

Land Management

University of Alaska
Board of Regents

June 19, 2018

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Administration Recommendation

Administration Recommendation

The Board of Regents approves the 2018 Haines Parcels Negotiated Timber Sale Development and Disposal Plan following the public comment period as required by Regents' Policy and authorizes the university administration to proceed with a disposal plan for harvest and sale of timber as set forth in the development plan. The administration will provide updates to the Facilities and Land Management Committee on a regular basis as the disposal proceeds. This motion is effective June 19, 2018.

Board of Regents' Policy and University Regulation

Board of Regents' Policy and University Regulation

P05.11.044. Fair Market Value and Other Considerations.

In exercising its fiduciary responsibility, the board must administer university real property for the exclusive benefit of the university....

P05.11.030. Fiduciary Responsibility.

- A. The board affirms its fiduciary responsibility to prudently manage all university real property for the exclusive benefit of the university, subject to restrictions imposed by law, conveyance documents, or gift instruments.
- B. All trust lands shall be managed in accordance with sound trust management principles, consistent with the specific fiduciary duties and legal obligation applicable to such lands. The strategy, planning and budget officer is charged with the responsibility of managing trust land in a manner consistent with the fiduciary duties and legal obligations of the board, and shall be directly accountable to the board for the management of such land.

P05.11.060. Negotiation, Approval, and Execution of University Real Property Transactions.

All university real property transactions are subject to the following:

- B. The board shall approve:
 - 1. strategic plans for the management and development of Investment Property;
 - 2. development plans that consist of:
 - a. subdivisions that will result in the development of 10 or more lots;
 - b. timber sales, unless the president determined the sale will have minimal impact;

"development plan" means a brief, general description of the major actions to be taken by or on behalf of the university as part of a development project, to include location, type of development, approximate acreage, and property map, and any amendments to the development plan. P05.11.020.A (emphasis added).

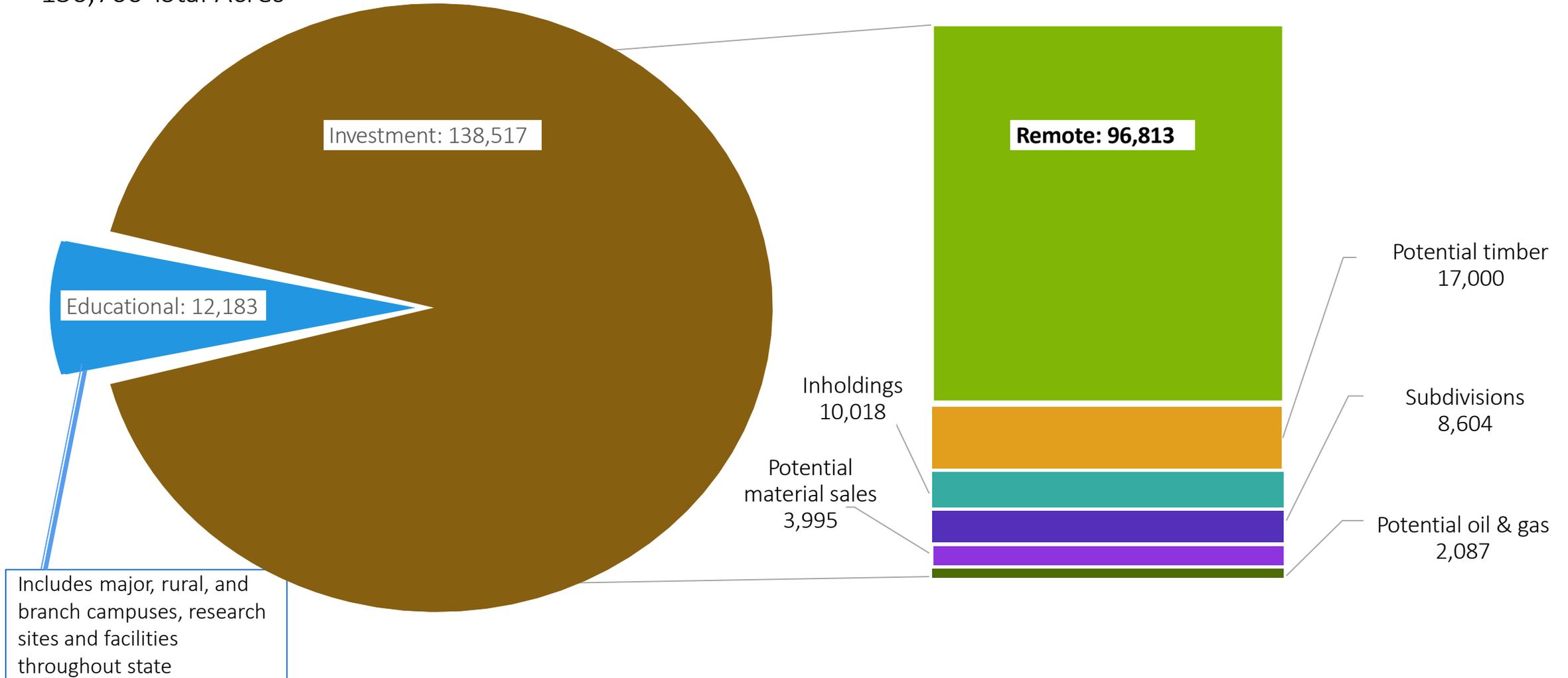
"development project" means a substantial, purposeful alteration of investment property. "Development project" includes activities occurring on investment property such as ... commercial timber harvest, other than to clear the land for personal use" P05.11.020.B

"disposal plan" means a brief, general description including location, acreage, property map, minimum price and the terms and conditions of the disposal, if available, of the real property for which a sale, lease, exchange or transfer of interest, excluding easements and rights-of-way, is proposed by the university. P05.11.020.C (emphasis added).

