I think the extent to which the State is required or obligated to (IA) select lands for public trade, in a way, that's something we should very much discuss..what I'm trying to say is we are not in any way (IA) in the area, we were, in fact, putting State preference in the area (IA) nine days before the public hearing was held that the Div. of Lands (IA) each and every legislator in the State of Alaska Legislature gave notice of the public hearing, when and what it was, and where it was going to be held and two days before that time all (IA) President of the Senate and one or two other hearings of the Legislative Council which was going to be meeting in Anchorage and they made an exclusive offer to give them full and complete agreement concerning the matter and only after Representative Cotton showed up at the meeting. So, to the extent that you feel that the legislators are not contacted, I think I can say that the administration made a two phase attempt at that time to bring the Legislature on board, and it was not until the following month (IA) made through Legislative Council that we were even aware that the Legislature had been (IA) because as I say, we had tried (IA) unfounded. But I agree (IA) mentioned before that (IA) good outcome of this whole process may be the codification of the process in the future which both the administration and the Legislature would proceed along in the accomplishment of any future land trade.

Sen. Poland: Representative Kelley.

Rep. Kelley: Yes, earlier, Mr. Smith, earlier in your testimony you stated that the lands in the Beluga coal field which are not in this land swap, talking to the people that have the leases, that they felt those areas would be developed first, is that correct?

Smith: Yes, (IA)

Rep. Kelley: Okay, my question is, that when speaking to them, that, at that time, did you ever speak to them about the possibility of this time frame being reversed if, indeed, the land swap was to go through and the Native Corporation did, indeed, go partnerships with them in developing those leases? Would that reverse, you seem to be very strong on the feeling that the others would be developed first and I can see a very strong potential for the opposite happening, that the land...

Smith: It's hard to say exactly from (IA) how they view the operations. They expressed apprehension to me early when we made the State proposal public, we talked to them, let them know that we're interested in protecting (IA) and they

indicated a bit of apprehension there that they might in some way, in both cases, through future capital or (IA) whatever, be pressed into a (IA) developing their operation and we assured them that they were the lessees, in both cases and it was strictly up to them to take (IA) position or (IA) land owner (IA). A land owner might be, such as Cook Inlet (IA) mitigated (IA) indicated attempt to speed up development of those areas (IA) area I could not say right now whether (IA) measurable effect on that land to develop (IA) economic basis (IA) develop (IA) assumes that the leases (IA) would be developed first and we made the assumption that the State holdings would not be developed so we've given you the worst scenario in that respect (IA)

Sen. Poland: Any further question for Mr. Smith (IA). Thank you very much, Mr. Huhnsdorf. Dave Jackman.

Jackman: Madam Chairman, I appreciate this opportunity to appear before you. I'm David Jackman, State Co-Chairman of the Federal State Land Planning Commission for Alaska. I want to first review the actions of the Commission with respect to this land trade and make clear that the Commission at this time has nothing further to add regarding subjects of the land trade and then, second, to offer some of my, some thoughts on this trade that are solely my own. And I want to make this clear too, today, at this time. The Commission was presented with the rudimentary outline of this land exchange at one of it's earlier meetings which occurred during the period of time that the Omnibus Act was being debated before the United States Congress. They communicated their views of general approval for this kind of a land trade effort. I think there are many of us who were concerned that when the Alaska Native Claims Settlement Act was passed, that it had laid the groundwork for, you might say, the callous dismembering of the State of Alaska - that if anything was to be gained in the long run, it required the greatest of efforts of all the parties involved, State, Federal, and Native, and try to make the best of what on paper looked like some rather unreasonable or unrealistic land patterns. The Commission viewed this proposed trade very much in that context, as a very highly motivated effort to try to resolve these kinds of problems which are likely to occur time and time again in the next few years in this State. At that time, the Commission did not have the ability to, given the other issues before it, to delve in great detail into the substance of the exchange and they have not done so as the meeting is adjourned today. But they did authorize me to say, and took formal action on this yesterday, again, supporting legislative reform, State law legislative reform, which would set down guidelines and procedures and standards for trades of this kind which would make, hopefully, a, would set a pattern so that important trades of this kind can be formed where there is reason for them, to move away from the strict equal value cash appraisal type of judgement to something that can successfully lay out the benefits in cost in a way that will make these trades possible in the future.

That was the conclusion which the Commission reached and that is the recommendation that I bring here today.

Second, on my own thoughts regarding this exchange, I want to say that I have the utmost respect for the efforts of all the parties that are involved from (IA) very much from the sidelines, I have been impressed greatly with the diligence with which and the good faith with which the parties have bargained and for the overall integrity of the entire process. I think that the Alaska Native Claims Settlement Act must be, we must remember that it was a Federal

settlement and I refer back to the remarks of Mr. Huhnsdorf has just made; there were many unfortunate aspects of that settlement as they affected the Cook Inlet Region. The State, I think, wisely took notice of this and made every effort to cooperate in a wise and more just resolution of these claims. But I think at this junction, the State must look at this as eventually a land trade. The authority and the guidelines that are laid out in the State now, the law now speaks of equal value. Perhaps not equal value in a straight cash sense but the State, whatever the Federal failures in implementing the Settlement Act, they were Federal failures. I would submit that the State was not morally culpable in creating the situation in which Cook Inlet found itself. I want today to very briefly lay out what I see as some of the issues which have not yet been addressed. I think I can put your mind at ease - I'm no expert on coal nor do I intend to address (IA). As a matter of fact, and I've studied over this agreement, the Beluga coal field aspect seems one aspect that is least subject to question, (IA) my mind.

But I would like to try to note some issues that I think raise questions that must be answered before any of us can strike that final balance sheet. There is uncertainty involving this land trade, the count has been made several times that a lot remains to be done, that in a sense the selection period has been extended for two and a half years and that's the first point I'd like to make. I hope these questions can be answered, but I think there are major ones that we have to address. The extra-regional selection rights, as I'm sure you know, Cook Inlet has an opportunity to take another two and a half years to look at available Federal lands outside the Region and nominate lands that may be desirable for it to select, and also it can select up to about thirty townships of those lands. This provision underlines the basic theme of what I'm trying to say. It is very, very difficult to appraise what the ultimate effect of that provision will be. To begin with, those lands, absent this provision, would be lands the State could select. So there's clearly a cost involved to the State of Alaska and Cook Inlet and that's the provision in the agreement of extra regional selection rights. Let me explain that. These lands can be drawn from the so-called 17-D-1 lands or what remains of the public domain lands outside the region. The State has up to about, I think around thirty-five or forty million acres left to select in the Statehood Act entitlement (IA). Now, it's probably reasonable to assume that Cook Inlet will act in a rational manner and will try to find lands that will have high resource value, perhaps not just developable resources such as coal, minerals, oil and gas, but low-lying lands that may have other attributes that make them desirable. One of the main motivations of this exchange was that otherwise, they would wind up with mountains and glaciers. So, they're going to be looking for desirable and valuable lands and I only note this as a cost, or a loss, that has to be addressed in the equation because in effect, your displacing thirty townships that might otherwise rank fairly high in the unfolding scheme of State selection. And the loss in value, in my mind, would be roughly equal to the difference in value between those thirty townships off the top and the last thirty townships the State would otherwise be able to select in this thirty-five or forty million acres. And if that value were only \$50 an acre, you're dealing with an order of magnitude of \$60 million, so it is not an insubstantial consideration. On the other side of that question, and there is another side, it's quite possible, I suppose, that the United States Congress should decide that they've had enough of State selection and that all Federal land should be closed to State selection, that States should not be allowed to fulfill it's entitlement.

If this happens, there will be no loss, clearly; but I think that it would be a rather unlikely course of events.

The other thing that worries me about these extra regional selections, and there may be answers, I hope that there are, is that we have, within the Region, tried to consolidate land and improve land management patterns. But by creating the prospect of extra regional selection, thirty townships which can be selected in tracts no larger than one township, we create the prospect of several new isolated tracts of private lands scattered around the other areas of Alaska which may create land management problems of the very type we're trying to avoid to begin with. It's very difficult to know. They could all be consolidated in a single block in a very logical way, but they could be scattered in thirty separate tracts hither and yon across the State. So, all I suggest is there is a trade-off there that should be addressed.

There is a township pool a six township pool that will be created on land within the region and it's, the way I understand this agreement, if Cook Inlet desires, they can move any of those out side the region selection site into that township pool and take them within the region where the lands will tend to be more valuable - higher value land. As a matter of fact, the agreement sets forth an acre equivalency standard for those six townships of land based on a rough rule of some value of an acre being worth \$500. So 138,00 acres at \$500 an acre, again, is on the order of, I think, \$35 million. Now, a lot of these lands would have been available perhaps for Cook Inlet to select after this agreement. There would have been surplus Federal property under (IA) of the Settlement Act. There are five categories of lands that could potentially wind up in this category - in the pool. As to two of them, I think they would otherwise have been available so there's no loss to the State there. But there's at least a potential of loss in terms of the other three categories that after this agreement, they would have been available for State selection and they are in the heavily impacted area, the northern Cook Inlet area and then converted back to land (IA). The other side of that coin is that (IA) region selection pool, the State has insured itself the right to consult the Secretary to strike up the 1500 acres. I'm sure that Mike Smith has explained these things to you so, again, my concern isn't that it's a bad deal - but it is unclear what kind of deal it is - that it's very, very difficult to anticipate how that will unfold and what the magnitude of the cost may be to the State.

Some of the plus factors that have to be noted. The Kameshak Bay land is one of the few stretches of coast line that is available on the western Cook Inlet shore. The Mulchatna lands, the Talkeetna lands, no one would gainsay the value of those lands. But even though it's a complex trade, what it boils down to within the region is this; the State's giving up twenty-one townships of land on the Kenai Peninsula and northern Cook Inlet in exchange for fifty-three townships in Kameshak Bay and Mulchatna range and the Talkeetna mountains plus the other factors that I normally term in the extra regional selections.

I think the other thing that's been a recurring theme in the testimony here today is what's going to happen, what kind of risks is the State running, or is the State running now, and they're very real. I think that Congress has, in a sense, indicated that they feel that Cook Inlet did not get a fair shake and that they will make some restitution of this if they fail, if Cook Inlet fails to win their court appeal, and get that kind of a result anyway in the straight-a-way. And in many respects I think the State's, or Mike Smith's pamphlet, has set forth some of the values involved in this trade, has undervalued the likeli-

hood that Cook Inlet may prevail in their court appeal. But, by the same token, I think it's over-valued the likelihood that State lands would be threatened by the outcome of that. I think the most logical result would be a remand to the District Court and perhaps ultimately a mandate to the Secretary that he is to find better lands but first, I think he would look at the Federal land, the D-2 lands, the D-1 in the area.

Turning to State land would at least involve him in more protracted..

(tape five)

(IA)

Jackman: ...they might turn the Swanson River oil revenues (IA) although it's my understanding (IA) copper or minerals (IA) have not been overturned. The State may very well lose the Swanson River oil revenues anyway. So these are answers. They're variables, they're very difficult to calculate. I don't know how they ultimately weigh out, I just know that...

There is a possibility, too, that some of these lands that we're getting in trade, and I'm speaking of the D-2 lands over in the Iliamna area, the State would have received anyway. From my work on Land Use Planning Commission, I think it's fair to say that some weaknesses, D-2 reserve proposal from the Secretary's book, were in Iliamna and the Lake Clark area. And that under 17,D-2 the State can select those lands, they won't receive them until Congress acts. But they can go before Congress and make their case that those lands should not be put in federal reserves and tell them they should come to the State. So again, these lands that we have received in trade that are not available for us to select, now might come to us anyway. I think that's also true with respect to the Campbell tract. There's a question in my mind about what state of affairs had to take place to remove that from public holding in State use which would be the status that's guaranteed under this agreement. I think that it is unlikely, even if it does not pass the State, that the Federal Government would ever have disposed of that this way. That would destroy the protection of the (IA) watershed value, public (IA) state recreational value.

We've spoken of the bargaining position with respect to D-2 lands. That was a very difficult thing to anticipate. Certainly many of these lands have been eyed by the federal agencies as desirable additions to the national park system. But the question in my mind, to what extent this proposal will indignify those recommendations and make it difficult for the State to take another tack with respect to these lands. To sum up, I believe that the uncertainty of this agreement is perhaps one of the most disturbing factors. That here we, in effect, are fleshing out the settlement provisions, I'm speaking of (IA) the actual regional selections. For two and a half years in dispute under 7 (IA) all will share in those benefits, in the benefits of those extra regional selections. And that is as it should be. But we will not have certainty as to land status in Alaska for another (IA) years. And one of the things I think a lot of people have in mind with the passage of the Settlement Act is that all (IA) somewhat will be under (IA) close. We'll be able (IA) State selections and move forward from there. I will reiterate again that I'm only raising these questions because they trouble me and because I think they have to be addressed. And I think that when that (IA) deed is struck, the highest standard of public trust has to be applied because we're dealing with literally thousands and thousands of acres of public land that belongs to all the people of the

State. (IA)

I'm not speaking from prepared remarks today. I want to check down my list to make sure I covered all points that I wanted to cover. One final note on the Beluga coal fields. Again, I'm perhaps less troubled by that section of the agreement than anything else. I think it's clear that most of the valuable coal lands are still within State hands and that the real benefits (IA) coal zones will be just (IA) the spin-off benefits of development and that's almost one aspect of this trade that I think deserves... I'm not suggesting it doesn't deserve further (IA), but I'm really less concerned by that aspect after the mental health lands which were excluded from the trade. I believe that I'll close with that and ask if there are any questions.

Sen. Poland: Senator Rader.

Sen. Rader: Mr. Jackman, we have maybe three or four weeks within which to act on this under the Governor's request. And of course I don't think there's anyway to give that definition to the well thought-out policy which is mentioned here. Do you think there is anyway to give definition to that in the next three or four weeks?

Jackman: I think some of it can be analyzed with some degree of precision. I think that some of the costs involved, probably draft dollar figures can't be tied down, but I think order of magnitude can be approached and I'm not suggesting that I for a minute think that it is improper for any trade like this to go forward in the absence of exact equality of balance sheets. All I'm saying is that I think that over the next three or four weeks all the issues have to be brought out and examined.

Sen. Rader: Do you think that we could by committee report deal with some of these questions and perhaps review some legislative intent as to what the intent is to approve here on some of these State matters or not? Our problem is, we keep being presented with an accomplished agreement that people say (IA) hard to do and the proofs of negotiations and settlement and compromise. It's difficult for us to, at this point, to change that agreement, redefine the terms. We almost have to accept or reject it, don't we?

Jackman: I agree. I'm very troubled by that aspect. I don't think there is. It's a very complex agreement. I don't feel that I fully understand it and I spent several days trying to study it out. It is complicated. I don't know what the answer is. There is one thing that troubles me, it makes it very difficult to evaluate when there are so many exact points or provisions that are sort of yet to be fulfilled. As a matter of fact, I would suggest that if you want, in terms of the Legislature, again I would offer as much technical assistance (IA) trying to think about trades like this, can be provided for, but any one deed would be that transaction before completion in a given period of time, if you follow what I'm saying, is not stretched out over a period of years. But in this case, we are dealing with the same situation, something that will be negotiated in the context of the Omnibus Act. I'm not (IA) that. It probably was discussed (IA) State of Alaska. But again, we still have to (IA).

Sen. Rader: Even if we could qualify some of these dollar figures, you know, and put the values there, or some estimate - so what? Is that going to help us

in three weeks now in deciding whether to approve this or disapprove it?

Jackman: If I were in your position, I think that's certainly where I would start. Look and see if the equities are there in terms on what the State is giving and what the State is getting. Because the other elements, I think, there will be no question of good faith given the intent, the desire to make a better land management decision. I don't think that's assailable.

Sen. Poland: Thank you, Mr. Rader. Representative Brown.

Rep. Brown: My question, in light of Senator Rader's question. Do you think some of these things you've pointed out for the record as being inconclusive could be addressed by, in an equally effective way, by committee report or some form of committee... any kind of legislation, Senate document? Do you have any final proving board at all with respect to some of these questions or do you pretty well have whole (IA)?

(tape six)

Jackman: (IA) valid point because rational mechanism and if so use it for (IA). I think (IA)

Sen. Poland: (IA)

Rep. Brown: (IA) I suppose my question is, do you think that anything along the order suggested by Senator Rader, legislative intent, is going to be of any help at all to State (IA)

Jackman: I think that, this is subjective, (IA) to be effective here (IA) legislative guide telling the State how to execute that. In other words, with respect to what type of land (IA) protect (IA) protect the mechanism. In other words, how (IA) is going to play (IA) as opposed to things that are (IA) agreement is signed subject to (IA) cooperation, in terms of setting a time when this standard under which (IA) will occur. State (IA) there (IA) lands State has opportunity there (IA) select lands which the public would want to inspect things - Cook Inlet will be nominated by us. The State has the right to (IA) those lands could not then be selected by Cook Inlet. That problem could have influence. But I think that you will find that the State's interest (IA) Legislator (IA) and Legislator (IA)

(inaudible portion)

Jackman: Madam Chairman, I wonder if I could go into a little more detail. I know it is getting late. But this extra regional selection pool, the Secretary has protected those lands that are of federal concern. They cannot be drawn from the lands west of 161° West Meridian. I might suggest a very logical place, one place the State can't select. But under this agreement they cannot be drawn from there, they cannot be drawn from any of the D-1 areas included in the Secretary's D-2 proposals. They cannot be drawn from any of the D-1 areas that surround the areas of ecological concern. So what I'm saying is we're throwing - that this pool comes from those very lands that will be the prime candidate for future State selection and they have up to three years to nominate those. We won't know really for two and a half years, I believe, what lands

they're talking about and that's the basic sum of my concern. Also, there is a buffer zone provided as perhaps there should be around other native corporate and village lands. But the very existence of that buffer zone again will create a non-compact, a scattered pattern of private lands which one of the land management objectives that, in my mind, we ought to be trying to get away from. And this one theme I forgot to mention because I didn't have a formal presentation, that is worth mentioning, I think. I think the question could be raised - if the loss of control over these tracts of lands in the northern Cook Inlet area and on the Kenai Peninsula isn't a very great loss in terms of the State's ability to direct or control the timing of development and the disposal of lands, we're really giving over to a private corporation the ultimate decisions on how to dispose of those lands, subdivide them, and what role they'll play in community growth in the most heavily impacted areas of the State. The counter-argument could be made that it's in the northern Cook Inlet, the Anchorage Bowl, the Kenai Peninsula region, that we should really be hanging onto some of the remaining tracts of public land or at least disposing of lands fairly carefully with some planning and design. That's just another factor, I think, that should be weighed.

Sen. Poland: Representative Hershberger.

Rep. Hershberger: The fact that we're hanging onto lands around there, started this whole problem.

Jackman: Sure it did. It was a Federal Government problem. That's my point. And at this point, we have an obligation, in good faith, to try to help with the resolution of that, but I don't think it's fair to say the State was really morally culpable at the time of the Settlement Act or the Secretary's withdrawal. So what happened in this region?

Rep. Hershberger: Now this whole (IA) and questions that have not solved this as far as my experience goes. And I appreciate your concern, very important questions that you raised. Mr. Rader (IA) for three weeks if we have an agreement here that parties have agreed to and certainly some of this must have been thought of at the time that it was entered into...

(inaudible - two people talking at once)

Rep. Hershberger: Perhaps I am painting things so black, I'm really afraid (IA) said tonight (IA) fall asleep.

Jackman: I can honestly say that every member of, here present, that I've been going over these things. That I think, I hope the question - that answers are there. Some of the answers have become more clear to me as I read through the agreement. I'm not saying that there perhaps aren't some answers to these questions but at this point in my study of the thing I think that these are difficult issues that have to...

Sen. Poland: Senator Rader.

Sen. Rader: Mr. Jackman, in your mulling through this ignorance, in your own mind, do you think that we can do much be, let's say this (IA) committee report, couple of bills?