Background on UA Land

University of Alaska Land Holdings

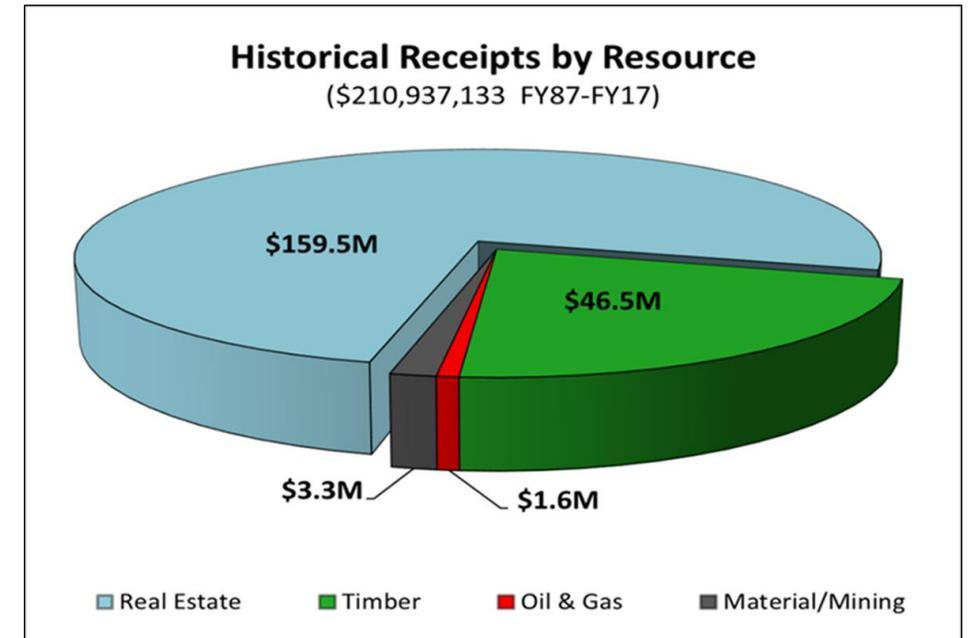
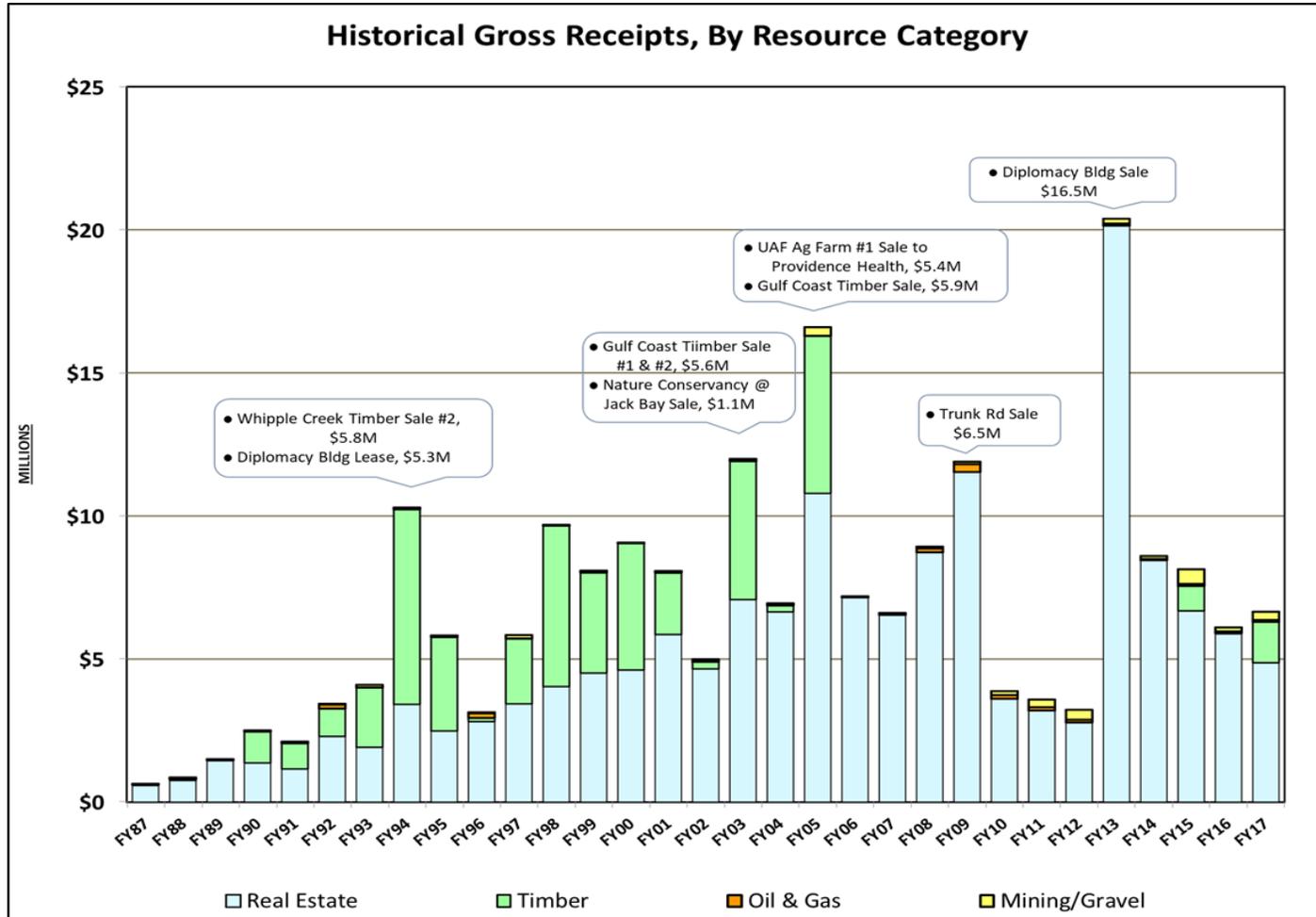
~150,700 Total Acres



Investment Land Holdings Classified

UA Investment Designated Properties w/Fee Simple and Surface Rights			
Highest/Best Uses	Acres	Number of Properties	% Holdings
Timber	24,954.0	65.0	18.0%
Land – Remote Recreation	24,683.8	169.0	17.8%
Materials	19,118.1	18.0	13.8%
Land – Residential	17,571.0	1,389.0	12.7%
Mitigation – Wetlands	14,366.9	48.0	10.4%
Oil & Gas	12,476.8	41.0	9.0%
Mineral	8,844.4	16.0	6.4%
Firewood	6,595.6	16.0	4.8%
Land – Commercial	5,411.4	82.0	3.9%
Land – Waterfront Development	2,026.9	32.0	1.5%
Land – Commercial Recreation	1,255.3	10.0	0.9%
Land – Restricted	572.8	6.0	0.4%
Mitigation – Conservation	500.0	1.0	0.4%
Revenue Commercial Property	77.3	4.0	0.1%
Total:	138,454.2	1,897.0	100%