Jackman: It would be difficult in my mind because so many of the terms of the agreement are, even though executory, the (IA) discretion is pretty well laid out within the... As to the exercise of some of the State discretion, that would be true, but a major area of concern is Secretarial discretion and the discretion of Cook Inlet region and clearly we can't bind them.

Sen. Rader: At least to some extent we have a five party agreement here and our legislative intent would be the understanding of one party of what that agreement meant and I suppose that if the other parties didn't agree with that, you'd say there was a failure of the minds to work on an agreement even though we tentatively approved it. If the other parties didn't agree, somebody thought that our interpretation was not their interpretation. I don't know how you contract by statute, that's kind of a new concept, but we have a problem situation here. I'm wondering if we might not be able to, in effect, actually define some of the terms and the areas that concern us. I think their concerns are representative and very helpful. I think their testimony has added new dimensions to our hearings and our understanding of this problem. I'm just groping for some way in three weeks here with the good auspices of the Cook Inlet people and the Legislature, the Executive branch of this government, to try to sit down and define at least what two of the parties maybe agree upon. It's a matter of working out, I think, virtually the policy raised. I think that would be very helpful.

(tape seven)

Jackman: ...kind of disturb me in a way because even though the native corporations have agreed to this, they may not be completely satisfied and I don't think they are completely satisfied, but they have agreed to it in good faith. And the State has agreed to it in good faith and I doubt that the State is completely satisfied with this swap either. It's all been in good faith. Congress has approved it. At some time along the line, someone is going to have to bite the bullet and settle it, which is what the Legislature is going to have to do in a matter of a month or six weeks, as Senator Rader mentioned. But I don't think that the problem is resolved and twenty years from now history is only going to tell us who got the best deal out of this. This is just about the size of it as I see it. I don't see how we can tell who's going to get the best deal. Whatever (IA) administrate, I'm sure. But I'm just at a loss at how we're going to add any more to it in two or three weeks. After all, we must have put (IA) off. Whether it's good or bad. History will tell us. (IA)

Sen. Poland: Representative Anderson.

Rep. Anderson: Senator Poland, Mr. Jackman and I (IA) listened to the testimony of Mr. Huhndorf, I think you expressed his concern. I think you heard that, didn't you, that he had the very same concerns that you do, that there is no structure, no vehicle yet by the State by which an exchange of this nature can occur. And I heard it very clearly in my discussion with their attorney, I heard this very clearly. It's not a new thing, that this thing, at least to my attention anyway, it has been addressed by the Cook Inlet people. I think it's a meaningful concern and certainly concerns me also. But what is the answer, you know, in the time frame, how can you address adequately, I don't know.

Jackman: I think that the very fact that we're here is evidence of a real

milestone. Land trades like this couldn't even be thought about before Section 22-F had been passed, before we really looked at the problem we're facing with the Settlement Act. I couldn't be more supportive of the needs for these kinds of trades and that's why I think some legislative reform, some procedure setting how we're going to go about it, what the periods of review will be. And I'm not so sure that in the future you can expect a Legislature to negotiate this thing. I mean I think this all may come back to you in an administrative manner but the guidelines can be set down, the rules of the road. So I really believe and this is what the Commissioner sent me over to say, they feel very strongly that whatever happens in the context of this exchange, these kinds of exchanges are absolutely essential.

Sen. Poland: Representative Huntington.

Rep. Huntington: Yes, I'm looking at it, I've got no education, I (IA) I don't see any problem with it myself. If the State of Alaska can't handle it's own affairs (IA) so far. And I don't think that the trading off of this land is going to hurt the State of Alaska one bit. I think it's better for (IA) hands and see what they can do and come up with some solutions to the problem. I think the State of Alaska has got a lot to learn from the people that have lived here a long time. You get all the fine education and stuff - you start fooling around with problems, you start fooling around with lawyers, you don't know which one is right. (IA)

(inaudible)

Sen. Poland: Are there any further questions for Mr. Jackman? Thank you and I hope, David, you will be able to attend the hearing in Juneau on Wednesday. There will be many other legislators there that were unable to attend today.

Jackman: Perhaps I could call you later on that but there will be some problems. We have a series of meetings scheduled with Representatives from the House and Senate Interior Committee. But I may be able to arrange it, I just can't make a commitment right now.

Sen. Poland: Thank you very much.

: Let me ask Mr. Jackman. Mr. Jackman, how much time could you devote to this in the next two or three weeks with perhaps staff and this committee and others in trying to go through some of these things you're talking about? (IA)

Jackman: I simply don't have the time in the next two or three weeks, Senator. I'm not trying to be unhelpful. I'll try to spend as much time as I can, but I don't see how I can make a large time slot.

: (IA) telephone.

Jackman: I suppose so.

Sen. Poland: We have time for one more witness and then we're going to take a break for dinner. We will resume at seven o'clock and continue on until 9:00 this evening. Those that have not been heard tonight, we're attempting to make

arrangements and we will make some kind of arrangements but we're attempting to get this room again tomorrow morning.

: I haven't approached this in the budget yet but we should be able to get this room.

Sen. Poland: We should be able to, Representative Brown. The next person we have here is Sam McDowell of the Alaska Fisheries Resources and I just welcome you.

McDowell: Senator Poland, members of the committee and ladies and gentlemen. My name is Sam McDowell. I'm wearing two hats also. Tonight I'm wearing the hat of Chairman of the environmental section of our league. We want to go on record that we do feel that the State of Alaska and the people who represent our interests have worked very diligently and we do support this trade, however, with some reservations. We feel that there're some points that should be touched on that have not to my knowledge been touched on. In this trade area there is considerable private land holdings. We feel that these people that do have these land holdings should not be financially hurt due to this trade. Therefore, we feel that the State of Alaska should make some provisions to insure that they do have access to their private property. We are a part of and, I'm happy to say, the State of Alaska has gone on record with a letter to us, that they also endorse many easements along all streams, all lakes and along coastlines in the State of Alaska. We questioned the State of accepting as a standard criteria the recent decision of Secretary of Interior, Kleppe. As I'm sure that most of you are aware, this decision is in litigation. We would be very disappointed if the State puts themselves in the position where they also have to be incorporated into this litigation. I understand that this criteria that's being worked out in this trade will possibly and most likely be used in future trades, for various other lands that various native regional corporations own and the State should decide to bargain. For this reason, we feel that it's extremely important that this matter be addressed and, hopefully, taken care of so that all Alaskans that are involved in this are protected. Thank you.

Sen. Poland: Representative Rhode.

Rep. Rhode: Mr. McDowell, in my understanding of your statement, you feel that the lease holder within any of this area that the State owns and is going to trade off should be protected?

McDowell: We feel this land that is being traded has been used by especially a lot of Alaskans for many, many years. Lots of them get in their float planes, fly over there. The land was put out many years ago as captain flags. They purchased this land, they have built their summer homes and they rely upon this as their recreational retreat. Now it's possible, if these easements along these lakes or along these streams are not granted for, this title to this land will fall to the regional corporations. Therefore, their investments, for all practical purposes, would be lost. And this is something that's very, very serious. Now, we do, like I said before, want this matter in the record. We feel the Cook Inlet Native Corporation has acted in good faith, we feel the State has. Now, we will endorse this trade with these reservations. We feel that the State of Alaska and especially our League has a responsibility. We are dedicated to the protection of the woods, waters, and wildlife and fish of

this State. And we ask that you pursue this to try to make Alaska a better place to live. And we feel it would be a horrible mistake to take and make a practice to go in and trade off land that people have a substantial investment because we all came to Alaska, I would say almost 100% of us, to enjoy Alaska. And I think it would be an absolute disaster for the people who are sitting in this room at this negotiating table and make an error in their judgement whereby many Alaskans could get hurt.

Sen. Poland: Representative Brown.

Rep. Brown: I was just saying, the reason I asked that question, we have a problem in the Kachemak Bay area and you wouldn't mind if I quote you on the protection of the resources would you?

McDowell: No sir.

: I suppose this is a question for whoever wants to answer it. (IA) staff attorney Berry or someone else, I'm sorry, Director of Legal Services (IA) be more (IA). What does happen? I know that when the State has land in, which is private in holdings, it has a legal obligation to try (IA) egress. What happens when (IA) having trade or sell us all of that land to a private entity? Does that private entity still have some of those same obligations or not? The question is (IA) occurred to me, it never occurred to me before. (IA)

: With respect to land involved here (IA) one of our federal land. Those lands from the Federal Government to Cook Inlet (IA) will come with the same restrictions on them that all the land under the Native Claim Act. (IA) They will have to have seventeen feet either put on - same process (IA) I wonder (IA) that is some State's land (IA) Cook Inlet. These lands will first go to the Secretary of the Interior, to the Federal Government. And he will then take those lands and (IA) same process as all the rest of these lands already been (IA) Will put on (IA)

: (IA) in the Act?

: procedure in the Act. . .

: Because I know (IA) they're already State land (IA)

: Yes. They will be put on. In addition, the grievance in the Legislature (IA) that on lands the State does transfer (IA) those lands, the State will retain (IA) and all dedicated or (IA) highways or otherwise. So (IA) but that where the State has (IA) that he was going to require (IA) So the State (IA)

: I wonder what Mr. Huhndorf and Mr. Price have to say about this?

Reeves: I'm Jim Reeves, attorney (IA). There's one further layer of protection to (IA) again one which applies to protect all the land (IA) to the Federal Government in the regional (IA). That (IA) Section 14-B (IA) which protects all (IA) Certainly 14-G (IA) protect all (IA). So that I think, you know, a number of instances in which one would (IA) context would be very few. I hate to say this but if I had (IA) I would hate to rely on my access to (IA) on the

basis of how somebody is going to interpret that phrase. (IA) one of the biggest question marks of the whole Act.

: I'm sorry, I'm sorry. Your (IA) have taken the position that every State grant under State law to the third party creates (IA). And the Bureau of Land Management's people are specifically identifying everyone in the entire involved (IA) setting before in detail and (IA). Originally, you're right, that was very complex (IA)

: I question that but anyway I wonder what the people from Cook Inlet have to say on the question?

: Well, I think personally (IA) testify (IA) So whatever the body is (IA)

: I don't really know if anybody answered my question but I'll just try to answer your question. But I also (IA) call for witnesses. But of course you were talking about two different things. One was the question (IA). But the other question was, you went ahead and said you assumed that the way in which this land trade is being carried out is, or will be in many respects, to be the precedent for land trades in the future and I sure don't think that's true. That's the whole point, I think, of the Bill that's sitting in the Senate. Some of the reasons for the disagreements that you heard here earlier and some of the suggestions the Legislation. So I hope very much that it's not a precedent. I don't think there's anything wrong in saying that the way in which Cook Inlet proceeded but I have some question in my mind about the other two parties. That, of course, is not something that we have to decide in the next two or three weeks. That's legislation that would affect future negotiations. Hopefully, we won't feel under the gun and we can push that through with the proper amounts of Committee deliberation. I'm sure that that's what's intended. I don't think that it's a precedent for the way in which land trades... (IA) native groups or any kind of disposal of large amounts of natural resources that the Administration has in the future. At least what I was (IA) legislation is something - not just addressed to land trades involving native lands but ways of properly and necessarily restricting the Executive in the ways in which he's talking about proposals and natural resources in the State of Alaska (IA)

McDowell: I believe the wording in this easement is frequent and submit (IA) use. Now again I question you. I have friends that have cabins over there that walk two and a half, three miles across country to go to their cabin. Now I have heard provisions not made (IA) that there are many easements along the lakes and along the streams. Suppose you Legislators go ahead and endorse this, and we are endorsing this, like I say, with exceptions and what happens if this thing goes to court and all of a sudden it's decided that perhaps the natives of this State do have a right to this. Will this affect this trade? Now definitely it's going to affect the people in the (IA) and there's going to be some very irate people when they find out all of a sudden, when all the smoke clears, that they no longer have access to their private holdings. Now if you walk down -as I interpret this and I've been very close to it - if there is no access on these streams and if you should even be in a boat and step out of that boat -you are trespassing. I don't think the State of Alaska should take and pass any laws that are against or for any segment of the population. This is

what I'm asking. I'm asking you to give very serious consideration when you do make this trade, that you do look out for all Alaskans and I don't think that's an unfair request. Thank you.

Sen. Poland: Thank you Mr. McDowell. We will take our dinner break now.

Sen. Poland: We're going to resume. I don't care whether people (LA) or not. Helen Neinhauser?

(many people talking at once)

Neinhauser: My name is Helen Neinhauser and I am testifying for myself this evening. I am a resident of Anchorage and have been a resident of Alaska for nearly seventeen years. I support the land trade and urge the Legislature to approve it. My reason for supporting the land trade is that it just plain makes sense. It's effect will be to place the bulk of the land in private hands and to retain land which ought not to be developed in public ownership. This is rational land ownership and is in the best interest of all the residents of the State. If land is suitable for development, whether it be coal mining or residential use, it ought to be in private hands. The only question is, which private hands. In my opinion, it is fair that Cook Inlet Region be the private party which develops that portion of Alaska's land. The lands originally available to them under NCSA were not fair to Cook Inlet. If the land trade does not go through, I fear that the result will be unsatisfactory to Anchorage residents and detrimental to the State as a whole. It is particularly important to Anchorage residents that as a result of the trade, the Campbell Tract, Point Larenso, Point Campbell, and Goose Lake lands will be retained in public ownership for park and recreation purposes. Can we place a dollar value on what these park lands will mean to Anchorage residents in the future? Projections of Anchorage's future population are frightening. As our population grows, the present de facto open spaces will be filled in. What price can we set on the peace of mind and the physical exercise derived from a two hour ski trip in a nearby park, all the time a busy urban resident may have. As one of the originors of the Talkeetna Mountain State park proposal, now also before you, I am particularly happy that as a result of the land trade, the State will obtain ownership of key sections of the proposals which were formally eligible for native selection. These lands are valuable recreation lands but totally unsuited for development. The capitol will almost surely go into this vicinity. Can we put a dollar value on what that park will mean to future residents of the capitol? Or what it will mean to Anchorage and Matanuska Valley residents where local parks and the Chugach are overcrowded and can't afford the time to get to Talkeetna. I visited Lake Clark last summer and loved it. One of the loveliest spots I've seen in a State full of beauty. Lake Kontrashibuna is also very special and has fantastic fishing. Both belong in a national park where their use will be available to all for generations to come. Uncontrolled private development along the shores of Lake Clark would be a tragedy. The natives relinquished their claims to this area as a part of the trade leaving it in federal ownership thereby opening the way for a park. It will be used and enjoyed by many Alaskans. What dollar value can be placed on this? Private ownership to the Moose Range will be held to a lower level than would be the case without the trade so I cannot object. The selections in the Iliamna area are sensible inasmuch as they give the State D-2 lands that would not otherwise be available to them. They will doubtlessly

select remaining federal lands in the region giving them basic control of the area, important to the fisheries resource and more compatible with the native ownership in the area than would be federal ownership. There has been a lot of talk about the dollar value of what the State will give up. Those who talk about this are not looking at the whole picture. They are not talking about what the State will gain. And they certainly are not looking at what the people of the State will gain by continued public ownership by the Federal Government of such areas as Lake Clark and the Moose Range. Besides the intangible values, there are others. What about the taxes that will eventually accrue to the State or political subdivisions from private property ownership of developable land. What about taxes on profits of this (IA) taking place on these lands. What about the values to the Iliamna fisheries, of State control of the lands in the area? What about the reduced cost to the State that will occur because of the development that will take place on native lands will now be closer to population centers and therefore less expensive to service? One gentleman said earlier that we some recreational lands but we need to worry about food and housing first. It seems to me that he was forgetting that there are other coal deposits as well as oil and gas fields that will remain in State ownership. There isn't another Campbell tract or Lake Clark. It is crucial that the Legislature look at the whole picture. As you do, ask yourselves some questions. What is it we value about living in Alaska? What is the best way to achieve a balance between necessary private development of Alaska's mineral resources and public protection of Alaska's fantastic scenic resources? What must we do in the face of increasing development to keep Alaska a special place to live?

Sen. Poland: Thank you Helen. There's one item I would like to have cleared up. It's my understanding that the villages have regained their lands along the lake.

Neinhauser: It's my understanding that the lake ownership where Cook Inlet, in the more mountainous end of the lake - that will go to federal... you're talking about Lake Clark? But (IA) will retain it's ownership.

Sen. Poland: Perhaps Mr. Huhndorf could clear up that point. Do the villages retain the land along the lake?

Huhndorf: No. The villages have agreed under this exchange to (IA)

Sen. Poland: Thank you.

Neinhauser: Helen Heinhauser.

Sen. Poland: Yes. (IA) Were there any questions from the committee? If not, thank you very much.

Neinhauser: Thank you.

Sen. Poland: Virginia dal Piaz?

(inaudible)

: There won't be any snow machines going by.

dal Piaz: I'm glad (IA)

: ... the trade.

dal Piaz: private joke. That Talkeetna Mountain hearing this morning (IA) 500 is going right by. (IA) I think Neils arranged it.

dal Piaz: My name is Virginia dal Piaz and I'm President of the Upper Cook Inlet Chapter of the Alaska Conservation Society. We've not previously had the public opportunity to announce our position on the Cook Inlet land trade and we appreciate the chance to tell the Legislature that we do favor the trade. We support totally the concept of trading lands to facilitate rational ownership patterns and management. Federal, State, native and other land owners have different goals as owners and managers of Alaska's land. It is therefore reasonable and laudible to negotiate trades which, on the balance, benefit all parties concerned. We are thankful the State Administration perceived the need for a land trade with Cook Inlet Region and devoted so much energy to this settlement. We're pleased that Congress sought this Act quickly and supported the trade, thus placing their trust in Alaska negotiators familiar with the Cook Inlet land situation. We're equally appreciative that members of the Legislature have taken an interest in the trade. It gives us faith in the checks and balances of government. However, we feel that the energies of the detractors of the Cook Inlet trade are misplaced. Early October, '75 the State Administration first announced the conditions of the trade. The time allowed for public input appeared ludicrously short. However, since then, the public has had ample opportunity to consider the proposal and the trade has been altered as the result of public input. The land trade approved by Congress is favorable to State interests and urge the Legislature to lend its support to the final agreement. Now, I'll briefly discuss a few specifics. It's our feeling that the Kenai Moose Range should be held substantially intact. To this extent, the pieces of the Moose Range were traded to the Cook Inlet natives, those pieces should be located on the edge of the range away from prime wildlife habitat. Further we hope that this is the last time the Moose Range's borders are tampered with thus reducing the size of the range. We will urge the Federal Government to protect the Canus system from development and to designate eligible parks of the range as wilderness. We find the Cook Inlet land trade in keeping with our interest in the Kenai Moose Range although we regret that it was necessary for the Federal Government to trade away any portion of the range. This is one of the most heavily used outdoor recreation areas in the State. The townships the State will pick up in the Talkeetna Mts. are critical additions to the proposed Talkeetna Mt. State Park. The Upper Cook Inlet Chapter of the ACS is on record in strong support of this park proposal. We're happy that Campbell Airstrip, Point Woronzof, Point Campbell and Goose Lake are all being retained in public ownership. We're particularly pleased that Congressional action (IA) conveyance of the Campbell Airstrip tract to a plan for a (IA) Bi-centennial park. We will be watching implementation of the selection pool that Mr. Jackman alluded to earlier which is IC-2A, page 39-40 of the agreement document. Important potential park and open space acreage on the Anchorage hillside may be declared federal surplus property and we intend to keep an eye on any conveyance of such critical acreage from public to private ownership. I'll be adding when I send in my testimony a little more in depth on that particular subject. We're hopeful that the land trade will ultimately lead to State management of Iliamna watershed, a region of

extreme value for fish habitat. Moreover, we support federal ownership of the lands around Lake Clark and areas serving as protection for the valuable recreation land. It appears that by reducing native land ownership in the Lake Clark, Lake Iliamna region, the State and Federal governments are moving closer to a workable management plan for that portion of the State. Finally a few comments on the Beluga coal fields. Since the State has retained the land of highest value for coal production, it, nevertheless, has given up many acres of potentially energy rich resource land. It's time the State looked beyond how many dollars worth of nonrenewable resources we control. It's obvious that the State has to give something of value in order to receive valuable renewable resource land including the possibility of gaining control of the extremely valuable fish and wildlife habitat around Iliamna. What the State is giving up in revenue might very well accrue to tax periods of one generation. What it is gaining is control of renewable resources that will benefit many generations of State citizens. I think that the Beluga fields are a reasonable loss for what the State will gain including retention of revenue from the Moose Range oil field. In conclusion, the Upper Cook Inlet Chapter of the Alaskan Conservation Society strongly supports the Cook Inlet land trade. We urge the Legislature to do the same. We also wish to thank the committee for holding these hearings and allowing the public to express their views.