Historical Return and Resource Distribution



Recent UA Land Grant History

- 2009 Supreme Court Decision: Alaska Supreme Court struck down HB 130, holding that the legislature can not establish a permanent land endowment for UA, under the state constitution's anti-dedication clause (*Article 9, Section 7*).
- A larger permanent land endowment would allow UA to generate more revenue, and over time help moderate state general fund support and allow investment in strategic priorities, e.g., economic development, research, workforce development, and educational attainment.
- State legislators have repeatedly attempted to remedy the deficit, but must do so in a way that is compatible with the Alaska Constitution.
- The federal government's position is that University land was included in Alaska's Statehood Act grant, and it has resisted remedies that rely solely on providing additional federal lands.
- The State of Alaska has yet to receive its full land grant promised at Statehood, with over 5 million acres selected but not yet conveyed by the federal government.

Is There a UA Lands Solution?

- The state anti-dedication clause has an explicit exemption: “...*when required by the federal government for state participation in federal programs*”
- A federal program establishing a permanent UA land endowment, with a condition that state participation requires contribution of lands to the federal endowment, would provide a structure that is congruent with the Alaska Constitution
- Discussions are underway with DNR and the congressional delegation on introducing federal legislation to establish such a program
- The Congressional delegation is looking for a good-faith indication on the part of the State that it would be willing to collaborate in this effort

UA's History of Sustainable / Responsible Development

History of Sustainable Development

- The University makes considerable efforts to develop its holdings in sustainable and environmentally responsible ways. It has a long successful history of developing its limited land-grant Trust assets.
- Positive returns have funded 9,000 Alaska high-school student scholarships; 30 foster students on average a year; and natural resource, fisheries/marine science, agriculture, and minerals education and research since 1999.
- UA has completed 8 clean, successful, productive timber harvests in the past 5 years:
 - Initial meetings with Community Officials, and reviews of all Local Plans and Codes
 - Development and Disposal Plans are issued for Public Notice
 - Consideration of input from local community members
- Recent examples of forest harvest sites include:
 - Wrangell Narrows
 - South Mitkof Channel
 - Coffman Cove
 - Nenana (interior)
 - Teklanika
 - Edna Bay
 - Blank Inlet, Ketchikan (negotiated sale)
- SE Alaska Landowner Group Partners:
 - University works with the Alaska State Division of Forestry, Alaska Mental Health Trust Lands Office, Sealaska, and the United States Forest Service — in order to leverage its minimal acreages and to maximize efficiencies.
 - Coordinate on planning timber land inventories, SE working circles, and 5-year harvest schedules.
 - Develop mutual use agreements for joint use of costly and limited infrastructure facilities.
 - Collaborate and share roads, bridges, log transfer, and marine access facilities.

Trust Lands - Return Comparison

Trust Land Sales:

- A finite supply – UA's land grant is one of the smallest in the country
- Land sales are a one-time benefit, once it is sold it is gone forever
- The most desirable lands sold early on
- Remaining Trust investment lands are primarily remote and inaccessible
- Highest value lands mostly all sold

FY88 thru FY17	
All Trust Revenue Generated	= \$128.9 M
<u>Total Trust acres</u>	<u>= 110,000</u>
All Revenue on per acre basis	= \$116.27

Trust Timber Harvests:

- UA's forests have regenerated well by careful stewardship and management
- Nearly all holdings are 2nd growth forests
- Create and fund local infrastructure access
- Provide far higher return over time
- Long term benefit in 50-70 year growth cycles and rotational harvest plans
- Renewable and sustainable

FY88 thru FY17	
Trust Timber Revenue Generated Only	= \$46.5 M
<u>Only Timber acres</u>	<u>= 17,000</u>
Timber Revenue on per acre basis	= \$2,735.

UA Forest Timber Sale Activities

UA's Forest Holdings:

- Only 17,000 acres is timbered
- Generated >\$50M to UA Trust
- 2nd highest income, only after one-time-limited lands sales
- Provide a renewable resource
- Younger 2nd growth harvests
- Long term asset of highest ROI
- Proven sustainability

Some UA sites (map at right)

- Coffman Cove, Prince of Wales
- Icy Bay, Gulf of AK Yakutat
- Mitkof Island, Petersburg
- Whipple Creek, Ketchikan
- Blank Inlet, Ketchikan
- **Edna Bay, Kosciusko Island**
- Nenana and Glenallen
- Teklanika



UA's Timber Successes Based On...

Forest Stewardship:

- Managed for sustainability:
 - UA must carefully manage its limited and very small land holdings for long term
 - Less than 17,000 acres of all lands owned is marketable forest timber – minimal
 - Most 2nd growth timber forests (e.g. Haines)
- Partnership Agreements are carefully crafted to be win-win for all
 - UA works with local communities
 - UA contracts are with credible AK operators
 - Partnerships leverage UA's small acreages
 - Provide bridge timber needed by industry
 - Proven success in trees regenerating
- History of working with others

Productivity:

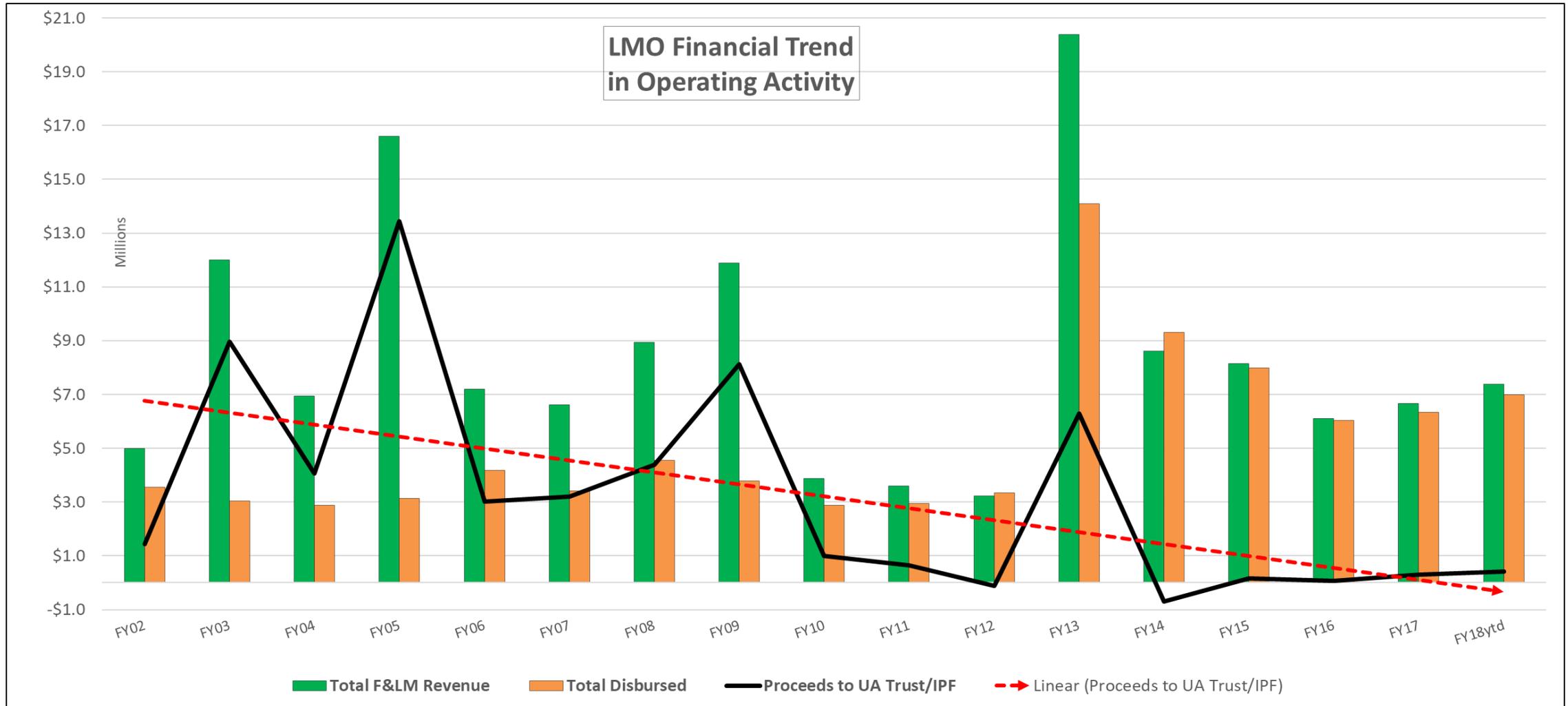
- UA's Land Office is more flexible and efficient than most agencies
 - Generated >\$50M to UA Trust, and greatest ROI over all other Trust asset transactions
 - Three AK experienced staff >30 years each
 - Sales start in 1-2 years vs. 5-10 years
- Benefit to Local Communities
 - Full time good paying jobs
 - Logs supplied to international, regional, local mills, and niche markets (Gibson guitar, etc.)
 - Funds construction of infrastructure access
 - UA led timber sale ensures land is kept vs. sell off to unknown outcome, or national company
- Sustainable success

A Model Case - Edna Bay,

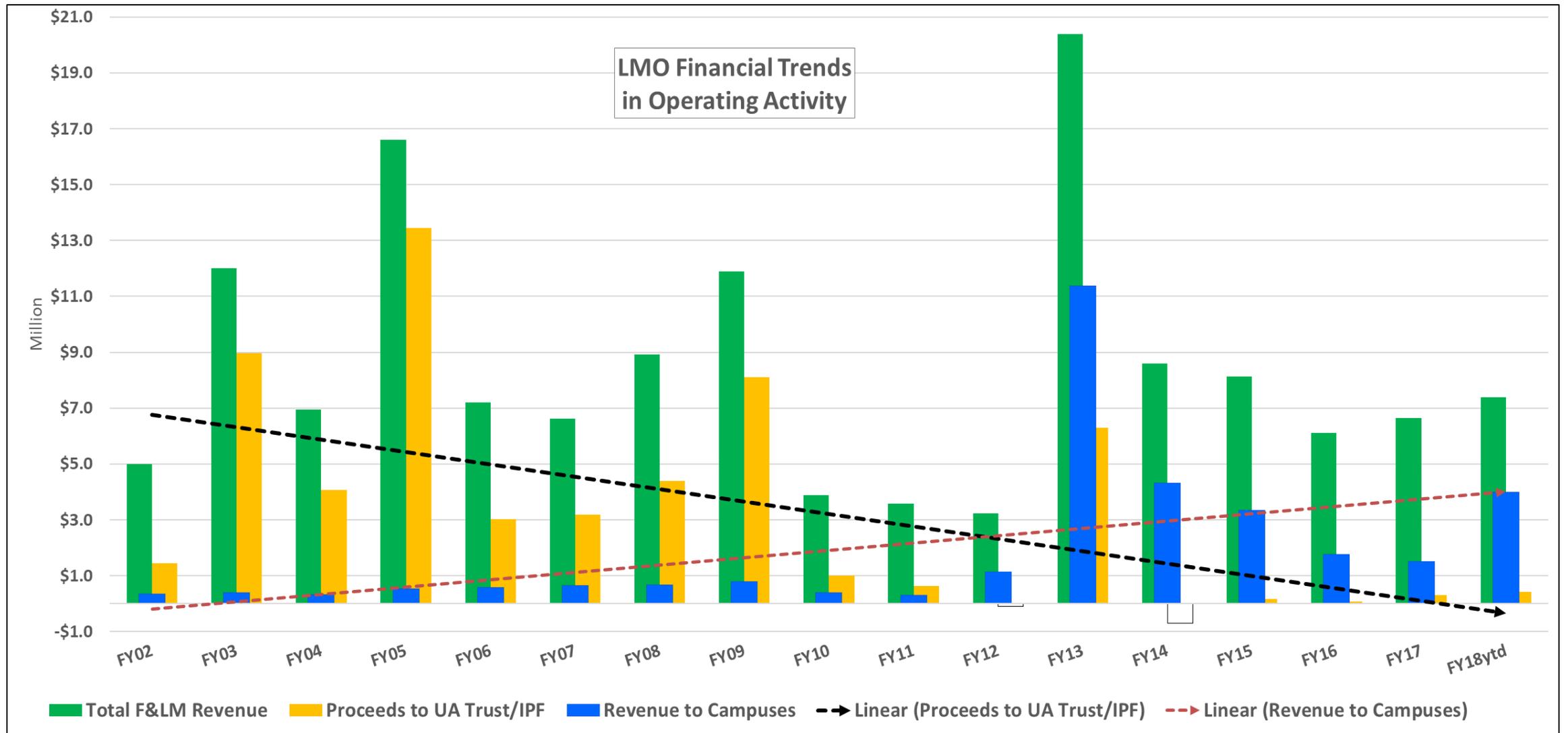
- Initially - Edna Bay did NOT want any timber harvesting.
- Once Development & Disposal Plans were approved, UA Lands led community efforts enabling stakeholders to be heard, set up joint use facilities, and worked to create a sustainable long term win-win for all, including Edna Bay, DOF, USFS, TLO and Sealaska.
- After working with UA, the community gave its full support, is interested in more timber sales, and a strong advocate of UA's forest stewardship.
- Local community benefits:
 - ✓ 20% more jobs
 - ✓ Roads Improved
 - ✓ New Bridge Built
 - ✓ Less unemployment
 - ✓ Became 2nd Class City
 - ✓ Dock Infrastructure
 - ✓ Firewood for elders
 - ✓ Bulk Fuel Storage
 - ✓ Shore & View Buffers
 - ✓ 1st Good Neighbor Authority done in Alaska!
 - ✓ Picnic Day Use Area



Land Grant Return & Trend to the Trust/IPF



Revenue and Proceed Trends by Land Classes



Remaining Land Grant Investment Assets Available to Monetize by Type and Income 2018-2028

1. Timber

- Edna Bay – receipts end 2018
- Haines – 13,400 acres
- Vallenar – 1,000 acres
- Waterfall – 400 acres Value: \$10-15 Million

2. Real Estate

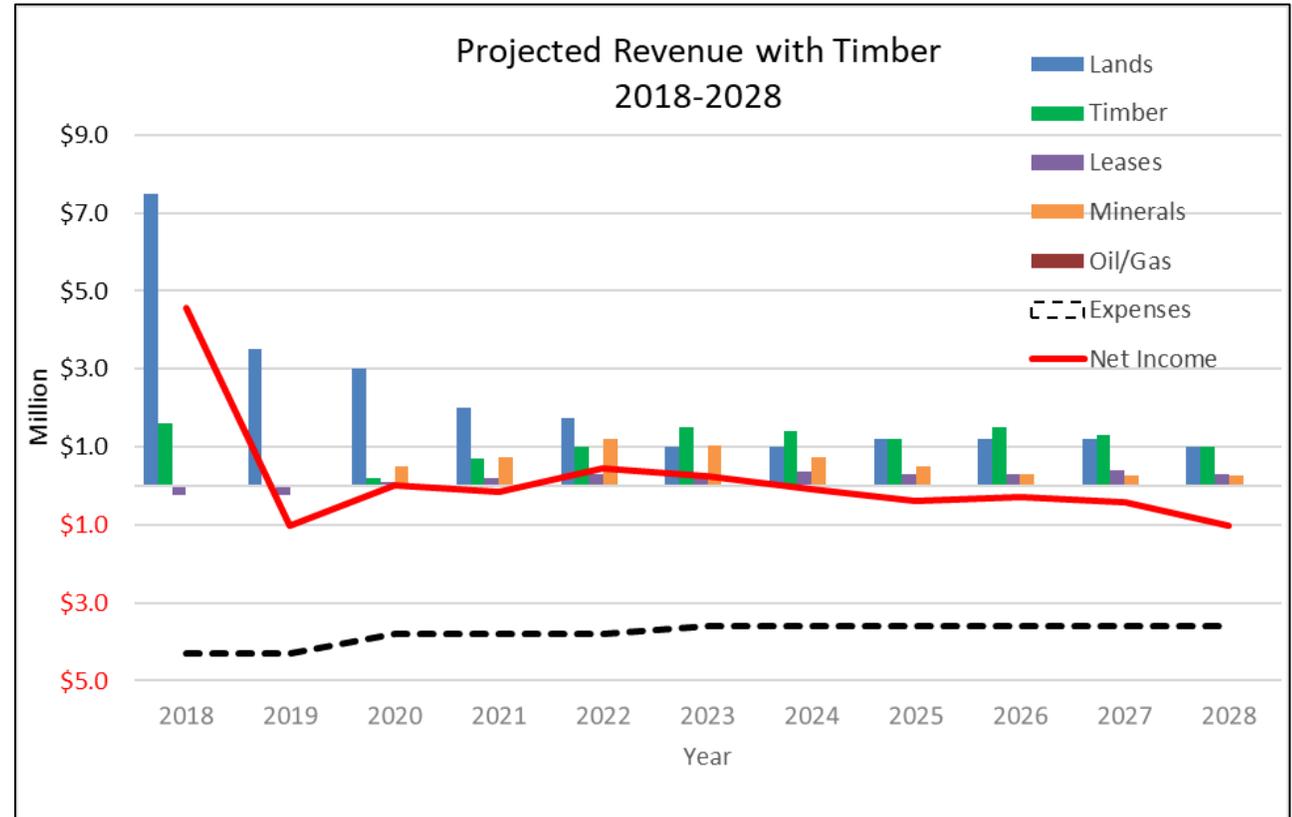
- Commercial Urban – 2 parcels
- Remote In-holdings – 32 lots
- Residential lots – Fairbanks
- Other Sales/Leases – 3 to 5 Value: \$5 Million

3. Mineral Resources

- Mining Claims – 3 (Icy Bay & Brady Glacier)
- Gravel Quarry's – 3 to 5
- Coal in Mat-Su Value: Unknown

4. Oil & Gas

- Land leases on Kenai - 2 Value: \$30,000/year



*Expenses include Bragaw Office commercial complex.