Sen. Poland: Thank you. Are there any questions from the committee?

dal Piaz: I also will ask the committee's advise on how to handle the following: the Alaska representative from the Sierra Club had to catch a plane and left his testimony with me. There are quite a few copies here. I could just give them to you or I could read them.

Sen. Poland: You can just hand them out to us and we'll put them (IA). If there's time at the end, you might want to read it but otherwise, I'd like to go ahead and hear the people that are here. Senator Rader, did you have a question?

Sen. Rader: One brief question. What is your position on the acquisition of Bristol Bay lands by the State of Alaska (IA) aspects of that land acquisition? Do you feel that's of particular value for conservation purposes?

dal Piaz: I would have to - I must admit I'm not really familiar with that area. I will find out an answer for our group.

(inaudible)

dal Piaz: I can just summarize briefly the Sierra Club statement is in support of this land trade (IA)

Sen. Poland: Mr. Homer Burrell?

Burrell: Madam Chairman, members of the Senate and House Resources Committees, Legislators, staff, public. Speaking for myself. We've got a real problem here tonight. We've really bitten the bullet. The Administration has given (IA) I'm not here to recommend you approve it or recommend you disapprove it. I'm here to recommend you find out something before you take any action. You have not got any adequate information. I don't think you have correct legal information, for instance AS 38-95.060 limits you to a one township exchange, limits you to

equal value and makes no reference to minerals. If you don't change the entire law, either appeal that one or enact a new one or amend that one, or do something, I think you're going to be very susceptible to a law suit over this action, over the action proposed by the Administration should... If you want to do that, fine. You should do it. But the main thing that bothers me about this is a lack of information. You've heard testimony from experts and I am not an expert. You've heard experts testify tonight on the value of the resources that would be exchanged on both sides. What hasn't been dealt with is, what are we talking about when we say value. We're talking about economic value, talking about recreational value, aesthetic values, what are we talking about? There's been no definition of those terms. That is where you are somewhat in the position of a jury in the condemnation case. When I say that the land the Highway Department took worth ten thousand dollars and the Highway Department says it's worth ten dollars, you know the jury has to reach the verdict there as to what that land is worth. What did I deprive of and that's your unenviable position. And I do not envy you for that. There's no definition of value. I don't think the straight economic value is right, I don't think it can be entirely disregarded. I don't know what the coal in Beluga is worth or the coal which apparently's been overlooked to a large extent. And the coal in the Kenai Peninsula and the other lands that are purported to be part of this exchange. I have no idea what they're worth. I have no idea how to find out. If you'll tell me what the Arabs are going to do with oil prices or what the Federal Government is going to do with oil prices, then I could tell you what coal might be worth. But I don't know the answers to that. I deplore the Administration's, despite their protestations to the contrary, keeping the details of this thing confidential for so long. Now the Legislature has got something like three weeks or four weeks to try to make their own independent determination. You've already heard the conflicts to the Department of Natural Resources itself and other qualified mining engineers and geologist over the value of this. It is not clear cut. If you buy the Dept. of Natural Resources position of what this is, you are committing an error which is going to approach Teapot Dome someday. And I don't think the Legislature wants to. The Administration may want to. Now, I know, as you all do, that despite some baloney that came out of Juneau and other places recently, the revenues from the subsurface resources and timber resources, 70% of them are spread around all regional corporations. You don't even have to be a member of the corporations to share them. Likewise, if I had a lodge on a lake, I would not want a profit making corporation own the land in the area because I'd have competition. Consider that. The history of this transaction from a secrecy standpoint has been sickening. Two things have been done wrong. Because the State law requires under criminal penalty that records be made available to the public, simply a private file is kept so that nobody, including the Legislature, had the opportunity to find out what is going on. There's another Legislative Act which you have - I'm not going to give you the citations here, I'm sure the attorney knows about all of this. It says that all meetings of agencies shall be public with certain specified exceptions which these type of meetings didn't fall under. I happen to think a meeting with the Div. of Lands, with Cook Inlet Region and the U.S. Dept. of Interior is an agency meeting. I came within one fourth of an inch of signing a criminal complaint against the State's negotiator on this. He was perfectly willing to file against somebody else who got trapped by conflicting orders of various State agencies. I suggest you take a hard look at this. You have not been given the facts. Despite what they say, this has been the most secret game played right up to the last minute until they decided

to have a deal and wanted (IA) Therefore, you're at a terrible handicap right now trying to get the facts. What you should get is some independent appraisals of the values. And I don't mean from somebody with an ax to grind on either side. I mean an independent appraisal. And I don't know whether how an independent appraiser could consider the recreational value and the subsurface values at the same time. That's beyond me. But it should be considered if you don't want to go down as a Teapot Dome legislation. And if you could get that information before you move, I think you'd be a lot better off and you could defend your position. Thank you.

Sen. Poland: Representative Hershberger?

Rep. Hershberger: Mr. Burrell, maybe you could tell us, are the indians trying to stop us or are we trying to shoot them? If this is collusion, which are the bad guys? Mr. Huhndorf? Who is it?

Burrell: I don't know.

Rep. Hershberger: Who's playing the game to what advantage?

Burrell: I would say this...

Rep. Hershberger: I mean, I know why your remarks are stated as they are. We all recommend political values and all that, but you tell us what's wrong here now?

Burrell: Alright, I'd be happy to. Madam Chairman and strike the (IA) remarks. Obviously both sides, I think, think they have something to gain or they wouldn't make the deal. Actually, all three sides think they're either gaining or at least not losing or they wouldn't make the deal. That's a typically negotiated transaction. Right? Okay, I'm speaking, not asking. I beg your pardon. Everybody thinks they're either going to gain or at least not going to lose or they wouldn't enter into the transaction. Okay. Now, the only thing you can assume from that is that they have different motives, different objectives. And I suggest, the State objectives are different from those of the Cook Inlet region and different from the United States Department of Interior. Everbody has different objectives and they're all happy with them apparently. When I say the State, I mean the State Administration.

Rep. Hershberger: It's pretty obvious that the State has done something with the region natives that they don't know about so would you go to the natives and tell them to be on their guard or are you telling us to tell them to be on their guard?

Burrell: Madam Chairman, I am not saying that the State is doing some thing the natives do not know about. I said the State had different objectives than the natives have and apparently both groups in this case, let's leave the Dept. of Interior and the Federal Government out of it. In each case, both groups were satisfied with the objectives and thought their objectives were attained. Like I might want your red card and you might want my blue card and to both be happy, we make a trade because you like red and I like blue or whatever.

Rep. Hershberger: (IA) I'm confused then. If both parties are in agreement,

what's this (IA)? You said somebody's trying to take advantage of someone else so presumably...

Burrell: Madam Chairman, my remarks were the fact that I think you ought to get an appraisal. That's all. You can't buy something that's just been fed to you, spoon fed. You're going to have to live with what you do. If you, quote "give away" - and I don't mean it that way, but if you give away the Beluga coal reserves and the Kenai Peninsula coal reserves or various park land, that may or may not be right. I'm not saying it's wrong, I'm saying you've got to know. And I don't think you know. There's obviously controversy within the Department of Natural Resources itself, you've heard the controversy over parks and values, or differing interpretations of the values from various people who've testified. And I don't necessarily say either one is right or wrong, I'm saying you ought to find out. I guess that's why we're all here.

Sen. Poland: Representative Rhode.

Rep. Rhode: Where would one go to find out what the recreational value of these lakes are? Just where would we go to find this out and tie this in to the value of the coal field?

Burrell: Madam Chairman, that's the, in reference to Rep. (IA), that is a value judgement and that is why I made my previous remarks, that you're sitting here as a jury. I don't know what a recreational site or a recreational use of it were...

Rep. Rhode: Who would know that we could go to?

Burrell: I think you have to get the testimony as to the economic value of both. Many of you have to throw in your own evaluation of its recreational or renewable resource value and determine what you are gaining and make your own evaluation.

: May I make one remark here.

Sen. Poland: Senator ?

: If you would tell who (IA). I don't know where you go to get an evaluation until after say twenty years from now, we find out who gained and who didn't.

Burrell: Madam Chairman, I'd hate to wait twenty years to find what out. I'd like to find out before. But I'm for (IA) find out.

: Madam Chairman, I have to agree completely. I don't know where to go to find out either. But what I would say is this, what is the State losing from a control standpoint in giving up ownership of the Lake Clark area. I don't know. I haven't seen anything in writing that explains to me what the State is losing. As far as I know, we have not lost our management control over Fish & Game although we might lose it over the habitat for the fish and game. (IA) I appreciate that. All I'm suggesting is that we just don't have enough facts on what is the State giving up and what is the State gaining in both areas, say Lake Clark for instance, and Beluga. I don't know.

Sen. Poland: Representative Brown.

Rep. Brown: (IA) Rep. Cotten is (IA) is not mentioning anything that (IA) already passed last year.

: (IA) designated smoking area.

Rep. Brown : Designate 1 smoking area. Just one comment. You talked about whether or not negotiations were carried on privately and the way in which things were done and this doesn't directly relate to that but (IA) you just might be interested in the fact that Rep. Cotten and I were sitting in the House Judiciary Committee (IA)

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: (IA)

Sen. Poland: We said if we couldn't finish that there would be (IA) we didn't want to lock ourselves in because we would certainly like to finish, in fact we figured if we were almost through by 9:00 we would ask the people to stay (IA) because some of our legislators are unable to get reservations on the plane tomorrow and they will have to leave on the morning plane. Bob Rude.

Rude: Madam Chairman and Legislators, my name is Bob Rude, I am a stockbroker in the Cook Inlet region and I am the First Vice-President of the Cook Inlet region, President and General Manager of the Cook Inlet General Property Corporation and am a member of the Cook Inlet Region Land Negotiation Committee. I have been a resident of Anchorage for 35 years and I am here today to testify in favor of the proposed land trade. I believe the land trade is something that is beneficial to all three parties. The proposed land trade provides for the settlement of certain claims and in doing so it consolidates ownership among the United States Government, the Cook Inlet Region and the State of Alaska within the Cook Inlet area of Alaska. The proposed land trade facilitates land management and creates land ownership patterns which encourage settlement and development in appropriate area. The proposed land trade will enhance the State of Alaska's land holdings by 48.8 to 53 additional townships of land. The proposed land trade makes available Point Campbell, Point Woronzof, and Campbell Field to the State of Alaska. The land trade protects wildlife and fishing resources of the State of Alaska. The land trade provides areas for future recreation of the Anchorage residents and the residents of the State. As a member of the Cook Inlet Region's Land Negotiating Committee, I have been involved in with Cook Inlet Region's land problems for three years. In 1972 and 1973, I was on the first land negotiation committee of Cook Inlet Region. Our committee met many times with the Federal Government. We made many trips to Washington, D. C. and spent thousands of dollars only to see negotiations fall apart. A full year went by before negotiations were resumed and it was at this time that the State of Alaska, the Federal Government and the Cook Inlet Region began to negotiate. These negotiations resulted in our present land trade that is now before you. Throughout our negotiations with the State of Alaska and the Federal Government, Cook Inlet Region has made many concessions. We gave up our rights to Campbell Field, Goose Lake Point, Woronzoff and Point Campbell, to appease the residents of Anchorage. We gave up our rights to the Swanson oil fields to appease the State of Alaska. We

dropped our claims to National Forest lands and reduced our claims to Moose range land to appease the Federal Government. We saw the State of Alaska and the Federal Government transfer 17 townships of land during the land freeze that could have come to us. We relinquished the right offered us on Beluga Mental Health lands. This area was supposed to contain 80 percent of the estimated coal resources first offered to us. We agreed to accept approximately (?) townships out of our region so that the State and Federal Government could retain more land within the Cook Inlet Gulf. In doing this, we will again have to spend millions of dollars to study the land in five other regions, so that we can select the land most suitable for our corporation. I have attended several hearings concerning our land trade and have heard adverse testimony by many non-natives, the testimony that I have heard makes me sad. Some individuals feel the only lands we are entitled to are mountains and glaciers and that any land with any value should be kept from us Natives. Are the people aware that the Natives lived on and occupied all of the lowland, low-lying land in this area? Are you aware of the fact that we agreed to a land claims bill that specified that we could receive land of similar character as the lands we gave up in the Act? Are the people aware of the fact that if this trade is not approved, there will be no land planning in this area? Are the people aware that if this trade does not materialize, that Cook Inlet Region will progress in its court case and will file and fight for every piece of land possible in this area? In conclusion, I feel that Cook Inlet Region has paid its price. The Cook Inlet Region (IA) and the lands listed within CL 94-204, I believe it will greatly benefit the State of Alaska and the community of Anchorage. It is my belief that Cook Inlet Region will move to develop the land in the Beluga area and this development will bring additional income in the form of taxes to the State of Alaska. Millions of dollars will be made available to the Anchorage community and many jobs will become available. I believe it would be a very embarrassing situation if the State Legislature fails to approve this land trade. This land trade has been supported by the Federal Government, the State Administration, State Congressional Delegation, and conservation groups in the Cook Inlet Region. CL 94-204 was overwhelmingly passed by the Congress of the United States. For the State Legislature to (IA) the trade now would show the Nation and the world that this State does not have the concern of the rights of its first citizens. I hope you will seriously consider our views and I hope you will support the proposed land trade when it comes up for a vote in Juneau. Thank you.

Sen. Poland: Thank you Mr. Rude. Representative Cotton?

Rep. Cotton: Mr. Rude, you mentioned that you had given up your claim to several areas of land around Anchorage here that were considered by some to be uh-anyway Anchorage wanted them and so you gave them up to appease the Anchorage area. Are there any other lands left in that same category that were either asked for or that can be considered similar lands that you haven't given up?

Rude: No, what I was referring in this statement --like I mentioned I was on the first negotiating committee. Federal Government came into Anchorage and with a team of negotiators at that time these were the areas that they brought up and said that the changes there and the final offer was something like 23 townships of land that we would give up our title on 48 townships.

Rep. Cotton: (IA) Campbell Point, Campbell Air Strip that you mentioned you gave up your claim to in order to appease Anchorage. Were these the only areas that Anchorage asked you to give up in order to appease them?

Rude: Yes, to my recollection.

Rep. Cotton: Well now, this is just Cook Inlet Region, that doesn't include any of the other corporation, isn't that correct? You don't have anything to do with any other village corporation within that region?

Rude: No, I don't.

Cotton: Thank you.

Sen. Poland: Representative Brown.

Rep. Brown: The tone of your testimony concerns me. I hope you understand that there is no great negative feeling for the Cook Inlet Region Corporation, not that I know of. It bothers me very much that you seem to think the people would threaten or appear to threaten to lower the boom on your efforts. I want you to feel that your birthright as a people. That's not what is happening at all. My concern and the concern of many of the others of the group is the whole process. There is something wrong with the process. Probably (IA) hindsight and some of us have only been in the Legislature a year or so and some of us a long time, we see these (IA) differently but you have heard no doubt, that the dispute (IA) the representative administration (IA) legislation involved in a very important decision (IA) and I think it is that process that really (IA) as opposed to the particular issue in question or merits of the particular Act (IA) it was represented here that I and other members of the council have (IA) if that is true I certainly don't remember (IA) certainly it was not presented in a way (IA) we found later the (IA) the State of Alaska that we found out that we would likely be coming back to Juneau and it was at the beginning of the session that we found out this had all taken place (IA) and it occurred with a shouting of the press and were drawn into the action (IA) through the process of the issue (IA) legislation make sure that the administration's feeling on the disposal of a, or trading large lots of land or resources in the State of Alaska (IA) I don't know (IA) the distribution if possible. Maybe this Governor or some other Governor (IA) a different feeling (IA) we could have some serious problems. All of those concerns are not directed at you or at the Cook Inlet Region (IA) you know we come to a legislative council meeting and we get work, formally or informally, on and off the record that vital decisions (IA) without any input from the Legislature at all. (IA) I don't think that it was anything directed in a negative fashion. That's all I have, thank you.

Sen. Poland: Are there any other questions of Mr. Rude? Thank you very much, Mr. Rude. Patrick Pouchot, of Knik, Knoers & Kyahers, Inc.

Jeff Knaebel: Senator Poland and members, I am Jeff Knaebel, a resident of Fairbanks, I am a member of an engineering and geological consulting firm with head offices in Fairbanks, Anchorage, and Ketchikan, and which numbers among its clients, more than two dozen mining and construction companies to whom we have provided engineering and geologic service. Cook Inlet Region is among my firm's clients. I am not however, testifying on behalf of any of my clients nor on behalf of my firm, but as a citizen of Alaska, on my own behalf. First, I think it is important to bear in mind that the purpose of the proposed trade

is to complete in an orderly manner, the implementation of the Alaska Native Claims Settlement Act, which was an Act for the purpose of settling aboriginal land claims, that has behind it the full moral weight of the Congress of the United States, and also citizens of the United States. It is also important to remember that when you talk about the Native people of Alaska, it is not a "them and us" situation. These people are Alaskan citizens. They are the first citizens of this great land, they and we share a common bond of Alaskan citizenship. They are us, in other words. When we propose to deed land to the Native ownership, we are giving ourselves land. I doubt that there are many Alaskans who would not rather have us own our own land than the Federal Government own our land. And this trade offers a net gain (IA) ownership and a net gain of State and title land. State government has seen fit to provide to private ownership only 3/10 of 1 percent of Alaska's land. The citizens of this State desperately need land. Land to live on, and to earn a livelihood on. Private productive land ownership is a corner stone of individual liberty and free enterprise, two things which are sadly rapidly slipping from our grasp. The Alaska Native Claims Settlement Act, in my opinion, is the single Act in support of individual liberties in decades. The land trade in force today goes a long way toward meeting the needs of the citizens of this State. Aside from the direct land benefits to Alaska citizens I will enumerate shortly, there is a moral issue to be decided here. In the past four years I have witnessed treatment of Cook Inlet Region at the hands of our Federal Government that is so shabby that it would make Americans hang their heads in shame. It grieves me that a law enacted by the people of the United States assembled in Congress can be so blatantly abused by the Federal Government charged with the implementation of the law of the land. I have seen glaciers and mountains withdrawn from the Cook Inlet Region, and have seen good faith on and an attempt in taking corrective action met with hypocrisy, deceit and broken promises. The State also has a moral obligation to redress the wrong done to these, its first citizens, when the State entered a secretly negotiated contract with the Federal Government in September 1972, which took away lands in the Lake Tulatin area which should properly have been made available for Cook Inlet selection. Incidentally, the dedication of that contract is still pending and can be settled by the agreement before us today. I think it is time for these things to be put behind us. Since 1972, all attempts to have the Alaska Claims Settlement Act properly implemented for Cook Inlet Region have failed except for the proposed agreement before us today, and this agreement contains good faith compromises made by Cook Inlet in recognition of the interests of the State of Alaska, because of 1975 sympathy for Cook Inlet Region by the U. S. Congress resulted in commitments that would have given Cook Inlet certain trade lands including Swamp River plus Campbell Air Strip, Point Uronsoff, Point Kanby and other areas that were in negotiation at the time. When the State of Alaska became actively interested, Cook Inlet agreed to discuss issues in good faith negotiations which ensued between the three parties for over eight months. From my own contact with people, it appears to me that most Alaskans knowledgeable of the details feel that the agreement before us is in the best interests of all the parties. Except for objections centering on the Beluga coal issue and the method by which the agreement was negotiated. It is my opinion that many of the figures quoted in the newspapers on this Beluga matter are misleading. First, those figures are based on trends of mental health land in trading. Mental health land has subsequently been removed from the trade, thereby moving 75 percent of the reserves that are being argued about. Second, the figures quoted in the newspapers are based on reserves calculated to the depth of 2000 feet. It is unlikely that mining will progress to that depth in the foreseeable future. Coal reserve figures are meaningful only if they are reserves that can be economically mined. It is needed by people

of the greater Anchorage area, and add to the local borough tax base. The State is reimbursed with other potential resource lands. The title cloud on all lands in the Cook Inlet region is removed. Cook Inlet withdraws blanket filings and draws its lawsuit. The State-Federal agreement of September 1972, remains intact. This agreement protects that area to selectable and selective State lands, a large portion of which could go to Cook Inlet should Cook Inlet win it's law suit. Cook Inlet has given up its right as you have heard other people say, on the majority of the Moose Range, Campbell Air Strip, Point Woronoff, Point McKinsey, the Lake Tulatin land and 30 townships within the region of the lake park area and Tarketna mountain area plus Cook Inlet has given up 46,000 acres of its total legal entitlement under the Alaska Native Claims Settlement Act. I think that Cook Inlet has conducted itself in an exemplary manner, that the Alaska Native Claims Settlement Act guaranteed a just settlement, that this particular trade before us, is just and as well brings a net increase in value to the State in the particular situation that we face. I ask you to analyze those portions of public law 94-204, which apply to Cook Inlet alone. Other issues in that law may be controversial but they do not apply to the Cook Inlet Land trade and should not be considered in judging the agreement before us today. It is time that this issue should be settled. It is time for the Government of our State and Nation to uphold the laws of this land as those governments expect the citizens to do. Thank you.