Land Development Guiding Principles

University of Alaska

Land Management Strategic Plan 2017-2030

(approved by Board of Regents June 2017)

UA Facilities & Land Management Mission:

- The primary role is to convert University's grant land assets to investable income to support the University's educational mission and prudently manage land dedicated for educational purposes consistent with campus goals and objectives. FLMO is responsible for managing non-trust land assets, which include purchased and donated properties.

UA Facilities & Land Management Development Guidelines:

- The Board sets policies consistent with Alaska Statutes for management of University lands through a hierarchy of plans, beginning with an overarching Strategic Plan, followed by Development Plans, and Disposal Plans of specific projects.
- UA seeks public comment through public notice of Development and Disposal Plans in accordance with Board policy.
- University investment lands are managed for the economic benefit of the Fund, not the public at large. While the university will accommodate public uses through permitting, this focus may conflict with priorities of various public and private user groups.
- The board has affirmed in policy its fiduciary responsibility to prudently manage all university real property for the exclusive benefit of the university, subject to restrictions imposed by law, conveyance documents, or gift instruments (P05.11.030.A)
- All trust land shall be managed in accordance with sound trust management principles, consistent with the specific fiduciary duties and legal obligations applicable to such land. The strategy, planning and budget officer is charged with responsibility of managing trust land in a manner consistent with the fiduciary duties and legal obligations of the board, and shall be directly accountable to the board for the management of such land (P05.11.030.B)

Local Community Input

UA engaged with the Haines community through a series of meetings with officials and community members. On the whole, local input has been in support of the project. At the same time, we have heard questions and concerns.

Support

- McDowell Group surveyed the Haines community presenting its findings on timber development to Haines Economic Development Corporation in April. The survey found 65% of area households “strongly support or support timber sales”.
- The Haines Borough 2025 Comprehensive Plan
- Haines Borough Mayor
- Haines Chamber of Commerce
- Haines Miners Association
- Several Small Local Mill Operators

Concerns

- Bald eagles protection
- Bark beetle
- Fish Habitat
- Fisheries
- Environment
- Tourism
- Size harvest
- Water quality
- Timber return (ROI) or valuation
- Value added local niche markets

Local Concerns and Responses

Chilkat Bald Eagle Preserve and Eagles

- Harvesting timber in certain parts of Chilkat Bald Eagle Preserve as allowed under state law is possible. UA is working with US Fish & Wildlife, AK Dept. Fish & Game and American Bald Eagle Foundation to protect eagles. Everyone must comply with all applicable laws, orders and regulations of federal, state or local authorities to develop in preserve boundaries, which was set aside by AK state legislature for multi-use when established. All entities must follow the Forest Resources & Practices Act (FRPA).

Fish, Fisheries, Water Quality, Streams, Environmental, and Habitat Protection

- All of these topics and concerns are covered, protected by, and regulated by and under the FRPA and multiple governing agencies (AK Dept. Natural Resources, Dept. Environmental Conservation, Dept. Fish & Game...)

Carbon credits – not feasible

- Participation requires a minimum of 3,000 to 5,000 acres, forest certification, and ongoing field monitoring over 100 years.
- Mental Health Trust Land Office (TLO) with much larger holdings, had four independent consultants complete detailed analyses for carbon offset credits and all four firms found it to be uneconomical.
- Sealaska recently utilized 146,000 acres for carbon credit preservation. However, lands with marketable timber were logged previously or did not contain high value trees based on their public discussion at the Haines open house.
- Finite Carbon, VP Dylan Jenkins states “public land grant colleges are least likely to be in the carbon business;” and page 25 of The Consultant 2018, outlines ‘non-federal public forests’ more stringent standards essentially precludes participation’.

Spruce Bark Beetle Infestation

- With proper management of slash and monitoring of yarding (FRPA required) spruce bark beetle populations can be mitigated.

Have Other Partners Begun Process - Yes.

- DOF adopted their Haines Harvest Schedule June 4, 2018; and a likely harvest area is B on the map.
- The TLO has very limited land and it would be utilized only if strategically located or adjacent.

Additional Considerations and Responses

Size Harvest

- This is not large scale in size by timber harvest standards e.g. the Edna Bay timber operation is approximately 40,000 acres.

Timber Valuation

- Value estimates for timber were done multiple times: UA's in-house forester with 30 years industry experience; estimated and verified by independent third party contractor for the Forest Stewardship Plan in 2016; and most recently in a Haines area field inspection by buyers in fall 2017. In addition, net income was calculated with standard unharvestable areas included.

Value Added Products & Niche Markets - Yes

- UA harvests have provided value added opportunities to local communities, mill operators, and niche markets as a standard practice. A few examples include:
 - **Edna Bay** currently – Pacific Rim Tonewoods (± 110 MBF for Fine Musical Instruments by a US Manufacturer)
 - **South Mitkof** – Local Petersburg Mill (± 20 MBF); Zoffel Mill, Washington (± 14 MBF); Pacific Rim Tonewoods (± 148 MBF)
 - UA has discussed value added potential with several small mill owners in Haines.

Silvicultural Harvest Methods - see Alaska Haines State Forest Management Plan

- Methods used will be through the Detailed Plan of Operations (DPO) permitting process; UA and the contractor will agree on harvest methods that balance return on investment with scenic considerations. However, clearcutting will be one harvest method that is used consistent with methods approved in the Haines State Forest Harvest Plan, and FRPA regulatory processes.

Where are Lands located – slide 33 map, UA's holdings are yellow A & C; DOF owns lands in area B and all brown.

Land Development Guiding Principles

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

Value

- Sale terms ensure that the assets (timber) will be sold at or above fair market value
- Proceeds are used solely for educational purposes authorized by the Board of Regents

Best Practice

- Development of University lands follows best management practices, uses the most current knowledge and technology, and takes into consideration relevant cultural, socioeconomic, environmental, and local conditions and interests

Community Engagement and Partnerships

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

Accountability / Compliance

- Projects comply with all applicable laws, orders, ordinances and regulations of federal, state or local authorities
- Specifically for timber harvest projects, the University is subject to:
 - Alaska Forest Resources & Practices Act (FRPA), governs harvests, reforestation, and access. It is also designed to protect fish habitat, water quality, and ensures reforestation of forested lands, while also providing for a healthy timber industry
 - Permitting requirements are managed by the State Division of Forestry, Alaska Department of Natural Resources, including Alaska Department of Fish & Game, and Alaska Department of Environmental Conservation

Haines Project

Alaska State Forest and a Long Term Partnership

Land Owners Partner

- Alaska Division of Forestry (DOF), University of Alaska Land Office (UA), and Mental Health Trust Land Office are working together to provide a 150 million board feet timber supply in the Haines area. The three parties will coordinate their individual efforts to provide a combined target volume over a 10-year period.
 - Each agency must complete their own specific requirements and individual processes.