Sen. Poland: Do you have any questions of Mr. Knaebel?

I would like to make a statement here. Your remarks seem to place the burden on the State, and in that I think you are being as unfair as you accuse the State of being. I don't think there is anyone here that hasn't supported the Alaska Native Land Claims Settlement Act, nor do I sense in any of our members and there may be a few whose feelings I don't know, I can't speak for all 60, that don't have the decent concurrence, but let's not lose site of the fact that the original agreement was with the Federal Government, and Cook Inlet and the other regions. I could not agree with you more, that Cook Inlet was offered something that was completely unsatisfactory, on the other hand, the Federal Government also has an obligation to see that Cook Inlet receives its proper entitlement. I hate to see them give up 46,000 acres. I think they should get their full entitlement. but I think you're twisting things a little bit to say that the State is this involved.

Knaebel: It was not my intention to imput any blame to the State. I do think that there are moral issues involved there that the State, whether they like it or not, is placed in a position of making the final decision, and that the State, in my own opinion, did clearly do a wrong thing in that the previous administration did set down with the Federal Government and gave away Lake ? land to the Feds and to itself that properly under the standard of the Act, should have been withdrawn for Cook Inlet region, and had they been withdrawn for Cook Inlet region, there is a distinct chance that this whole thing might never have come to pass, because there might not have been a legal basis for Cook Inlet's complaint. To that extent, I feel that the past administration of the State is involved and to that extent I think there is a moral issue that relates directly to the State as well as the uninvited moral issue that has

significantly (IA) like Federal reserves that have little chance of being mined in the foreseeable future. Return to Cook Inlet, or loss to the State of Alaska is related not to the total reserves in the ground, but to the rate and time which they are mined. The largest coal mine in the United States according to a state report, produced about 7 million tons per year. The question then becomes when will production start on the Caps ground which is the coal that Cook Inlet would now get in the agreement. The Chitna coal is closer to tidewater and has an estimated 1.6 billion tons of coal. This coal will in all probability, be mined first. At a production rate of 7 million tons per year, it will be 228 years before Chitna is mined out and it would be logical in terms of the Caps. The present value of the Caps ground is nearly zero. On the other hand, let's just suppose hypothetically the Cap was mined first. There is certainly value in lease rental and production royalties. The cap has about 50 million tons of coal, sufficient to operate a mine of seven million tons per year for 79 years. Present value of royalties calculated by State engineers are for a mine of 6 million tons a year and calculated between 3.7 and 6.5 million. A probable scenario for the Cap might be that mining starts and progresses for 20 to 50 years. Since the Chitna is closer and both areas will be under lease to the same party on the assumption that both areas remain in State hands, the low cost coal in Chitna would be gone 50 years from now and the Cap would then be opened up. The present value of Caps then are lease payments through the years, plus royalties after 20 years. This totals up to a series of figures which, including the lease payments and royalties and the value of the coal itself brings the total present value of the Caps to about two million, seven hundred eighty seven thousand dollars (\$2,787,000) rather than several billion dollars. In summary, regarding the Beluga, Cook Inlet has received 13.5 townships. This excludes 75 percent of the known coal. 1.6 billion tons of known coal remain to the State. Cook Inlet gets 570 million tons of known coal, 850 million tons of hypothetical coal. The State estimates royalties to Cook Inlet at 15 million dollars on the 570 million tons of known coal in the Cap. Since however, Chitna would probably be mined first, the present value of the Caps, the value of future income discounting the present is 3 million for land. Therefore, what we have here is the State giving up very hypothetical future coal income of very uncertain value in exchange for high present value of land exemplified by Campbell Air Strip, Swanson River revenue and other Federal excess properties. In summary, the net effect of the whole trade agreement appears to be as follows. The State gets high valued Federal excess property near Anchorage that might otherwise go to Cook Inlet. The State oil revenues from Swanson River are protected for the State. Cook Inlet gets some resource land that would otherwise be locked up by the Federal Government and not used for the economic benefit of Alaska. Contrary to what has been said earlier, the out-of-regions selected do not cost the State. There is enough (IA) land and land available (IA) to more than meet the State's entitlement, and in addition to that, the effect of this Act and this trade is to increase the final total State title, over and above the Statehood Act by approximately 30 townships. It appears to me that the potential gain of 30 extra townships of State ownership has a good chance of exceeding the potential loss from the production of coal reserves of questionable value. Also, approximately 19.7 townships of State land are transferred to private ownership. These lands are

been dropped into the State's lap, but I surely did not mean to impune any tendency on the part of the State or you folks to rule against Cook Inlet, per se, I simply wanted to bring out these points.

Sen. Poland: Did you help Cook Inlet select this particular range that they selected?

Knaebel: We advised them on technical matters relating to land and have helped them to decided the priority of the lands that were available up to this time for selection.

Sen. Poland: Are there any further questions of Mr. Knaebel?

Rep. Brown: Madam Chairman?

Sen. Poland: Brown.

Rep. Brown: I am interested in the computation that has been made in regard to the comparison of various coal lands and I am sure that other people here will be testifying and variously agreeing and disagreeing with what you have to say and because that is true and because the issue falls back to Juneau, and we'll be looking at those same figures again, I am wondering if it would be possible for you to have that portion of your remarks or that summary typed up and sent to the committee.

Knaebel: Yes sir. We can not only do that but we can show you the basis of how we arrived at that figure. I might point out that to the engineers here that probably the most common point of disagreement is going to be the assignment of a probability function as to whether or not a given unit of coal is going to be economically mineable by a certain point in time. We have taken the State's report and we think they are basically right and have taken a somewhat more conservative view point on what are true economic reserves that can be mined at a profit.

Brown: I am sure that those who agree with you would like to have that material in support the argument and the disagreeing people would like to have it (IA) to try to shoot it down.

Sen. Poland: Thank you very much. Mr. Chuck Hawley.

Hawley: I am C. C. Hawley, the local mining geologist, I am president of the local chapter of the Alaska Mining Association. We don't feel that we can take a negative position on this for two main reasons, one the complexity of the thing, and we have only just been able to get the facts and then we have conflict of interest too. For one thing, the mining companies are members of the Cook Inlet Native Association and members of the Alaska Mining Association and we have had difficulty in getting all the facts. It doesn't appear the proper course to advocate a position. I think we will,..... there are

several things that we need to talk about and some of them haven't been brought up at all. Several things. First thing would be the trade off in volume mineral values are not easily assessible, but they probably should not be an overriding factor. And there are two considerations that lead to that.
Blank tape.

He says: Are not appreciably different. The second point is that some of the land which the State now can select has been demonstrated by the efforts of Cook Inlet Region to be mineralized. This was done on their behalf by contract mineral companies and this land would formerly have been in D-2 status, this land that they thought they could select and they made the expenditures to go out and prospect it and determined that it was, in fact, mineralized. This land that you can't put a value on it, but in other words, the State may be giving up some things that they're getting mineral values in return. Another related factor is that the major and perhaps only mineable coal in the Beluga area is that that remains in State ownership. I know pretty much what company reserves figures are in the Beluga fields and that they do not exceed the figures brought out by the State or just introduced in testimony; in fact, they're appreciably less than this. This is coal that can be mined in a reasonable future, say the next 25 to 50 years. Okay, so as far as mineral, I think this has been over quite a few, to a large extent. A point that the committee, or legislative action might address, the State will receive land in this trade and these, the trade would obviously be more effected by the mining industry if we can be assured, or, not assured, but, if we can have some assurance that we would be able to prospect on this land. In other words, the land that the State is now getting trade in the Illiamna area, Kamishak Bay area and the Talkeetna Mountain area; some of this probably will end up as parks, say the Kamishak Bay area, the other bear protection area and the salmon area; but it also has high mineral potential. And so, we would feel that the lands that are returned to State selection, many of them should be open to mineral (IA). So, that's a point that I don't think has been brought up.

The most serious problem involved in the trade, that I can see, involves a change of D1 and D2 lands, specifically in the Lake Clark area. The, and this is one area that's not treated in the economic evaluation of the State, in other words, the State has tried to look for trade offs in the paper that they've prepared; but the State, in the provisions of the government, had given up the right to select anything in this Lake Clark area which is about 30 townships. And, it further has agreed that this land would go into national parks status, not perhaps national parks, but it will be under national park management. We have further agreed that certain lands in the Kenai Moose Range will not be automatically, that the Secretary of the Cook Inlet Native Association, will encourage their placement in the growing system. In other words, this land is getting the D2 type legislation, they're prejudicing they're already trying to make decent settlements. The land in the Lake Clark area includes a (IA) which has been billed and the value ... the only (IA) official number that can be estimated (IA) is open file publication of about three or four years ago, the value (IA) ... results in excess of 200 million

dollars. This land would go into national parks and, in effect, constitute a taking because there's no way you can mine a national park or a national park recreation area regardless of what the park service says will happen. This has been pretty much provided in Glacier Bay and if you give it to a national park, you've lost it. I think maybe this whole trade has gone so far that this particular item cannot be remedied but we see similar problems in the southern part of the Brooks Range where the State selected mineral land in the Mt. McKinley area where State-Federal trades were involved that the legislature should look closely to what lands the State is going to trade back to the Federal government. The national park service never gives up. They're the most effective group I've ever seen as far as land acquisition and they'll get you every possible way. Maybe some people think that's highly desirable but, I think giving of known mineral land is something that's really questionable; especially since there's no compensation mechanism that really appears to work. Okay, kind of emotional or something like that. But I would like to talk a little bit about taxation and revenue since this was yesterday and this 10 percent royalty provision was negotiated at a time when coal values were low. I think that you also need to put yourself in the position of (IA) at about this time. At the time that they started to pick up coal lands, there was no good coal potential anywhere in the United States. The people had pretty much given up on coal - you couldn't sell acreages in that area. They felt that here was an area where they could acquire coal which was not economical and by putting in a liquification plant upgrade that coal to the extent that it was economical. Now, events subsequent to that have probably made this coal economical and feasible, but that wasn't their initial plan and they acquired this ground in, they were going to convert it artificially to, say, an environmentally clean product. And, so, when you look at revenues, it's sometimes forgotten that the total revenue to the State isn't just a royalty --it's the State income tax, all the indirect benefits to the State and, in contradiction to what other people have said today, we do have a settlement tax, it's a 7 percent on the net tax, and it would exist on properties and would give a return to the State just as much as if it were to say, remain in State ownership. So, a lot of you people maybe should have been in the tax business anyway. I couldn't resist the chance to get a little plug in there.

One other further danger that I can see in things that are happening in the State is the tendency for the, I don't know how to say it exactly, but the political, anyway, making the geological survey of the State into a political body. Now, I don't say that this is happening in this case, but the State administration has asked the State geological survey to come up with a document which justifies this trade and they asked them to do after the fact that the trade has been arranged. And I think that's extremely bad and even though I agree with the things in here, the fact that you're asking technical people to get into the political arena is very, very dangerous. It didn't happen in previous administrations because the Commissioner of Natural Resources knew something about resources. It happens here because, they have to go back down the staff to find out anything about natural resources.

(IA)

Well, the previous administration (IA) a minute ago, but they were trying

to acquire economic value for the citizens of the State of Alaska. Maybe they made some mistakes ... Thank you very much.

Sen. Poland: Thank you Mr. Hawley. Representative Brown.

Brown: I'm going to yield to (IA) first because I keep looking like I'm putting my hand up here all the time. Am I the only one asking questions?

Sen. Poland: You can just talk for all of us.

Rep. Brown: One of the things he talked about was a matter involving concern over this 10 percent royalty and I didn't really understand what it was that you were talking about or what it was you were worried (IA) or somebody.....

Hawley: Well,

Rep. Brown: Let me finish my comments and question --and that is, the State, my impression is you can't go ahead and change the royalty on coal that has already been granted and those in Cook Inlet, they may well be re-negotiating but they'll be re-negotiating on the basis of a business decision. The other party probably won't want it if (IA) negotiate (IA) lots of money for the operation. So, what is the danger and the worry here (IA) concerned about?

Hawley: Okay. The danger that I heard today is that people here say "ch boy, coal has just gone from \$5 a ton to \$20 a ton -- there's really going to be a tremendous windfall profit that people can tax." I think you need to look carefully at that. The State can increase their royalties, it does have the potential at any time to increase, say to raise the net tax or other tax provisions for gaining revenue.

Rep. Brown: (IA) there's a royalty and then there's a tax.

Hawley: Okay, but there's still (IA) the State. It's sort of a technical question but it still comes out as profit, a piece of the pie and you can only cut it so small. Well, this thing is happening on oil legislation right now. They want to increase the (IA). They can increase the royalty (IA) little bit tricky right at the moment. But, don't assume that these people are going to make a tremendous windfall profit. If it goes to a liquification plan, about three or four years ago it was estimated that a plant like this would cost a hundred million dollars and no one had ever built one then; so, I think you're looking at capital costs of one to two hundred million dollars that they need to get back before you start worrying about trying to tax any excess profits. That's what I'm getting at. There's a tendency to think that people in the resource industry are making

(tape nine)

Hawley: ... extract resources other than oil and gas, some specific industries of the entire century so far has been a net loss. (IA)

Sen. Poland: Are there any other further questions of Mr. Hawley? Thank you very much. Stewart Ramstad?

Sen. Poland: Cecil Barnes? And William Johnson has submitted written testimony to the committee and will not appear. Dr. Douglas Stark?

Stark: My name is Douglas Stark and I live in Anchorage. I want to say that I appreciate your committee being here and holding the exhaustive hearing on stoppages hearing this morning in Palmer. I have no personal axe to grind. I could stay home and trust that you will recommend approval of the agreement but I know that there is opposition for various reasons and a Legislative body such as yours can't help but think that maybe the testimony here is in fact representative of the constituents. So I figure it is desirable for citizens to testify. (IA) background of this issue. The Native Claims Settlement Act provides that the Cook Inlet region has a right to a certain amount of land because private parties in the State have already selected the best land for themselves. We have a problem in the regional (IA) court. Settlement Act provides a very rigid formula for land distribution but since there was a problem in this area, the State, the region and the feds sat down and negotiated an agreement. This, in itself, is commendable because all factors can be taken into account (IA) this rigid statewide guidelines. (IA) which reads: "which was not to the benefit of one and the detriment of another but which would benefit all parties." In earlier stages of negotiations various issues were raised as to what the region wide did. During these negotiations, the region gave up the following claims: number one, the Swanson River oil fields; number two, the Campbell Airstrip, Point Campbell and Point Woronzof Tract; number three, the Beluga mental health coal lands. During the negotiations the State held public hearings on the trade. We may not agree with the region's position. We may not agree with the State's position. We may not agree with the federal position. But in a complex issue such as this, there is bound to be at least one bid from key cities, persons confined in this view. In other words, we have to take the whole thing as a package. This complex issue contains many safeguards for the various parties such as restrictions on the sale and restrictions on manner of use. And the State appears to gain 700,000 acres more from the Federal Government than it gives up to the region. In addition, the State gets the Campbell Airstrip, the Campbell Point, Point Woronzof Tracts. A lot of side issues have been brought up. Somebody that (IA) such as the Legislature versus the Administration. As far as care of the land and proper development, based on what I've observed, the land would be best off in the region's hands. In the final analysis we have to examine the alternatives to this agreement and what would happen if it were rejected. Another agreement would involve having to go back to Congress. The various staff who have devoted a substantial amount of effort to this issue, the State in particular, has many other things to do with its limited personnel, sources beside rehashing this issue. I doubt that at this moment, consideration would substantially improve the agreement. I think that it would be similar to the union that rejects an agreement, strikes for three more months and then accepts the same offer that it was originally offered. I think the agreement is a good one and the rejection of it is unwise and I urge your approval of it.

Sen. Poland: Thank you Dr. Stark and Representative ?

Rep. : What is your profession?

Stark: I'm a consultant in management engineering and planning.

: Private?

Stark: Private practice.

: Thank you.

Sen. Poland: Representative Brown.

Rep. Brown: I only have one comment. You said there were some side issues that created muddy waters such as problem of the Legislature with (IA). As far as I'm concerned, I think that side issue is not a side issue. I also would (IA) I think it would have (IA) democrat, republicans or (IA) the legislature (IA) same thing. And it demonstrates a major problem, as people have testified and pointed out, we don't have procedures (IA) we should have. So that this kind of thing has been going on for (IA) So I would strongly disagree with that portion of your testimony. That's all I have to say.

Stark: Well, on that I think we all agree that that's an issue, whether it's a side issue or a prime issue, to some extent it is subsidiary to the main issue which is the agreement itself. If the agreement is a good agreement for the State, is a good agreement for the region, a good agreement for the Federal Government, if the alternatives to approval are very negative, then the question is, what is the subsequent issue which is the agreement and if there are some problems at the way in which it was arrived at, then we'll see that it doesn't happen again.

Rep. Brown: But, you know, you really kind of work like you're disapproving the actions of these committees and legislative council and say someone raised a side issue to muddy the water as though there was some kind of criminal intent on the members of the legislative council who asked that the subcommittee involving Senator Poland, Senator Rader and some of the others look into that, (IA) I don't think there's any kind of intent. I just wanted to call or question your use of the word. Maybe you didn't intend that that was the case.

Stark: No I didn't.

Sen. Poland: Are there any other questions of (IA)? Dr. Stark, thank you very much. John Baxandall? (IA) speak to us? I guess he's not here. Alec Sisson? Doris Clark? Andrew Camkoff?