University Parcels

- UA Land Office first received formal interest in its area timber holdings in 2017, when potential buyers toured the Haines timbered properties. UA has followed the same steps, sequence, and process as in its other successful timber sales.
 - Total UA Haines owned timbered lands under consideration is approximately 13,426 acres and consists of Sitka spruce, western hemlock, cottonwood and birch.
 - Due to standard **requirements** for eagle nests, streams, and non-timbered areas (e.g. wetlands, steep slope, etc.) a final timber harvest area may be as small as 6,500 acres upon completion of the required Detailed Plan of Operation.

Statement of Intent (SOI)

- Per the SOI between partners, DOF has agreed to a goal of providing 50 million board feet (MMBF) or 1/3 of total volume. It defines that this is a coordinated effort among agencies to meet a goal to provide 150 MMBF to the timber industry.
 - Agency owned lands are designated multi-use, and strategically located together. It is beneficial when partners work together as it provides more efficient, cost-effective timber harvest, and greatest return on investment.
 - The DOF Public Noticed their Five Year Forest Management Schedule (FYFMS) for Haines State Forest; it included this timber project; their public notice closed March 15, and the plan was adopted June 4, 2018.
 - Any one landowner can proceed with a stand alone disposal or sale at any time, or on their own.

Our UA Land Management Process

Asset Classification and Valuation

- a) All UA land-grant investment lands are evaluated and classified for potential monetization activities. Long and short term benefit, highest and best use, and monetary return to the Trust Endowment are considered.
- b) University Land Management Strategic Plan 2017-30, University Goals, and Annual Budget are developed and approved.
- c) Based on opportunity(s) for each parcel, they are prioritized for development considering but not limited to:
 - Original intent or purpose for the parcel(s), deed/title restrictions, prior uses of the land, and accessibility.
 - Capital cost to develop for a positive return (e.g. residential subdivisions require funds to plat, permit, subdivide, and build required infrastructure prior to any lot sales).
 - Adjacencies to property (federal, state, private, or local designated use e.g. mining, multi-use forest, park, residential, commercial, industrial zoning restrictions, etc.).
 - Current and or planned activities near the parcel which may provide increased synergies and or opportunities.
 - Market demand, related or similar comparable affecting value, and interest expressed in acquiring the asset.
- d) Options: 1. Sell asset for others to develop as they choose, 2. Develop asset, and 3. Retain asset for better market.
- e) Development and Disposal Plans are approved after public noticing to begin the disposition process.

Timber Valuation

- UA works with other land owners selling timber (e.g. Division of Forestry, AK Mental Health Trust (TLO), Sealaska, and USFS) to track pricing and verify estimates. Hardwood species (a New Market) pricing will use log export prices in the lower 48. Companies locally and elsewhere are also queried regarding market prices for various grades of logs.
- After Development and Disposal Plan approvals, the Land Office will complete cruising of species and grade of logs for each parcel; determine more detailed estimates of the needed road building, ship loading, and permitting which the contract operator would incur; and establish contract conditions requiring increased revenue if timber market values increase.
- Once a contract is executed, then a Detailed Plan of Operations can be developed to begin the permitting process.

Timeline 2015 – 2018

2015

- Met with the Haines Borough Mayor & Manager

2016

- Completed UA's Land Management Forest Stewardship Plan

2017

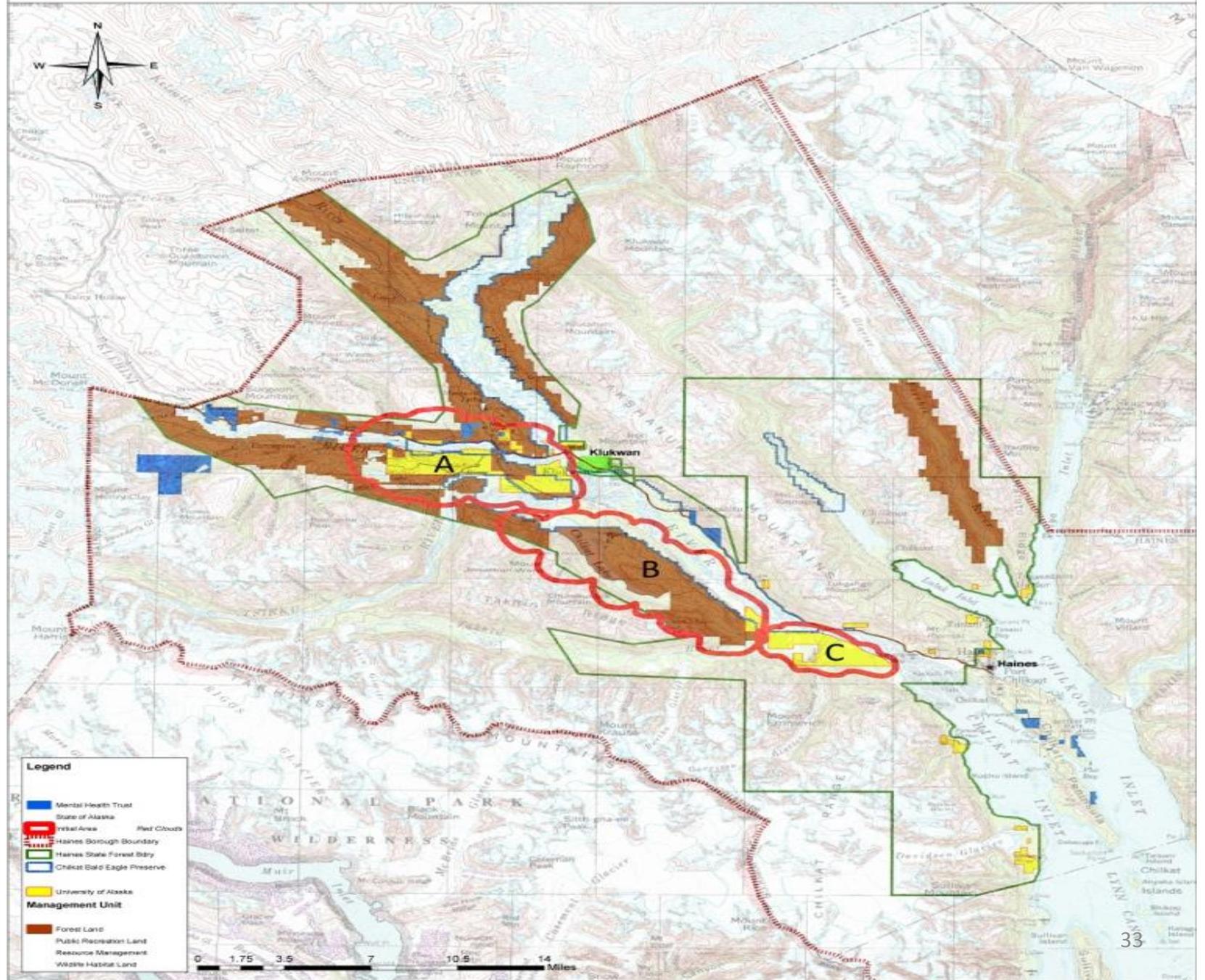
- Ongoing – UA participated in Haines Monthly Planning Commission & workshop Meetings
- May - UA's Chilkat Timber Sale of 400 acres was Public Noticed; extended twice
- June 6 - Board of Regents (BOR) approved "UA Land Management Strategic Plan 2017-2030"
- Nov 9 – UA and Mental Health attended Haines Borough Special Assembly Meeting

2018

- Ongoing – UA participated monthly in Haines Planning Commission and workshop Meetings
- Feb 22 – BOR Facilities & Land Management Committee briefed on Haines Timber Developments
- Mar 2 – BOR Briefed in Executive Session
- Mar 20 – BOR approves Development & Disposal Plan for Haines 10 Year Negotiated Contract; Public Noticed
- April 6 – AK State Legislative Resources Committee briefed on UA Land Grant Development and Haines sales
- May 9 - Haines Open house with partners (DOF, TLO, UA, Sealaska, USFS); Public Comment period extended twice
- May 9 – Ongoing consideration of public comment
- May 21 - BOR takes Public Testimony
- May 24 – BOR Facilities & Land Management Committee meeting on Haines timber
- June 19 - Presentation to Board of Regents for approval of final development and disposal plan

UA's Timber to be selected from two of the three areas shown ...

(UA owned lands are in yellow, including sites A and C; the State of Alaska DOF lands are brown.)



Next Steps

Overview of UA's Haines Timber Sale

	2018						2018	2019	2020 ...
	Continued Preliminary Planning Phase						Detailed Plan of Operations	Plan Review	Approval & Permitting
	May 9 Open House	May 21 BOR Public Testimony	May 24 BOR Facilities & Land Mgmt Committee review and approval of Development and disposal plan	May 31 BOR review and approval of Development and disposal (D2) plan deferred	June - July June 19 BOR review & approve D2 plan 2 nd Field trip with potential purchaser Finalize Contract Terms	July - Aug BOR review and approval of the final contract terms	Sept - December Purchaser develops Detailed Plan of Operations (DPO) Submit DPO to AK DOF to begin the multi-agency review process defined in Forest Resources & Practices Act (FRPA)	Jan. – Dec. DOF manages all multiple agency reviews* and final requirements	Jan. – Dec. Infrastructure Permits submitted
Input	<ul style="list-style-type: none"> Partners hold Haines open house Public comments to UA Lands Office Letters and testimony to Regents News and opinion in media 			UA intends to respond to comments by incorporating the following into the final contract: <ol style="list-style-type: none"> Logs supplied to AK buyers and small mills Local biomass supplies available for Haines Develop small sales to unique niche markets (e.g. musical instruments....) 		Ongoing communications to and input from public and private partners (Action Committee)	DMLW/DOF manage all public comment processes required by regulations	DNR/DEC/F&G manage all public comment processes required by regulations	
	UA additionally will respond to comments by: <ol style="list-style-type: none"> Create and Participate in Haines “Action Committee” with the Mayor, Borough Manager, Haines Economic Dev. Corporation, Tribal Leaders, and community members, to exchange information and data regarding project and concerns Increase interaction with Eagle organizations. Working with ADF&G, American Bald Eagle Foundation and will engage the Chilkat Bald Eagle Preserve Council Interface with Native Tribes and Allottees through Federal BIA once a Plan of Operations is in development and Buyer’s development plans are better known 						DOF process will finalize specific project details in accordance with the AK state regulatory procedures including: <ol style="list-style-type: none"> Stream and lake buffers Water quality monitoring Soils and erosion controls Harvest methodology Reforestation requirements State regulatory harvest inspections and enforcement 	<ul style="list-style-type: none"> *AK Dept Natural Resources (DNR) *Dept of Fish and Game (DF&G) *Dept Environmental Conservation (DEC) *Division of Forestry (DOF) *Division of Mining, Land, and Water (DMLW) 	DOF/DMLW to process permits for ship moorage, marine access facility, log storage facility, log transfer facility, upland and tideland uses, etc.

Next Steps

June – August:

- Provide responses to all public comments received to date
- Provide Land Development Guiding Principles and Plan to the Haines Community
- Complete detailed field inventory of species and grade of logs expected out of each land parcel, and finer cost estimates of road building, permits and shipment that the contract operator should incur.
- Negotiate terms with contract operator, consistent with:
 - Legal obligations
 - Board of Regents' Policy
 - Land Development Principles
 - FRPA Best management practices
 - Consideration of community input
- Board of Regents approves contract terms

August:

- If approved, then proceed as outlined in Overview of Haines Timber Sale
- Participate in the “Haines Action Committee” with the Mayor, Borough Manager, Haines Economic Dev. Corporation, Tribal Leaders, and community for information exchange (see previous slide).