Camkoff: My name is Andy Camkoff. I'm a stockholder in Cook Inlet Region. I'm also the General Manager for the Knik Village Corporation, the Alexander Creek Native Association and have been into the particular thing of the land trade quite extensively in the last few months. And in behalf of Knik-Knik stockholders, we have gone through quite an awful lot of additional work in achieving and selecting the entitlement lands that the two village corporations were entitled

to under the Act. We have looked into this trade quite extensively in behalf of our own particular demand problems in and around the Knik and Alexander village port townships prior to the negotiations and the outcome of the tri-party agreement. Knik and Alexander have been burdened with selecting lands in far-off locations such as Lake Clark, Talkeetna Mountains, west side Cook Inlet and only by the means and the outcome of Cook Inlet, State of Alaska and the Department of Interior land trades have the means to particular villages have arrived at any lands close and near to their villages' area. We highly support the trade. We welcome the opportunity to settle the land problems that the village corporations are faced with. The land trade has brought about an awful lot of additional work to corporations (IA) village. An awful lot of additional expenses. We feel that the land trade not only benefits Cook Inlet but also that of the village corporations that are involved that were forced into selecting deficiency lands in the Lake Clark area, the lower west side Cook Inlet. We had mixed emotions about identifying and selecting those lands that were set aside by the Secretary. Consequently we had no choice but to select them (IA) Cook Inlet, Lake Clark. We would have, and if this trade does not follow through with approval, these corporations would be burdened quite heavily in the future with a management problem. Even though we will have lands (IA) we are still going to be land holders in the lower Cook Inlet and geographical problems in consolidation with (IA) lands in the lower Cook Inlet and far-off places. But through the means of the land trade, we're very happy with this and we highly support it and we highly support and appreciate the efforts that have been extended and the time and dollars and efforts of Cook Inlet and the State and also the Department of the Interior. I know that - I don't think any of us have come and testified that this has directly affected this and my intentions were to come before you and present our faces and values and our understanding and that we do support it. But I...thank you.

Sen. Poland: Mr. Camkoff, when I talked to you earlier today, I told you that (IA) that I would like you to confirm that this offer also takes care of the Montana (IA) problem.

Camkoff: Yes. Montana and Caswell group, these two organizations and corporations are not village corporations, have been brought out and brought into the binding documents as to the extent that they are affected. They have been working with the Cook Inlet Region, they have these agreements and understandings of their problems. They too were - faces a lot of problems in identifying proper and desirable lands. Their problems, I believe, have been satisfied by Cook Inlet and the State.

Sen. Poland: Representative Huntington?

Rep. Huntington: I get the feeling sitting here (IA) I'd like to ask you two questions. First of all, who was in agreement first (IA) Washington, Anchorage or Juneau?

Camkoff: Speaking of what agreement?

Rep. Huntington: (IA) Cook Inlet and (IA)

Camkoff: As it affects the villages within Cook Inlet?

Rep. Huntington: No. You know, you said you were working under (IA) Where was this (IA) drawn up at?

Camkoff: Okay. Let me drop back a little bit and draw you the village picture, those villages that are affected within this agreement within the Cook Inlet boundary. The Cook Inlet villages have brought in, I would call it, under a double tri-party agreement. The original tri-party agreement was called the Cook Inlet, the State of Alaska and the Department of the Interior tri-party. That set out and identified certain parameters of the trade. As it affected the villages, those had been as selected lands in Lake Clark, i involved us in this tri-party agreement where the Cook Inlet villages, State of Alaska and the affected villages. So when I'm talking about an agreement, we had an agreement with Cook Inlet and the State of complying and fulfilling these (IA) of these (IA).

Rep. Huntington: No. First I asked you where does this mean, where was this brought up - Washington D.C.? This agreement that (IA) the one where we're testifying on now, the (IA) royalty agreement. (IA) Washington D.C., Anchorage or Juneau?

Camkoff: I couldn't tell you.

Rep. Huntington: You don't know?

Camkoff: No. I think it's probably a combination of... I think that the federal (IA) much more technical (IA) than I do.

(inaudible)

: Inaudible

: Yes, the agreement, that is (IA) I would first (IA) about a year ago. We had some (IA) in the State (IA) the Federal Government and as we talked with people, plan and develop a coastal development (IA) contribution (IA) benefit Cook Inlet region (IA) and (IA)

Rep. Huntington: Then you feel the native corporations are capable of drawing up its own agreement then on their own side?

: Yes I do.

Rep. Huntington: Then you don't have to run to the Legislature everytime you want a (IA)?

: I agree.

Rep. Huntington: Thank you.

Sen. Poland: Are there any further questions of Mr. Camkoff?

Camkoff: Mr. Huntington, in the one agreement I was saying that the Knik village corporations had gone into Cook Inlet as a...

: I think that's... (IA) clarification of that law. I think (IA)

Camkoff: Knik village corporation and other villages that identified lands in Lake Clark more or less signed a contract agreement supporting those characteristics of the trade with Cook Inlet and we...

: (IA) the village corporations (IA) and the regions (IA) desire to have the villages present (IA) or abandon the selections in Lake Clark (IA) do that. And so the villages have to agree with (IA) selections in Lake Clark (IA) agree to do that and so (IA)

Rep. Huntington: Okay. The reason I asked you is that I get the feeling here that the Legislature wants to do that and everytime you want take (IA) paper and pencil and ask someone if it's okay (IA) and I don't agree with it.

(inaudible)

Sen. Poland: Are there any further questions of Mr. Camkoff? Thank you very much. John Alsworth?

Alsworth: Senator Poland, members of the committee, ladies and gentlemen, my name is John Alsworth, a native of Port Alsworth, Alaska. For your information Port Alsworth is located within the subject land of this hearing and has been in existence since 1941 when my father and mother moved there. We have incorporated as a native group as Tanalian Incorporated under the provisions of the Alaskan Native Land Claims Settlement Act of 1971. However, there are certain complications which have hindered our attempt to attain recognition and gain rightful benefits under this said Act. These complications are as follows: we are enrolled to Port Alsworth and shareholders in the Bristol Bay Region. The location of Port Alsworth is within the boundaries of the Cook Inlet Region. I understand that this land was withdrawn as regional deficiency land and converted to village deficiency land by Public Land Offer. Prior to December 18th of last year certain villages of Cook Inlet filed applications for the lands we have applied for. The reason for this testimony is to bring to light the property interests which we lay claim to within this contested area. Regardless of the outcome, we want our claim to the Port Alsworth lands protected and written into the land swap agreement. After attending the hearings here tonight, our feeling as a group is that we are being ignored by higher interests of bigger corporations or operations. After thirty-five years of my family living at Port Alsworth, we as a group feel that we should have first choice of the land to be filed on.

Rep. Anderson: Mr. Alsworth, really as far as I can determine, there's very little that this committee can do to resolve your problems. But I think it's very helpful for your claim from your point of view to have this particular problem brought to our attention. I think that Mr. Huhndorf has probably listened very carefully to your need here and I'm sure that he will be getting in contact with you. So I think it would be a good idea if you two got together.

Sen. Poland: Senator Rader.

Sen. Rader: Excuse me, I understand, Mr. Alsworth, are you a member of the Cook Inlet (IA) organization?

Alsworth: No. I'm a member of Bristol Bay.

(inaudible)

: (IA) Cook Inlet. (IA) is that down south of Homer?

: No, that's located on Lake Clark.

: Oh, that's right. Yes, that's right... We're, as you've probably gathered by what you have heard here, we (IA) position, you write this Act. I don't know... (IA) I don't know what should be done...

Sen. Poland: (IA) I appreciate Mr. Alsworth's bringing this to our attention but Rep. Anderson and I feel sure that he'll be able to work with Mr. Huhndorf...

Alsworth: I kind of feel, myself, like a mouse under the rug because I'm representing a second people in this group. And I realize that I'm facing the State, Federal Government and the Cook Inlet Native Corporation and this is something that, you know, that I realize could be rather impossible for a group of (IA). But the reason why I come here tonight is to state my interest in the land. I've lived here all my life and it's kind of like someone giving away your (IA)

Sen. Poland: Representative Hershberger.

Rep. Hershberger: John, how much, beside the strip of your actual homesite and where the house is, acreage is involved?

Alsworth: 2,240 acres.

Rep. Hershberger: Less than 2,500 acres. All along the same continuous...

Alsworth: My dad has 160 acres patented that's on the edge of that.

: This was in the plot?

Alsworth: The Port Alsworth area was withdrawn from some five villages now on the south side of Cook Inlet.

(inaudible)

Alsworth: And I realize the problem. The land is rather inaccessible, you can't, you know...

(inaudible)

Sen. Poland This is something over which we haven't any...

: Has the earmarkings of an internal problem.

Sen. Poland: (IA) two regions...

Sen. Poland: Mr. Huhndorf, do you care to comment on...

Huhndorf: I've had a couple of occasions to talk with representatives of Port Alsworth and (IA) trying to (IA) under the trade (IA) and the land would then revert back to its original (IA) we take that stand (IA) and we're prepared to (IA)

: (inaudible)

Sen. Poland: When could we (IA)

Huhndorf: Inaudible

Sen. Poland: Thank you Mr. Alsworth. Thank you. Nelson Ankapak?

Ankapak: Good evening Madam Chairman, ladies and gentlemen. I really don't know where to begin primarily because each time that there is a person up here testifying for Cook Inlet Region, State of Alaska and the Department of Interior land swap it seems like they have looked at my notes. So I really can't (laughter) Anyway, because we have a limited amount of time, I'll make my statement very brief. You have just recently got the agreement between Cook Inlet Region, State of Alaska and the Department of Interior was finalized. I believe that this is a first of its kind to be reached here in Alaska. That is, that three of the largest land holders have come to an agreement, State of Alaska and the native community. We have followed the progress of the course of agreement very closely, primarily because Calista Corporation is one of the corporations that is adjacent to Cook Inlet. And I might add that although the agreement identifies Cook Inlet, State of Alaska and (IA) as parties to that agreement, that before the terms were finalized that Cook Inlet and the members of Calista Regional Corporation had a few meetings and came to some kind of a compromise. I might add that when the Land Claims Act was passed in 1971 and consequently signed into law on December 18, 1971 by, then, President Nixon, the United States Congress declared that there was a need for a fair and just settlement of claims of (IA). Some of the terms of the land swap, I believe, even (IA) by the Federal Government, the State of Alaska to fulfill this need. I believe that late in the game, the Dept of Interior realizing that they did not really fully fulfill, and yet the Act was passed by the United States Congress for fair and just settlement. Thus, I believe, that was one of the reasons why the tri-party agreement was reached. In short, Calista Corporation is supportive of the terms of the Cook Inlet settlement and would urge the State Legislatures to support them of it. Thank you very much.

Sen. Poland: Thank you. Are there any questions for Mr. Ankapak? Thank you very much Mr. Ankapak for appearing here this evening. (IA)

Armstrong: My name is Carl Armstrong. I'm chairman of the Kodiak Regional Native Corporation in the Kodiak Islands. I'm secretary of that corporation and I serve on the staff as public relations. I'm editor of the Kodiak Islander newspaper. I'm here to urge that the settlement that has been proposed be approved and to... I think I wrote out a list. I find it almost incredible that the Alaska Department of Fish & Game, Alaska Wildlife Service, the U.S. Forest Service, the Land Use Planning Commission, the Governor, the environmentalists, the Borough and the Congressional delegation made up of democrats and republicans are in agreement. I think in the course of the four years we have tried to

implement the Act, believe me, it has never happened before.

I serve as the... Kasilof Land Department...

(break in tape)

Armstrong: ...at least I'm in debt. Hopefully you will correct that situation. In addition to all my other activities, I often serve as a consultant to other regional corporations around there - Iliamna Corporation. Those of you who have been in the Legislature a long time, I think John Rader was the one who told me that a consultant - the definition of a consultant is a man who knows eighty-seven different ways of making a buck but he doesn't know any women. Sometimes that's the way we feel in trying to implement this Act. This agreement, placed in front of you, represents, we think in Kodiak, a pioneering effort under the most difficult circumstance, combining land planning, equal value, the interest of local communities, the future economy of the State and the need for a just and equitable settlement. I'm not going to say anymore than that. I would just urge that you consider the fact that all these agencies and these personalities are very diverse and yet in consulting together on a most complicated matter have come to an agreement. And they put it in front of you people and it's up to the Alaska Legislature now to either say yes or no. And that's my understanding. If you try to alter it, my understanding, than it's all over with. You're saying that in effect (IA) I hope that you won't do that. It would seem to me that the Congresssional delegation, after the display they made over the two hundred mile limit, if they could come to an agreement on this complicated matter, it surely went through the mill, so all the compromises have been made. All the debates have been spoken and there isn't much more than can be done. I'm aware of some of the complications that they got in to and of the sacrifices that everybody has contributed in arriving at some sort of an agreement that is acceptable. I sincerely urge that you do everything within your comprehension to approve that agreement. Thank you.

Sen. Poland: Thank you Mr. Armstrong. Mr. Anderson wants to read the statement of the Bristol Bay Corporation into the record and we have one more witness.

Rep. Anderson: Thank you. I just received a letter from the Bristol Bay Native Corporation that they wrote to me and they state that, "the Bristol Bay Native Corporation hereby goes on record in support of the land exchange agreement between the Federal Government, the State of Alaska and the Cook Inlet Region Incorporated provided that the parties involved recognize and give assurance that the property interests of Port Alsworth are protected." And that's signed by Harvey Samuelson, President of the Bristol Bay Native corporation.

Sen. Poland: Thank you. Mr. Galliett.

Galliett: (IA) Maps (IA) like to mention took me about 60 seconds and think I can do it.

Sen. Poland: Mr. Galliett is our last witness so we will not be meeting (IA)

(inaudible - many people talking at once)

Galliett: Senator Poland, members of the committee, thank you for the opportunity to (IA) I know you've waited a long time (IA) and I admire your tenacity. I think one question here at the outset should be, how far ahead should a statesman

look? I don't know whether you consider yourselves statesmen or not but what we're talking about here is income to our children, our children's children and beyond that. The question is whether we're going to give that income to a small percentage of the population of this State or whether the eighty percent of the population of this State is going to retain our most valuable State lands. Now, we're going to be here a long time as citizens and our children are going to be here a long time. Now, what surface and mineral estate are we giving away in this deal? There's a long list of lands that I could cite and it would just waste your time. You have the list. It's difficult and tedious to analyze it. It's taken me weeks. I presume you will just have to do it. The most important moneywise piece of land in this deal is the Beluga coal fields. But close in importance would be the Homer coal fields. And possible next in order would be an industrial and port site on the west side of Cook Inlet which is also involved in this give-away. Now I think, I will try to confine my technical remarks to the Beluga coal fields and the Homer coal fields because there isn't time to go in to the other details. One of the problems that we have with this deal is its uncertainty. It's a blank check to which you're going to put your signatures and then Mr. Smith behind me is going to sit down with the native corporations and he is going to decide what he wants to give them of our State lands. You are not going to know the deal. The way it is written does not permit that. Now one of the problems built into this arrangement, and it was done deliberately because otherwise too many objections would have arisen in particular instances of land being given away, but one of the problems is that many of these villages have overselected, they have selected according to the map which sets forth all alternatives. And I'm not sure that anyone knows what it is they're going to get or what it is that you're being asked to give away to villages. You've seen various figures in the newspapers and you have, I believe, a copy of all my articles in your hand so there is no point in belaboring that issue. How much coal are we giving away? You've heard the experts from the Division of Lands and the Division of Geological/Geophysical Survey who were called in after the fact to justify this deal give their quantities. Now, I would like to tell you how I got into this so you understand something about whether I have a conflict of interest and just how much work has gone into my determination of quantities of coal in the Beluga area. In the first place, I was brought into this by an oil company which calls itself an energy company which still has interests in Alaska that they're pursuing with very, very little help from me. They asked, when they put me to work looking for an industrial site for a refinery to refine State royalty oil, to carefully consider the fact that they were an oil company and therefore interested in coal and not merely oil or gas. So I think I went overboard a little and acquired an awful lot more information than they ever expected. At any rate, they got it. And particularly on the Beluga coal fields. Now, initially I depended on a report by Barnes which is available to the committee which dealt almost entirely with surface outcrops because in the days when Barnes did his work, ten or twelve years ago, no one would think any deeper than a very limited stripping depth of coal and ...

(tape ten)

Galliett: ...the knowledge of how to convert it into something that we can afford to ship, the fact that we're now at the point where we can make oil out of coal competitively with foreign oil. The situation is getting slowly better as research improves the details of the processes that are available to us. The first oil control plant was just contracted for the United States government and it's to go in near St. Louis. This production plant and not merely a (IA). What I did later, after my initial studies of coal and acceptance of some of Barne's figures, was look back again at the rules that these people in the geological profession applied. When they estimate coal, for example, they are very conservative. They don't like to be put in the position of making a grand statement and later having it shot full of holes and being embarrassed. So rather than be embarrassed, they establish very arbitrary limits as to how far they will project coal, or infer coal, from the outcroppings or drill holes. Now, this kind of estimate is totally inadequate for the purpose of a large corporation or the State or any other person or group that has the stewardship of valuable property. Of course, the best information, there are others that weren't, and using the mud logs and the electric logs, he has given us information on coal how much coal at varied depths, how thick, what kind of (IA) and various information like this that general good math (IA) how much thickness of coal occurs between 0 and 2,000 feet, 2,000 to 5,000 feet and then again from 0 to 10,000 feet. The quantities of coal are almost unbelievable and yet, on top of all that, I have obtained logs on some of the wells closest to the Beluga area and its my opinion that Mr. McGee, again, as geologists are wont to be, he has been very conservative. I think he has understated even the enormous amounts of coal, but nevertheless, I accepted his figures. I even reduced his figures in making projection from them. Now one of the problems you have here (IA) value (IA) coal (IA) corporation (IA) one we have a lot of faults (IA) all the oil and gas wealth comes in this (IA) faults (IA) instead of drawing the arbitrary (IA) lowland (IA) now, what this figure gives us finally? (IA) coal (IA) 2,000 feet

(testimony barely audible)

(IA) don't understand (IA) the Department of Interior has practically required that coal land (IA) prospecting here in my studies somewhat based on actual physical knowledge. One thing that I'm very conservative in when I talked to Mr. Hackett of the University, still formulating his information on this area. He was (IA) prospectus, he was (IA) information and I recollect and my notes reflect (IA) tertiary sediments contain coal in varying amounts (IA). So to some extent all this work is based on (IA) actual drill holes and the use of mud (IA) the only thing I can't report to you, as that I have not completed the analysis of the electric log - we're working on it (IA) next week instead of coming in here and giving you a lot of malarkey about how little coal there is in defense of the deal that's already been made. At least you can see I've done some actual physical work on it and I bring the results of it to you and they can criticize my newspaper articles and they can criticize my work but at least you have it. (IA) Now from that from those contours, I took every township in the Beluga basin that was in the swap area, and marked on the maps, and I took three

things: I took the percentage of the townships that contained any coal, that is, within the sedimentary basin, the depth of coal as shown by the contours within 2,000 feet of the surface, and finally the 50% factor of ultimate recovery. That would yield recoverable coal, if you multiply each township (IA) figure by 40 million tons for every foot of coal covering the township. The mechanics are really not so important. I've done this twice, independently. The first time I came up with 15 billion, 800 million tons. The second time I came up with 13 billion. Now, we're allowed certain variations in that -it's very crude. I make no claims that it is absolutely accurate or that it constitutes very reliable information. But it's better than just making guesses or taking an arbitrary boundary around coal outcrops. It's a heck of a lot better than taking below that level. And that's what has been done. (IA) Now, since I did that, I've listened to Mr. Hackett who tells us the sedimentary base is several thousand feet deeper than the information on which my prospectus was based. If anything, it nearly halves the coal, not greatly but somewhat. Now, there's so much coal in that area that you're not going to mine it out within a short period of years. It's not going to be a flash in the pan like some of our oil fields. You're going to be mining there for a hundred years or more, probably more. We really needn't concern ourselves with whether it's going to be surface mining or underground mining, we know (IA) accessibility to deep tide water. It's going to be mined by surface mining methods first, then underground methods as mining becomes established and market lines are put up. And finally, I have no doubts but what underground gasification will take the last measures of coal in that area. Possibly long after we're gone. Mental health lands, by comparison, mentioned 13 billion. The State figures on mental health lands with similar calculations came up with about 10 billion (IA) We're not talking about 75% having been taken out of this deal, not at all. We're talking about more in the deal yet than what's taken out. We can labor over figures all night and you folks are tired, so I'll go on. A critical deep water port (IA) we're giving away in this deal will probably end up in the hands (IA) because they're allowed to select one township of surfaces in that area, too. Why is that site so important to us? (IA) has done damn good planning in this State than wander in and out with all kinds of environmental (IA) and never sits down and talks planning. Where are the railroads going to go, where are the pipelines going to go, where are the cities going to stand, where (IA) going to be. Do they think about it (IA)

(testimony becomes nearly inaudible again)

do they think we're going to stay 300 or 400 thousand (IA) that's ridiculous (IA) we should have State lands for some physical improvements that must be made for lack of good (IA) and because I have a client who's interested, I have (IA) bring (IA) over future life of the enormous coal field. There's simply no correspondence in value. This is something that takes a lot of work and the only way to do it, is to make a list and start putting your dollar values down on both sides of the column. I'd like to ask another question to illustrate some of the troubles with this (IA). Why did the amendments to our Statehood Act permit a waiver of the equal value provision? Well, I can tell you in a few words. That amendment had to be put in or people like myself and other citizens who are aggrieved by this

whole thing, would have stopped it in court on federal grounds, not State law grounds, but federal law. Now, what's going to happen is, unless you folks write a bill to eliminate equal values from our State Act, this thing is going to be challenged in the State courts on the basis of our statutes. The changes shall be on the basis of equal value and either party to the exchange (IA) cash in order to equalize the value of the property of exchange. I'm not asking you to write such a provision. I'd just as soon you passed a resolution and then we'll take it to court. (IA) don't want injustice to most Alaskans. You have many proponents here, many of them stand to benefit financially. Why is this deal being pushed so vigorously and in such a short time? Another year or two would permit the State to do the transferring necessary to determine what the values are and do it right. I submit that (IA) of Norway, who's going to (IA) coal and Inland Pacific who owns that coal (IA) would never, never dispose of even a fraction of these coal lands without a drilling program and a complete geological report and this report that you got from the State Division of Geological/Geophysical Survey simply does not conform to what constitutes a good geological report and it lacks information from drilling. The cost of that drilling is such a tiny fraction of the potential values lost here that it simply is not right to dispose of that land without knowing what you're letting go.

I think it boils down to one thing - these Cook Inlet lands that you are being asked to dispose of (IA) survey once they change hands, any production, of course, benefits these native corporations, but more important than that production, which is going to be very low income production for some years I'm afraid, is the asset value added to this cost. It shores up the soft so that other management still needs (IA) values (IA) in a few years when it's saleable will have a very high value. It will simply be impossible to lose those values in that time.

What is a prudent course for the State to do in a thing like this so that all citizens are treated fairly and we don't rob one group to benefit another? We're all citizens of the State, some would rather be treated specially and given special benefits. But we're all together and many of us plan to stay and we'll probably be buried here. First, I suggest that you reject this blank check trade. It is wrong. Second, I say drill these coal fields; that takes an appropriation. Then you'll know what you're doing. (IA) Finally, give the native corporations a chance to obtain title to specific lands and rights that they claim and to make the selections that they're given two years to make. (IA) instead of the mystery (IA) adjudicated by Mr. Smith. Another item, trade only on an equal value basis as determined by independent appraisals. I

do not trust the State administration to appraise this land in any way. Another recommendation, all coal lands should be frozen. We're throwing away income on the cheap (JA) have no escalation (IA). This should be done immediately. Finally, (IA) change our coal royalties to a percentage (IA) price so that we get a fair return on our (IA). And last, but not least, if we turn this land over to the Native corporation for a profit making enterprise, and they administer their lease to another profit mining company, you're throwing the doors open for all the evils of surface mining that occurred in the other states. I hardly need to remind you that you don't have any surface mining laws, you don't have any coal conservation laws that I know of. You're starting this thing loose for destruction just as bad as I've seen in Missouri around my wife's old home —mounds of material that will take years to grow over with something (IA)...Finally, and I think this makes sense to the people on this Committee and the Legislature, let's call a spade a spade. I would like to see this committee and this legislature purge itself of conflict of interest in this matter. There are too many people that have a financial gain in this deal serving on this committee and in the Legislature and I would like to see them not vote on this issue at all. Thank you.

Sen Poland: Representative Cotton.

Rep. Cotton: You know, there are probably a lot of comments to be made about many of the things you said, but, one thing you did mention about people on the committee and people in the Legislature that may have a conflict of interest making a decision on their own not to vote on the matter, of course you know, that's not up to them. Any time a member of the Legislature decides that they don't want to vote on an issue, they have to have the full consent of the rest of the body and that's a point I thought you might not be aware of.

Galliett: I'm aware of it. I don't know how to solve it but I also know the system, the principle of good government should not be overlooked in the matter of such potentially great loss to the people. It won't pass. It will be observed and it will be criticized and it shouldn't be done that way.

Sen. Poland: Representative Osterback.

Rep. Osterback: Madam Chairman. When you talk about "we", would you explain who "we" is?

Sen. Poland: As far as I'm concerned, right now when I talk about we, I'm talking about 80% of the non-native citizens.

Rep. Osterback: Well, you were talking about the (IA) too and we don't have any up here unless its from California or Texas.

: That's right.

Rep. Osterback: So, you don't want, you want everything to (IA) be controlled (IA)...

: No. Absolutely not.

Rep. Osterback: Well, that's the way I took it (IA).

: Well, that's not right. I don't. (IA) State of Alaska to retain ownership of their lands and to administer them in the public interest and in an open way.

Sen. Poland: Senator Rodey.

Sen. Rodey: You mentioned certain conflict of interest that the Legislature has. Could you be more specific with regard to those so that you don't implicate the whole Legislature (IA) would like to know (IA) conflict of interest (IA) suggest a better word.

: I think suggest (IA) I have gone thru the records in the Alaska Public Office Commission of most of the Legislators - not all of them - I didn't really have time. But I have found that quite a substantial number own stock in Native corporations and some that apparently should have reported stock in Native corporations either as trust or interest actual ownership that have not so reported. They very probably do, because they hold office in Native corporation, and (IA) the records are public....I don't see any great point in mentioning names and I probably (IA)

: (IA) object.

Sen. Poland: Senator Rodey.

Rodey : You stated that you think that the Governor's royalty rate as unreasonable. I agree with you, this was a fantastic give-away by the State But you also state that if in 17 or 18 years I believe, that you said we we could do something about the royalty rates. On what do you base that statement?

Galliett: Discussions with various people and in reading the contracts that we have with the mining companies. There is going to be some litigation, I feel, when they, when the State attempts to change these but, I think it can be done, in fact, it must be done. You can't leave these royalties rates (IA).

: (IA) I would hope you object (IA). Price could answer that question as to the validity of the leases for the foreseeable future and the length of years by which their value is judged and how long it will be before (IA).

Price: (IA)

Galliett: Now, may I comment (IA). I don't propose doing anything doing anything to those leases during the next 18 years or so, that's a valid contract but when it's time for re-negotiations, that's the time to

I think, we can make a change. When the laws are passed, some of them are not direct. Some of them (IA) negotiations. Sitting down with these people and telling them "alright, you've gotten away with a good thing for 18 years and you've paid all your development costs, now we're going to get ours back again," but that's something that will have to be left to the year that it comes up.

: (IA) leases. I'm not aware of the attitudes the State might have in re-negotiating. (IA).

Price: (IA)

: (IA)

: (IA)

: Thank you.

Sen. Poland: Is Mr. Bateman still here? Representative Cotten.

Rep. Cotten: I'd like to comment on something that Senator Rodey mentioned, also Mr. Galliett said that there sometimes not so direct methods of re-negotiating and someone else brought up the fact that there is a mining license tax that probably would apply to the coal fields. In answer to your question, how do you re-negotiate (IA) might be worth (IA)

(IA) comment. (IA)....In regards to who owns the land, of course, a severance tax is being applied to this coal and the State can derive the benefits from them, the royalties, in this case would probably be much less than oil severance providing the vast bulk of 90% of the income to the State. Would you comment on this, the question being does the actual ownership of the land make a great deal of difference to the State has the ability thru severance tax to extract any reasonable amount of income from it that it (IA) of that resource.

Galliett: That's a very good point and it's one I've thought about a lot. It depends on the make-up of the Legislature, I suppose. Now, let's be realistic. You've got a group that will benefit from no severance tax because it's their land, their money, their income (IA). They will oppose it. It's not too easy (IA)...you fellas haven't been awfully successful in taxing the mining industry as I see it. What'll happen in these proposed severances taxes is pretty obvious (IA) money that the native corporations might otherwise enjoy?.

: (IA)

Sen. Poland: Mr. Hawley.

Hawley: (IA)

The gentleman's point is well taken, as far as drilling having been done, however, the depth of that drilling is inadequate to show the reserves of deposit resources of coal that are in that area. I've talked to some of the people that held leases (IA)...they've told me that results of their limited drilling. None of those people have, except possibly (IA) and one or two others, have wanted to spend a lot of money drilling because, up until recently, the

whole thing didn't look like a very good proposition. You must realize that only a very large mine over there can afford all of the overhead costs in establishing shipping facilities, (IA) and so on. So, a lot of the little guys fall by the wayside. I have been advised that there's enough confidential information that is available to you but not to me that you could learn a lot more, a lot more about these coal fields than I can make available to you with the information that is public. I would suggest that this information be presented to you before you make any decision. But, more than that, none of us can know what's going to happen in that sedimentary basin which is immediately adjacent to (IA) thickness of coal measures (IA), of course, until you drill it. (IA) to drill it, there are companies that would be only too happy to do it. Until you drill it, you don't know what you're getting into and that's what, in my opinion, you need to do to protect the State.

I don't think this agreement has to go this year or next, maybe the year after. I think being rushed into this thing is typical of the pressure and tactics and all justifications for this haste, this three weeks or a month to the Legislature, ...are just an attempt to cover up what you could discover or perhaps discover in four years in just a little more time. I think the Congress would fully understand if you hesitated to dispose of a coal field as energy resources and in all probability as great as Prudhoe, or greater, while you took those minimum steps to determine just what you're doing.

Sen. Poland: Are there any further questions of Mr. Galliett. Thank you very much. Is there anyone who wants to testify. We will not resume the meeting tomorrow. Have we covered all the names we had on the list of people that were here? Yes?

: I'd just like to say (IA) My name is Bob and I've also (IA) geologist here in Anchorage. I've lived here in Alaska for several years now and have been involved mainly in metal exploration for several companies. I'd just like to put this thing in the full potential here which is the main (IA) people are concerned about into a perspective of profitability. This is what we're talking about over here is what the State gives up and what the Cook Inlet Region, or whoever, may gain from it is profitability in the long term. We can do a lot of things with percentages and figures here. It has been suggested (IA) there's lots and lots of drill holes, particularly south of Katchinuk and the Cook Inlet Basin that indicate a fantastic amount of reserves in coal if you total up, as has been done here, every single bed down to 2,000 feet and if you go below that to 5,000 feet, you come up with just whopping figures and if you put a dollar value per ton on this figure, even if it's very low, with those kinds of figures, you arrive at an exorbitant potential dollars in possible royalties. But, the thing is that the Committee here should be considering as far as this land trade goes, is the profitability of reserves (IA) at those depths the coal is there (IA) the near future and that might not be in the next hundred years, there's not going to amount to that much. There's coal, even more coal reserves than that underneath the Cook Inlet Basin, underneath the water and a lot of talk has been generated here about possible gasification methods and (IA) going to be able to turn this coal into oil and so forth.

There's some credibility to that and hopefully this is going to be one of the ways that the U. S. and Alaska keeps going here as far as energy goes but, again, you're forced with the same thing, the deeper you go, the more

expensive the cost of drilling, the more expensive the cost of your vacuum and the whole thing deals in profitability. If you can't its always been in our economic system, if the dollars aren't there, then there's either another way found or the price goes up to (IA) ...And my suggestion is that in spite of the fantastic tonnages that are possible in the Beluga area that it is the profitability of the thing that the committee should be concerned with and I contend that this is far below what has been spoken of here, if the profitability from my estimates and from other reports over there is in the order of a few billion dollars. The State reports contend there is 15 million dollars or so and another projections have been up into 60 million dollars but the point is that it's a few million dollars of potential royalties if they're sure and in the long run and not billions of dollars. Once you look at the overall land made here and what the State is getting and what the Federal Government is getting.

In order to appease Cook Inlet, and other parties here, the State would be giving up a potential few million dollars worth of mining royalties but in turn they're gaining surface real estate of high value near Anchorage, Campbell Airstrip and so forth that's been talked about; but, if you want to talk about future dollars and what this (IA) may be worth in future years, what's Campbell Airstrip going to be worth in 50 or a hundred years? I just thought I would like to get a point in there on bringing this thing back into perspective a little bit as to what the Committee should be looking at. If you have questions, I might be able to help you.

Sen. Poland: Are there any questions of (IA). Thank you very much. We appreciate everyone's patience and (IA).

: Madam Chairman, (IA) perhaps an opportunity to speak concerning some of the points that we have not had the ability to listen to some of the comments, however, because of the late hour, because of the people (IA) of the committee to put in, and also because of your request that, again, certain members of the staff be present in Juneau, I think that if we could have access to some of the information that Mr. Galliett has indicated here, we could probably, by Wednesday, have a response from the State Geological Survey concerning some of the items raised and other points that came up from some of the speakers (IA) so if that's ok, refer that till Wednesday.

Sen. Poland: (IA)

: (IA)

Adjournment

STATE OF ALASKA
THE LEGISLATURE

POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99801

LEGISLATIVE AFFAIRS AGENCY

MEMORANDUM

March 2, 1976

SUBJECT: Cook Inlet Land Trade (Work Order 2316)

TO: Senator Kay Poland
Chairman, Senate Resources Committee

FROM: Billy G. Berrier *BGB*
Director, Legal Services

As a result of substantial negotiations between the State of Alaska, the United States and the Cook Inlet Region, Inc., an agreement was reached concerning the exchange of land among the parties. Since the agreement is quite complex and has been presented in great detail to your committee I will not attempt to set out the terms except to point out that one essential element of the agreement is the transfer of subsurface lands by the State of Alaska. This transfer is to be made to the United States which will in turn transfer the lands to CRIR.

It is my opinion that under existing state law adequate authority to implement this agreement does not exist and that, therefore, for the State of Alaska to make the conveyances required under the agreement enabling legislation is mandatory.

While it would appear that problems exist under section 6(1) of the Alaska Statehood Act, in my opinion these problems are apparent rather than real. This section provides:

"(i) All grants made or confirmed under this Act shall include mineral deposits. The grants of mineral lands to the State of Alaska under subsections (a) and (b) of this section are made upon the express conditions that all sales, grants, deeds, or patents for any of the mineral lands so granted shall be subject to and contain a reservation to the State of all the minerals in the lands so sold, granted, deeded, or patented, together with the right to prospect for, mine, and remove the same. Mineral deposits in such lands shall be subject to lease by the State as the State legislature may direct: Provided, That any lands or minerals hereafter disposed of contrary to the provisions of this section shall be forfeited to the United States by appropriate proceedings instituted by the Attorney General for that purpose in the United States District Court for the District of Alaska."

This section is not a prohibition to the State of transfer of mineral rights. It is legally a conditional conveyance to the state, conditioned upon the requirement that mineral lands granted by the state be granted subject to reservation of all the minerals, with the enforcement of the condition being forfeiture of the lands to the United States by appropriate proceedings.

Under this pattern a transfer to the United States is not included. To look at it another way in the direct context of this bill if the section did not apply to the transfer to the United States, then the contemplated transaction is valid and title to the land and minerals passes to the United States; but if it were held that the section does apply to the United States a grant to the United States of the minerals, would be a breach of condition making both lands and minerals subject to forfeiture to the United States. In either event title would go to the United States contingently under the second hypothesis upon a forfeiture action. It would be an unreasonable interpretation of the section to consider it applicable to transfers to the United States.

In any event, at this stage the question is hypothetical since it would have been removed by passage of HR 6644.

However, passage of the federal act has no effect on the state law. It is clear that the United States does not have authority to override state law in this area, and it is equally clear that in this bill Congress did not attempt to assert such an authority.

In my opinion the transfer of the surface estate contemplated in the agreement is authorized under AS 38.05.315 which provides in relevant part:

"(a) the lease, sale, or other disposal of state land or resources may be made to a state or federal agency or political subdivision..."

This leaves the question as to whether there is adequate authority to convey the mineral estate. In my opinion there is not.

Alaska law requires reservations of mineral rights to the State of Alaska in any conveyance AS 38.05.125 provides in relevant part:

"RESERVATION. Each contract for the sale, lease, or grant of state land, and each deed to state land, properties or interest in state land, made under §§315-325 of this chapter or §§45-120 of this chapter, except for those lands originally acquired by purchase, exchange, condemnation, gift, escheat or foreclosure are subject to the following reservations:..."

This section then goes on to set out the wording of the reservation.

Transfers to the United States are specifically included in the section. It should be noted here that the rationale under which transfers to the United States are excluded from the operation of section 6(i) of the Statehood Act is not applicable. Unlike section 6(i), which is a condition on a grant between sovereigns, section 125 is positive law. As the section is worded the mineral reservations apply whether set out in the conveying document or not and would apply even though the conveying document expressly attempted to convey the subservice estate.

The administration has set out three sources of authority for the proposed land exchange. Two of the three are clearly not relevant to a proposed subsurface conveyance. The authority of the commissioner of natural resources under AS 38.05.020(b)(2) and the authority of the director of the division of lands under AS 35.05.335(a)(14) were cited as authorization. While these do give authority to enter into land trades and agreements this authority is clearly limited to transactions made in accordance with other law. Any contention that these sections authorize either the commissioner or the director to waive positive provisions of law must rest on the fundamentally unsound assumption that, except for these sections, the rest of the title has legal effect only to the extent that the commissioner and director determine that it should have legal effect.

The provisions of AS 38.95.060 especially when considered in the light of the 1972 House Judiciary statement in connection with the bill is relevant, but in my opinion not adequate authority for the proposed land exchange. Paragraph (b) of that section provides:

"(b) An individual Native (as defined in the federal Act) or a corporation referred to in (a) of this section may exchange land or an interest in land with any other individual Native or corporation referred to in (a) of this section or the state for the purpose of effecting land consolidations or to facilitate the management or development of the land."

The report from House Judiciary Committee accompanying CSHB 731 which was the source of this section, comments on this section as follows:

"AS 38.15.060. Exchange of Land. Under the 1968 state Act, Native corporations were granted the right to obtain state-patented lands near the villages through exchange of lands with the state, with the consent of the Alaska Native Commission. This section revises and relocates those provisions to reflect the form of the federal Act, substituting the consent of the governor for consent of the commission, and adds a provision comparable to section 22(f) of the federal Act which provides for exchanges between the federal government and Native corporations or the state. The principle is

extended in this section to exchanges between Native corporations and the state. A "boot" clause comparable to the federal language is also included. The statehood Act will have to be amended to permit the state to exchange mineral interests, or the Secretary of the Interior will have to consent to being an intermediary under section 22(f) transfers in order to gain full utility from the exchange concept."

In light of these comments, section 22(f) of the Alaska Native Claims Settlement Act must also be looked at. That section provides:

"(f) The Secretary, the Secretary of Defense, and the Secretary of Agriculture are authorized to exchange any lands or interest therein in Alaska under their jurisdiction for lands or interest therein of the Village Corporations, Regional Corporations, individuals, or the State for the purpose of effecting land consolidations or to facilitate the management or development of the land. Exchanges shall be on the basis of equal value, and either party to the exchange may pay or accept cash in order to equalize the value of the properties exchanged."

It can and has been, argued that the clearly stated purpose of the Alaska law was to facilitate settlement under the Alaska Native Claims Settlement Act and, since section 22(f) was specifically referred to AS 38.95.060 gives to the state administration equivalent authority to the authority given to the secretaries under section 22(f).

Although there is logic to this argument, it has extremely serious shortcomings. The most obvious shortcoming is that the language of paragraph .060(b) simply is not as broad as the language of 22(f). Unlike 22(f) which gives direct authority to the secretaries, paragraph (b) on its face gives authority only to the individual natives and native corporations. The argument by inference is if these are given authority to exchange land or interest in land with the state, the state inferentially must have been given authority under this section to exchange land is somewhat weak but plausible. But the inference that follows, if this section is to be treated as authorization for the proposed transfer, is quite far fetched. That inference is that since the purpose of the act was to facilitate settlement under the Alaska Native Claims Settlement Act and since the section inferentially authorizes the state to exchange land or an interest in land, it also authorizes the state to transfer any interest they may have in land regardless of other laws. One of the sections necessarily waived would be AS 38.05.125. To accept this hypothesis one would have to accept that by a double pyramid inference the legislature repealed for this specific type case a major state policy embodied both in the statehood act and in state statute. In my opinion this interpretation places far more weight on inferential reasoning and the statement of intent than the reasoning or statement can bear.

A more reasonable interpretation of the legislature's decision not to grant authority commensurate with that granted in section 22(f), (and as noted in the committee report, section 22(f) was before the legislature), is found in the last sentence in the Statement of Intent quoted. That is the transfers of subsurface estates to other than the United States are prohibited by the Statehood Act, no amendment to the Statehood Act had been made at that time leaving a serious problem of possible forfeitures if the problem were dealt with then rather than awaiting possible amendment of the Statehood Act. Under this interpretation, as under the clear language of the statute, the provisions of AS 38.05.125 are unaffected by AS 38.95.060.

Based upon this analysis, it is my opinion that the transfer of the subsurface estate contemplated in the Cook Inlet Land Exchange is specifically prohibited by state law, that this law is uneffected by the federal act, and that if it is desired that the exchange be made enabling legislation will be necessary. At any event, regardless of the legal theory adopted, it is clear that basing title to land of very substantial value upon a legal foundation open to serious question is most unsatisfactory.

Corrective legislation would fall in three classes:

1. General legislation covering all of the land transfers and exchanges that will be necessary in order to fully implement the Alaska Native Claims Settlement Act, or;
2. Specific enabling legislation for the Cook Inlet Exchange, or;
3. Specific enabling legislation for this exchange with subsequent general legislation.

Although specific enabling legislation for the Cook Inlet Exchange must surmount the constitutional hurdle posed by Article II, Section 19 of the Constitution which prohibits a local or special act if a general act can be made applicable, it would appear that specific enabling legislation to be followed by general enabling legislation is the only practicable course. Both factually and legally, the Cook Inlet Land Exchange is unique. The scope of the problem, the size of the exchange contemplated, the peculiar impact of concentrated selections on the Cook Inlet region, the time parameters set on this exchange, and the actual and potential litigation make this a special situation. The subject is clearly a matter of statewide interest since highly important economic and planning values are involved and since implementation of the Native Claims Settlement Act is clearly of importance to the state. Further the unusual aspects here are significant and present an insurmountable barrier to action pursuant to a general statute. It would seem clear that under the tests in Boucher v. Engstrom, 528 P2 534 91 (Alaska 1974) and Abrams v. State, 534 P2 91 (Alaska 1975) carefully drawn enabling legislation for this specific transfer would be

upheld. General legislation involves very substantial policy decisions concerning the procedural mechanics by which such transactions will be allowed and consideration of the mechanics, if any, of legislative approval. It may very well be because of the unique nature of large transactions involved in implementing the Settlement Act the legislature may require specific approval by it of certain transfers.

Any specific legislation should (1) contain recitals relating to the Cook Inlet Land Trade and what the legislature intends to accomplish by approval of the land trade; (2) a specific waiver of the provision of AS 38.05.125 since this is clearly the major impediment existing currently; (3) a specific waiver of the equal value exchange requirement contained in AS 38.95.060. While arguably this equal value requirement would not apply in any event, the values on both sides of the transaction are of such nature that appraisals would be complex and subject to substantial dispute. For that reason waiver of the equal value requirement removes a cloud which is potentially significant and which could lead to litigation; (4) a general waiver clause of other provisions of law to make it clear that the legislature intends to waive any barriers to the consummation of the transaction.

This memorandum, of course, expresses no opinion as to whether it is desirable that the Cook Inlet Land Transfer be approved, but is intended to sketch the problems in existing law and steps that should be taken if the legislature elects to approve the transfer.

BGB:smh

Phil Holsworth

David Jackman
February 25, 1976

WHAT'S WRONG WITH THE COOK INLET LAND TRADE

Simply a bad deal for the state

For all its alleged complexity, the proposed Cook Inlet land trade is not that hard to understand. In return for 52 townships (approximately 1.2 million acres) of federal lands that are mostly remote and of questionable value, the state is giving the federal government 21.5 townships (approximately .5 million acres) of very valuable lands that the federal government will in turn use to solve two nettlesome federal problems:

- 1) The four-year dispute over the adequacy of the lands withdrawn by the Interior Department for the satisfaction of Cook Inlet Native Corporation's land selection rights; and
- 2) The need to get private ownership (in the form of pending Native corporate land selections) out of the Lake Clark area, so that the National Park Service will have a more salable national park proposal for the d-2 lands in that area.

The 21.5 townships the state is giving up are located on the Kenai peninsula (5 townships), in the Mat-Su Valley (3 townships), and in the Beluga area across northern Cook Inlet from Anchorage (13.5 townships). All of these areas are within zones very favorable for the occurrence of oil and gas, and the Beluga area is also a known coal area with reserves of immense proportions. All of these lands are low-lying and well-suited for future settlement. Furthermore, because they are located near the population centers of southcentral Alaska, they also have extremely high importance for recreation and public use by the common man who cannot afford to fly-in long distances.

The 52 townships the state will receive in exchange are for the most part quite remote, have little income producing potential, and are of relatively little value for either future settlement, the protection of state wildlife resources, or even public recreational use. Half of these lands (26 townships) are located in the Mulchatna river drainage northwest of Lake Iliamna. Another 7 townships are located in the adjacent Tutna Lake area approximately 25 miles west of Lake Clark.

Eleven townships will be adjacent to Kamishak Bay on the west coast of Cook Inlet, southwest of Augustine Island. There will also be 8 townships in the Talkeetna Mountains and the 4,000 acre Campbell tract in the Anchorage bowl.

There are many other aspects of this trade to be reviewed, but the basic inequality of the land values alone is enough to condemn it. To put it in perspective, consider one of the worst hypotheticals advanced by proponents of the trade: that Cook Inlet Inc. wins its law suit on appeal (it has already lost at the trial level), and that Interior is also ordered to break its 1972 agreement with the state and make state selected lands available for Cook Inlet's regional selections. Cook Inlet is due to receive approximately 54 townships total. At least 20-30 townships presently withdrawn from federal lands are probably acceptable to Cook Inlet region. Therefore, at most, 24-34 additional townships would then be made available from remote, generally lower-value state-selected lands, either in the area across the Alaska Range toward the Stony River country or northwest of the Susitna valley toward Denali.

According to any scale of values these 24-34 townships would be worth far less than the 21.5 townships the state plans to give up in the proposed trade. It is worth re-emphasizing that we would be less out-of-pocket with this "worst hypothetical" than with the proposed trade, and even the advocates of the trade place the likelihood of this hypothetical at less than 20 percent.

The Campbell Tract

In contrast with the other lands to come to the state, the 4,000 acre Campbell tract in the heart of the Anchorage bowl is valuable land of the first order. But even this benefit is more apparent than real because either the state or borough was almost certain to get this tract anyway, and in any event it had clearly been placed off limits for Native selection by the federal government. So here as elsewhere throughout this trade we are getting lands we would likely get anyway, and protecting public interests that were already protected.

Even advocates of the trade concede that the state "would stand a respectable chance of obtaining the (Campbell tract) lands at some time in the future" under the federal Recreation and Public Purposes Act. High sources within the Interior Department emphasize that this was almost certainly to be so. These same sources also stated that in earlier discussions between the Interior Department and Cook Inlet Region, Interior announced its firm opposition to this tract being made available for Native selection. The only Anchorage-area tracts that

Interior seriously considered letting the Natives select were Fire Island and surplus lands from Fort Richardson, and these may well still go to Native ownership under the trade agreement.

Much of the Campbell tract was further protected from any possibility of Native selection by the two-mile buffer zone in Section 22(1) of the Settlement Act. Finally, there is every indication that the federal government intended to keep this tract in public open space use because of its importance as a watershed and recreational area. So about all the state "gained" here was the administrative expense and the "pride of ownership".

A Cloud Over the North-South Runway

Another much-touted plus of the proposed trade agreement is that it will insure the early transfer of the Point Woronzof, Point Campbell and Goose Lake tracts to the state. In the words of the agreement, "such lands shall be reserved by the United States for early conveyance to the State for park and recreation purposes...." But this language creates a new problem in view of the importance of the Woronzof tract for the proposed north-south runway at the Anchorage airport.

Without this agreement the state or borough was still very likely to get most of these tracts under the Recreation and Public Purposes Act. The terms of that Act are broad enough to permit a "public purpose" such as an airport runway. The more restrictive language regarding "park and recreation purposes" in the proposed trade agreement may well have the effect of blocking such an important public use.

No Special Protection for Fisheries

The importance for the state of getting lands in the Iliamna area has been tied by the advocates of the trade to the protection of Bristol Bay fishery values. Presumably this extra protection would occur through state ownership of the upland drainages adjacent to important spawning streams. So far so good.

However, under the actual terms of the trade, the state will not get a single acre within the Iliamna Lake watershed which is the key salmon producer for the Bristol Bay fishery. The lands the state does receive are in the upper Mulchatna River drainage, an area of very minor importance for the Bristol Bay fisheries.

With or without the proposed trade, the State will have an opportunity, recognized in Section 17(d) of the 1971 Settlement Act, to select lands in the Iliamna drainage within the Bristol Bay village withdrawals after



Native selections are completed. Furthermore, the fishery values of public lands in that area are perfectly well protected with the lands in federal ownership, and nothing significant is gained by transferring them to state ownership. Add to this fact the existence of state regulatory tools such as the Anadromous Fish Stream Act which can be used to protect fisheries habitats.

Out-of-Region Selection Rights

Under the proposed trade agreement, Cook Inlet Region will have an additional three years to identify and select approximately 30 townships of land from available federal lands outside the region. They are prohibited by the agreement from selecting any lands the Federal Government wants, such as d-1 or d-2 lands included in the Secretary's park, refuge, and forest proposals, or any of the d-1 buffer lands around these areas called "zones of ecological concern". This will throw Cook Inlet into those lands that would otherwise be prime candidate areas for State selection. Cook Inlet Region will have the opportunity to take the best available lands from a resource utilization standpoint.

The out-of-region selections constitute a loss to the State because these are lands that otherwise would have been available for State selection. (Approximately 35 million acres of land remain to be selected out of the Statehood Act grant of 103.5 million acres.) Cook Inlet will be looking for the same kind of income-producing resource lands or other valuable lands that would be high on the list for State selection. With respect to the millions of acres that could be nominated under this procedure, there will be a freeze on the processing of any State selections for three years.

Thirty townships broken up in isolated private tracts will create the same kind of land management problems outside Cook Inlet Region that it was the partial purpose of this trade to avoid within this region. So in order to consolidate ownership in the Cook Inlet area, we are furthering a fragmented land pattern elsewhere in the state.

Impact on the Proposed Lake Clark National Park

This trade will make it difficult for the State to ever oppose the establishment of a National Park or other area managed by the National Park Service in the Lake Clark area. The proposal would result in the return of certain key lands around Lake Clark to federal control, and would prevent further Native selections in this area. In the agreement, the Secretary, Cook Inlet Native Corporation, and the State all acknowledge that there are nationally significant resources in the Lake

Clark area, and that the "scenic, recreational and inspirational resources of this area should be preserved." "Nationally significant" is a catch phrase applying to d-2 lands indicating that they should be permanently preserved in federal park or refuge status. Nothing is said of the significant mineral resources in the Lake Clark area.

By the express terms of the agreement, Cook Inlet Native Corporation is bound to publicly support the establishment of such a National Park Service management unit around Lake Clark. There are three other national parks either existing or proposed for the Alaska Range: Wrangell Mountains, Mt. McKinley and Katmai; many view the proposed Lake Clark National Park as a far less justifiable fourth proposal.

Impact on the Kenai National Moose Range

Much of what the conservationists might view as net gains in the Lake Clark area under the proposed trade, they lose in the Kenai Moose Range. Cook Inlet Native Corporation will receive full ownership of 16 sections of key public use lands in the Lake Tustumena area. There will be some restrictions on waterfront development, but basically, these will be private lands. Elsewhere in the Moose Range, Cook Inlet will receive full rights to oil, gas and coal under another 9.5 townships of land.

Why was it necessary for any lands to come out of the Moose Range? In earlier settlement negotiations between Cook Inlet and the Interior Department, before Cook Inlet lost its suit at the trial court level, some lands were offered from the Moose Range. However, this so-called "Frizzel offer" was withdrawn and never re-offered. The legal authority of the Interior Department to ever offer the Moose Range for Native regional selections without Congressional authorization was then and is still seriously questioned. Under the proposed trade the loss of these lands to private ownership in this important recreational area, so heavily used by the Kenai and Anchorage area people, will be irreplaceable.

In-region Selection Pool of Surplus Federal Lands

The Secretary of the Interior, working with the General Services Administration is obligated to try to find 138,240 acres (6 townships) or acre equivalents (in terms of appraised land values figured at \$500 an acre) of land within Cook Inlet region made up of odd federal tracts such as lapsed homestead entries, surplus federal lands, or revoked federal reserves. These lands would then be made available for selection by Cook Inlet Region using some of the 30 townships of out-of-region entitlement, and also made available for land exchanges with villages to trade them out of proposed National Park lands on the west side of Cook Inlet.

Some of the federal lands to be included in this pool, without this agreement, would be available for State selection under the 90-day preference right guaranteed in the Statehood Act. These are potentially very valuable lands, and could include tracts such as Fira Island and surplus lands at Fort Richardson. The \$500/acre equivalent formula agreed on in the proposal would imply total land values for this 6 township pool of over \$69 million, and the State would have the right to veto only 1,500 acres from this pool.

Disposal Without Planning or Classification

As the agreement is written the state does not know exactly what lands will go to Cook Inlet Corporation on the Kenai or in the Mat-Su Valley. The specific lands are to be identified over the next eighteen months "to the extent possible by mutual agreement" from five selection pools: the Point McKenzie pool, the Knik-Willow pool, the Kashwitna pool, the Chickaloon pool, and the Kenai pool. If the state and the Natives cannot agree, then the state identifies one and a half times their entitlement, and Cook Inlet chooses.

This process of mutual agreement may work very well or it may break down completely. It is impossible to know now. In either event eighteen months is hardly adequate time to complete the kind of land use planning and classification process that would normally precede the disposal of such large tracts into private ownership. Private ownership of more land in these areas may make good sense, but the state is losing most of its ability to determine what specific tracts are best suited for private development in terms of local government needs, public services, and provision for recreation and open space lands. It is true that local zoning could serve as a stopgap, but it can never be as effective as a wise and carefully thought out disposal policy.

Swanson River Oil Revenues

Without this proposed agreement, there is some chance that either an administrative or a legislative settlement arrived at by the Federal Government alone might give Swanson River oil revenues to Cook Inlet Region. At present, the State receives 90 percent of these royalty revenues although there is a recent opinion of the U.S. Comptroller General challenging the right of the State to these revenues.

Under this Comptroller General's opinion, the State may lose Swanson River revenues anyway unless the State is successful in legally overturning this opinion. Also, in the absence of a finding by the Secretary that these lands are no longer necessary for the Moose Range, federal legislative action would probably be required to give those sub-surface benefits to Cook Inlet Region.

Serious Breach of Public Trust

Aside from its citizens, this state's public land is its most basic asset. It should go without saying that both the legislative and the executive branches should use the highest standard of care in managing or disposing of this land patrimony.

The only standard that presently exists in state law against which land trades can be measured is equal value. This legal standard has always been viewed in the past as meaning equal appraised dollar values. Where this was not possible a cash equalizer was permitted.

Even if we now allow this equal value test to be broadened into a public benefit versus public cost analysis, there has been no such rigorous and complete cost-benefit comparison offered by the administration that can meet even such a liberalized test. Thus we are asked to discard the only standard that presently exists in state law, and to rely on the individual judgement of one or two administrators. To borrow Governor Hammond's analogy of Alaska, Inc., the Cook Inlet trade appears to constitute an unwarranted dissipation of corporate assets.

Better Alternatives Are Still Available

It is simply not true that this agreement must be approved if Cook Inlet is to have a satisfactory resolution of its land selection problems. The federal legislation that authorized the Interior Department's participation in the trade recognized that the parties might not be able to finally agree, and provided full protection for Cook Inlet's selection rights in that event.

This Act requires the Secretary to report to Congress by April 15th of this year on the implementation of this agreement. If there is no agreement at that time, the Secretary must until the end of 1976 hold on to those federal lands that would have gone to Cook Inlet Corporation so that Congress can consider an alternative solution. All of Cook Inlet's original selection rights would be restored, and they would continue to pursue the appeal of their law suit.

The simplest alternative to the proposed trade would be for Interior to simply withdraw additional d-1 and d-2 federal land within Cook Inlet region for Native selection. This would require neither legislation nor a single acre of state land.

A second quite simple alternative is suggested by the proposed trade agreement. Since 30 townships of out-of-region selection rights have already been approved by Congress as a part of this trade, Congress could

pass a two-sentence amendment simply directing the Secretary to specifically withdraw up to 90 townships from within these same d-1 land areas outside the region as an additional deficiency area for Cook Inlet's regional selections. The other regions have already accepted this concept in the present trade, and by requiring the selection area to be identified and narrowed down, state selections would not be frozen over so broad an area.

Conclusion

It is now up to the state legislature to either approve or disapprove this proposed trade. If they choose not to approve it, they may well decide to suggest an alternative that would throw it back into federal hands. Whatever course is taken they must eventually decide the larger issue concerning standards and procedures to govern such trades in the future if the public interest is to be adequately protected.

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Alaska State Legislature

SENATOR
KAY POLAND
DISTRICT L
P.O. BOX 45
KODIAK, ALASKA 99615



Senate

KODIAK-ALEUTIAN
DISTRICT

WHILE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811

February 23, 1976

Mr. Burton Silcock, Federal Co-Chairman
Federal/State Land Use Planning Commission
733 West Fourth Avenue, Suite 400
Anchorage, Alaska 99501

Re: Cook Inlet Land Trade

Dear Mr. Silcock:

During hearings in Anchorage, and again in Juneau, on the above referenced matter, the State Co-Chairman was informally requested to supply the Legislature with its opinion concerning the various facets of the trade.

Please regard this as the Senate Resources Committee's formal request for the assistance of the FSLUPC in whatever manner the Commission deems appropriate.

At the very least, we are concerned with relative values of lands given and received, and the impact of such intervention by the State on future land selections by the State under the terms of the Statehood Act and the Alaska Native Claims Settlement Act. Additionally, we are very much concerned about the long term effects of the seemingly arbitrary and unnecessary amendment of Section 6(i) of the Statehood Act.

As you know, on February 16, I requested Governor Hammond to assist in receiving a 30 day extension of the March 12 deadline imposed on the Legislature, so that the Commission could properly prepare its report. His letter of February 20 stating his inability to do so is attached for your reference, as is mine of the 16th.

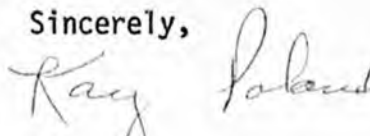
We understand that you have compressed your schedule to accommodate our demands upon you, and that the Commission will meet in Anchorage on the 5th and 6th of March. I should like to attend that meeting, together with some members of my Committee and, possibly, participate through questions intended to clarify for us the Commission's findings.

Mr. Burton Silcock
Page 2

Please, also accept my sincere thanks for your concern and assistance to the Legislature in its attempts to reach a reasoned decision.

We have not yet been advised as to who is acting Co-Chairman for the State. Please convey the above sentiments to that person when the name is made known to you.

Sincerely,

A handwritten signature in cursive script that reads "Kay Poland".

Kay Poland
State Senator
Kodiak-Aleutian District

KP:ss

CC: Governor Jay S. Hammond
Senator Chancy Croft, Senate President
Representative Mike Bradner, Speaker of the House
Representative Terry Gardiner, Chairman, House Judiciary



Alaska Conservation Society

Incorporated in 1960

Box 80192 College, Alaska 99701

STATEMENT: COOK INLET LAND TRADE February 23, 1976

The Alaska Conservation Society wishes to reiterate and to take the same position in this matter as that of the Upper Cook Inlet Chapter dated February 7, 1976.

The Alaska Conservation Society supports totally the concept of trading lands to facilitate rational ownership patterns and management. Federal, State, Native and other landowners have different goals as owners and managers of Alaska's land. It is, therefore, reasonable and laudable to negotiate trades which on balance, benefit all parties concerned.

We are thankful that the State Administration perceived the need for a land trade in the Cook Inlet Region and devoted so much energy to the settlement. We are pleased that Congress saw fit to act quickly in support of the trade; thus placing their trust in Alaskan negotiators familiar with the Cook Inlet land situation.

We are equally appreciative that members of the Legislature have taken interest in the trade. It gives us faith in the checks and balances of government, however, we feel that the energies of detractors of the Cook Inlet trade are misplaced.

In early October, 1975 when the State Administration first announced the conditions of the trade, the time allowed for public input appeared ludicrously short. However, since then the public has had ample opportunity to consider the proposal and the trade has been altered as a result of public input. The land trade approved by Congress is favorable to state interests and we urge the Legislature to lend its support to that final agreement.

A discussion of specifics follows: It is our feeling that the Kenai Moose Range should be held substantially intact. To the extent that pieces of the Moose Range are traded to the Cook Inlet Natives, those pieces should be located on the edge of the Range, away from prime

Alaska Conservation Society
COOK INLET LAND TRADE STATEMENT
February 23, 1976 Page Two

wildlife habitat. Further, we hope that this is the last time the Moose Range's borders are tampered with -- reducing the size of the Range. We will urge the Federal government to protect the canoe system from development and to designate eligible parts of the Range as wilderness. We find the Cook Inlet land trade in keeping with our interests in the Kenai Moose Range, although we regret that it was necessary for the Federal government to trade away any portion of the Range. It is one of the most heavily used outdoor recreation areas in the state.

The townships the State will pick up in the Talkeetna Mountains are critical additions to the proposed Talkeetna Mountain State Park. The Upper Cook Inlet Chapter of the ACS and the Alaska Conservation Society itself are on record as supporting strongly this park proposal.

We are happy that Campbell Airstrip, Point Woronzof, Point Campbell and Goose Lake will all be retained in public ownership. We are particularly pleased that Congressional action has tied conveyance of the Campbell Airstrip tract to the plan for a Far North Bicentennial Park.

We will be watching the development of the implementation of the "selection pool" mentioned in I.C.2(a) (pg. 39-40) of the agreement document. Important potential park and open space acreage on the Anchorage hillside may be declared "federal surplus" property and we intend to keep an eye on any conveyance of such critical acreage from public to private ownership. We realize this section cannot be changed and we certainly do not feel it is reasonable to stop the whole land trade because of it, but we would like to call it to the attention of the Committees. We can only hope that when this "pool" is selected, it will be done openly and publically allowing the State and Municipality to object. The particular lands we are concerned about are those of the Anchorage military bases, especially Fort Richardson, which could be included in this selection pool by reduction of that Federal installation. Much of this acreage is located adjacent to the Campbell tract in the Muldoon area, close to the Chugach State Park. We see these lands as critical to the Anchorage area for open space, but more importantly, as water recharge area for the city. To have this area go into private ownership and possibly development, would be poor land use planning. We do not know that this would happen, but can see this as a possible complication of the land trade later on.

We are hopeful that the land trade will ultimately lead to State management of the Iliamna watershed, a region of extreme value as fish habitat. Moreover, we support Federal ownership of the lands around Lake Clark, an area deserving of protection for its value as recreation land. It appears that by reducing Native land ownership in the Lake Clark-Lake Iliamna region, the State and Federal governments are moving closer to a workable management plan for that portion of the state.

Finally, let us consider the Beluga coal fields. Here the State has retained the lands of highest value for coal production, but nonetheless has given up many acres of potentially rich energy resource lands. It is time the State looked beyond how many dollars worth of nonrenewable resources we control. It is obvious that the State had to give something of value in order to receive valuable renewable resource lands, including the possibility of gaining control of extremely valuable fish and wildlife habitat around Iliamna.

What the state is giving up in revenue might very well have accrued to the tax-payers of one generation. What it is gaining is control of renewable resources that will benefit many generations of state citizens. It seems that the Beluga fields are a reasonable loss for what the state will gain, including retention of revenue from the Moose Range oil fields.

In conclusion, the Alaska Conservation Society supports the Cook Inlet Land Trade. We urge the Legislature to do the same. We wish to thank the committees for holding these hearings and allowing the public to express their views.

*****for further information please contact Tina Stonorov, Executive Secretary, Alaska Conservation Society, Box 80192, College, Alaska 99701 - 452-2240 (in Fairbanks).

COOK INLET LAND TRADE PROPOSAL

This proposal is fairly complicated as a result of the existing land ownership patterns within the Cook Inlet Basin, the Individual Interests of the three parties concerned, and the legal constraints of the Alaska Native Claims Settlement Act (ANCSA). Additionally, the parties felt it imperative to deal with several closely associated issues such as ANCSA land selections by certain villages within the Cook Inlet Region. The various aspects of the tentative proposal are outlined below in conjunction with the attached map. The reader must realize that this is a simplified, capsulized summary and that persons wanting more information are requested to contact the Alaska Division of Lands in Anchorage.

TABLE I.

COOK INLET LAND TRADE PROPOSAL

PARTIES	LAND TRADED		MAP NO.*	COMMENTS
	LOCATION	AMOUNT		
State to Cook Inlet Region, Inc.	Kenai Penn.	5 Twps.**	1	These are lands suitable for pvt. ownership and develop- ment where settlement has occurred or will occur in the future.
	Beluga Area	12 Twps.	2	
	Scattered Tracts (Matanuska & Susitna Valleys)	1.2 Twps.	3 a-d	
	Total	<u>18.2 Twps.</u>		
State to Villages or Certified Native Groups	Montana Ck.	.5 Twp.	3d	More suitable lands for pvt. ownership and to prevent native selection of key Kashwitna River lands in proposed state park.
	Caswell Ck.	.5 Twp.	3d	
	Salamatof Area	.5 Twp.	4	
	Alexander Ck. Area	.5 Twp.	5	

* See Attached Map for area location
 ** "Twp" = "Township" = 36 Sections = 23,040 acres

COOK INLET LAND TRADE PROPOSAL

PARTIES	LAND TRADED		MAP NO.*	COMMENTS
	LOCATION	AMOUNT		
	Tyonek Area	<.5 Tw	2	Lands offered to Tyonek to reduce to a minimum Tyonek ownership of land within the Kenai National Moose Range.
	Knik Area	.21 Twps.	3a	More suitable lands near villages in return for public ownership of important lands selected by these villages on Lake Clark.
	Chickaloon Area	.08 Twps.	3c	
	Total	<u>2.8 Twps.</u>		
Cook Inlet, Inc. to State	Talkeetna Mtns. Lake Clark west side of Cook Inlet	31 Twps.	6 a-f	State will designate which twps. from a total pool of approximately 180 twps. from which Cook Inlet, Inc. may select.
Villages and Groups to State	Montana Ck.	.5 Twp.	6 a	State receives lands selected by these groups within proposed Talkeetna Mtns. State Park.
	Caswell Ck.	.5 Twp.	6 a	
	Tyonek	<.5 Twp.	7	State receives lands selected by Tyonek on Kenai Penn. within or on edge of National Moose Range.
	Knik	.85 Twp.	6 e	State receives these lands on shores of Lake Clark.
	Chickaloon	.32	6 e	
	Total	<u>2.7 Twps.</u>		
Federal Gov't. to Cook Inlet	Kenai Nat'l. Moose Range	.87 Twps (20,000 ac.)	8	Moose Range boundary to be adjusted to <u>exclude</u> these lands; a 1/4 ml. "no development zone" on edge of Tustamena Lake.
	Kenai Nat'l. Moose Range	.87 Twps (20,000 ac.)	9	Lands to be <u>within</u> Moose Range and subject to <u>restrictions</u> such that any use of the land must be beneficial to the purposes of the Moose Range.

* See Attached Map for area location

** "Twp" = "Township" = 36 Sections = 23,040 acres

COOK INLET LAND TRADE PROPOSAL

PARTIES	LAND TRADED		MAP NO.*	COMMENTS
	LOCATION	AMOUNT		
Cook Inlet to Villages	Salamatof	1.5 Twps.	6 f	"Out of court" offer to Salamatof to drop village eligibility suit which, if successful, would significantly reduce Cook Inlet's land within National Moose Range.
	Knik Area	.21 Twps.	3 a	More suitable lands near villages to ensure public ownership of important lands selected by these villages on Lake Clark.
	Chickaloon Area	.08 Twps.	3 c	

MISCELLANEOUS

The proposal does not convey to Cook Inlet, Inc.:

- 1) Subsurface resources in any producing oil and gas fields (e.g. Swanson River).
- 2) Any of the Swanson River canoe system lands.
- 3) The Russian River area
- 4) The present federal lands at Point Woronzoff, Point Campbell or the Campbell Tract.

H.S. 3.
Guy MARTIN

Federal-State
Land Use Planning Commission
For Alaska

733 W. FOURTH AVENUE, SUITE 400
ANCHORAGE, ALASKA 99501

March 5, 1976

MEMORANDUM:

TO: Commission

FROM: Dr. Bradford H. Tuck, Economic Analyst

SUBJECT: Cook Inlet Land Trade: Some Economic Considerations

I. Introduction

Recent discussions surrounding the Cook Inlet land trade, including those presented in various testimony, in the newspapers, and in discussions at the Commission have raised a variety of economic issues. Many of these are related to a major concern of all parties, namely, that the lands involved including resources, are of equal value. A variety of State and Federal statutes require some treatment of the equal value issue in land trades, and Cook Inlet Region, Inc. is of course interested that it receives at least equal value. However, none of the statutes are explicit about how value is to be determined.

When the magnitude of the trade is taken into account and uncertainty surrounding lands and resources involved in the Cook Inlet trade are considered, the problems of determining equal value are extreme. Ordinary valuation procedures are simply inadequate.

The Commission must decide whether or not the trade meets standards implicit in the ANCSA; specifically that its recommendations are conducive to enhanced land use planning for Alaska and that its recommendations are designed to:

"insure that economic growth and development is orderly, planned and compatible with State and national environmental objectives, the public interest in the public lands, parks, forests, and wildlife refuges in Alaska, and the economic and social well-being of the Native people and other residents of Alaska."

The State must also apply broad economic standards in attempting to evaluate the trade. Three major questions of economic significance should be addressed.

1. What, in real economic measures, is the State either gaining or losing in the trade?
2. What impact does the trade have on the future fiscal viability of the State?
3. What consequences does the trade have with respect to the future general economic well-being of the State?

An analysis of these issues and questions, and not a parcel by parcel evaluation, must be the basis for measuring the economic values of the trade.

II. Summary and Conclusions

A variety of issues of economic significance have been explored in relation to the proposed land trade. The conclusions can be summarized as follows.

1. Because of the complexities of the trade and the very real difficulties in applying ordinary valuation methods, broad economic standards must be used in judging the trade. These standards must include the Commission's mandate to make recommendations relating to orderly economic growth compatible with other social, cultural, and environmental values. The standards must also include an assessment of the impact of the trade on the future fiscal and economic viability of Alaska.
2. The economic losses that the State will purportedly incur as a result of the trade are generally found to be highly exaggerated. When highly speculative gross asset values are converted to "net present value" of possible foregone revenues, the State's probable losses are minimal. In short, little, if anything of economic consequence, is lost.
3. The future fiscal viability of the State is largely unaffected by the trade. This is so for a variety of reasons, including the fact that the State power of taxation can effectively recoup possible economic rents given up in the trade. Also, the probable foregone revenues would constitute only a minute fraction of total State revenues.
4. The net effect of the trade on total economic activity is quite limited, and in any case, the bias would be toward increased activity. This is based on the assumption that CIRI is at least as economically development oriented as the State.

III. The Problem of "Equal Value"

Value can be determined (at least theoretically) in a variety of ways, but for present discussion purposes, there are two methods that are of particular interest. The first of these relates to determining value on the basis of market comparisons or other transactions of a similar nature, and the second approach attempts to find a present value of some kind of expected future income from the lands and resources involved. The concepts are not mutually exclusive, but can be treated separately.

The market comparison approach is one frequently used in appraisals. The basic idea is to find other transactions of "like kind and character" which reflect what the present market is willing to pay for a particular parcel. When one attempts to apply this method to an evaluation of the Cook Inlet trade, many serious flaws emerge. The first is, quite simply, that the magnitude of the land parcels involved in almost all cases dwarfs anything that typically trades in the private sector. In other words, there are no comparable trades. Hence, we must look at much smaller parcels and then estimate what the effect of a significant increase in the quantity of land would have on the market clearing price, and this involves, in turn, some estimate of the rate of disposal of the lands and resources.

A second major problem in the present situation is that in most instances both surface and subsurface property rights are involved. While the surface resources are known to some degree, knowledge of the subsurface is much more limited. Thus, a high level of uncertainty surrounds any attempt at evaluating the subsurface resources. Even if subsurface resources were known, major problems in valuing these resources would exist. Specifically, we would have to know the net income stream that could be derived from the resource. At best, such estimates are highly speculative.

A much more fundamental problem with market comparison valuation lies in the theoretical underpinnings of this method. In essence, valuation by market comparison rests on the assumptions of pure competition; a large number of buyers and sellers, none of which is sufficiently large to effect the market price, and freedom of entry and exit from the market by all interested parties. If these conditions are not met, then the result is bargaining between parties holding some degree of monopoly control over the market and, as a consequence, over the resulting price. A price, or value, determined under these conditions does not necessarily reflect the "socially desirable" market clearing price that is the basis for market comparison valuation.

In the present trade we are faced with a situation in which the sheer magnitude of the lands involved (even with full knowledge of the quality of the lands and resources) means that no valid market comparisons exist. Both in terms of the size of the trade and the limited number of parties involved, the setting is one that closely parallels an oligopolistic bargaining situation. It is highly unlikely that the three-party valuation of the trade would be anything like that which would emerge on the basis of competitive market forces.

With these reservations in mind, it is interesting to look at some rough attempts at valuation of the trade. A somewhat cursory attempt at placing market comparison values on the State lands involved in the trade was carried out by the State Division of Lands. Using their data, and supplementary guesses where necessary, Table 1 was constructed. The assumptions underlying the table are set out in the notes to the table, but in general, only surface values are considered. In one instance (the Beluga area) discounted coal royalties are included, and in one other instance (Campbell tract) sand and gravel values are included in one case.

It is clear from inspection of the information in the table that the net value of the trade is highly sensitive to certain assumptions. Using value per acre figures that would find some support in at least some quarters in all instances, the State either gains, loses, or emerges in a neutral position, depending upon which set of assumptions one wishes to use. A recent suit filed in which it is claimed that the State is losing 285.7 million dollars in the trade (surface estate only) is a further indication that the problem of determining value (in the appraisal sense) is great.

A second approach to the valuation of lands or resources is based on the capitalization of expected net income flows resulting from the lands and resources involved. The problems associated with this approach also present serious obstacles to accurate valuation of the present trade. In general, two key variables, the "net income stream" and the "discount" rate are involved.

From the State's perspective, the net income flows from the lands and resources involved may take the form of sales revenue, leases, bonus payments, rentals, royalties, severance taxes, property taxes, etc. In some cases there may also be personal and corporate income taxes that might otherwise not occur. From these revenues must be subtracted the administrative costs of managing and disposing of the lands and resources involved to obtain the net income stream. Thus, the revenues to the State depend on a complex set of policy considerations relating to the disposition of State lands and resources as well as the timing of this disposition, and on a whole

TABLE 1

Sensitivity of "Equal Valuation" Considerations to Per Acre Valuations,
Cook Inlet Land Trade, State Lands

Area		Valuation, State		Modified Valuation ⁴ "Unfavorable"		Modified Valuation ⁵ "Favorable"	
Lands to State	Acres (000)	\$/Acre	Total (mil\$)	\$/Acre	Total (mil\$)	\$/Acre	Total (mil\$)
Nushagak) 599.04	40	24.0	30	17.97	120	71.88
Chulitna							
Sheep Creek	23.04	40	0.9	30	0.69	120	2.76
Sheep Creek	69.12	40	2.8	30	2.07	120	8.29
Campbell Tract	4.00	1501	5.9	1000	4.00	1000	16.00
Pt. Woronzof	0.59	5598	6.6	1000	0.59	1000	0.59
Pt. Campbell	1.18	7083	4.2	1000	1.18	1000	1.18
Tutna Lake	161.28	40	6.5	30	4.84	120	19.35
Chumilna	23.04	40	0.9	30	0.69	120	2.76
Talkeetna River	69.12	40	2.8	30	2.07	120	8.29
Kokuatna	285.70	40	11.4	30	8.57	120	34.28
Sunlitna							
Kamishak Bay	299.52	40	12.0	30	8.99	120	35.94
TOTAL	1535.63		\$78.0		\$51.66		\$201.32
Lands From State							
Pt. Mackenzie	3.20	200	0.640	667	2.13	667	2.13
Knik-Willow	4.48	300	1.344	1000	4.48	1000	4.48
Kashwitna	38.40	250	9.600	500	19.20	500	19.20
Chickaloon	4.80	125	0.600	300	1.44	300	1.44
Kenai	115.20	150	17.280	450	51.84	450	51.84
Beluga, Nikolai ²	311.04	70	38.872	100	48.20	100	48.20
Misc. Lands to Villages ³	41.47	225	9.331	300	12.44	300	12.44
TOTAL	518.59		\$77.667		\$139.73		\$139.73
NET TOTAL (To-From)			+0.333		-88.07		+61.59

Source: See Notes.

Notes:

1. Valuation based on information contained in a memorandum from Michael C.F. Smith to Guy Martin, dated December 6, 1975, and in supporting materials for memorandum.
2. Includes 15.9 million for royalties and revenues foregone, and 1.2 million dollars of foregone timber values. Both numbers are present value figures.
3. Informed guess.
4. Assumes; "540" land is actually worth \$30 per acre; that restriction on use of Campbell Tract, Point Woronzo, and Point Campbell (for recreation, etc.) reduce value to \$1,000 per acre; and that lands relinquished by the State are revalued upwards as indicated. While there is no particular basis for assuming these figures, they are not out of keeping with general observations on land prices in the respective areas, and the probable impact that relocation of the capital might have.
5. Assumes that the values for lands relinquished by the State remain as in note 4, but that the value of lands received by the State is \$120 per acre instead of \$30, and that sand and gravel sales from development of Campbell Tract (at 12 million dollars) are included. Gravel sales are restricted to the development of Campbell Tract for recreation purposes only. Data based on Division of Lands information.