



# West Susitna Access Project Update

## Mat-Su Outdoorsman Show

**Jeff San Juan, Project Manager**

**Dave Stieren, Infrastructure Development Officer**

April 12, 2025



# Our Mission

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To “promote, develop, and advance the creation of jobs and economic development in Alaska by providing various means of financing and investment.”

(AS 44.88.010)

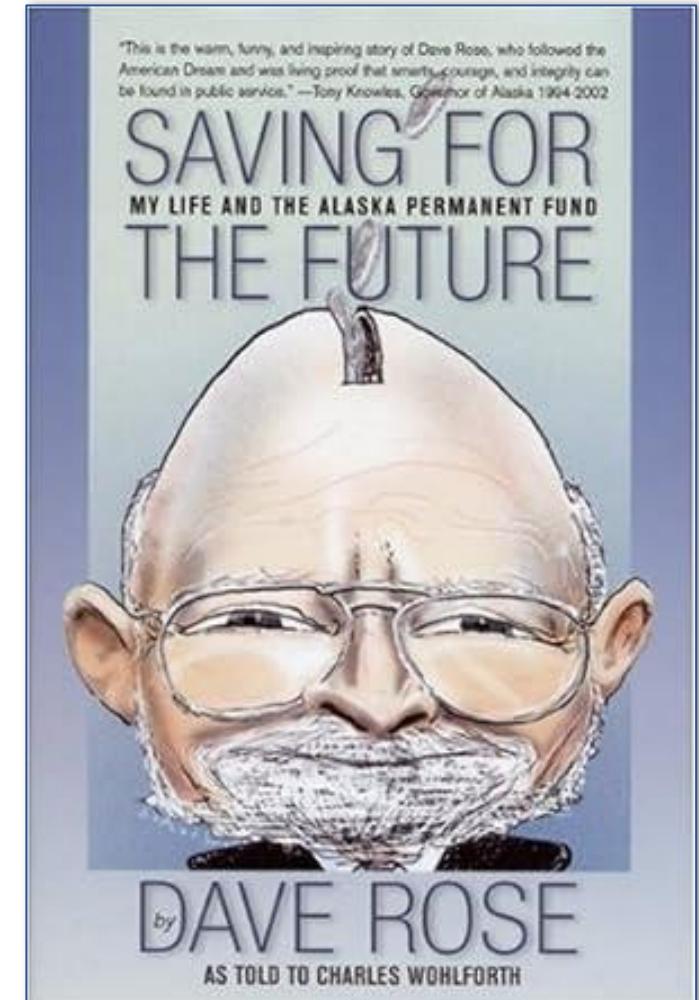


- Investing in Alaskans since 1967
- Alaska's Development Finance Authority
- Financially Self-Sustaining Public Corporation (No General Fund)
- \$495 million in dividends declared to Alaska since 1996
- Directed over \$3.5 billion in investments into economic development in Alaska

# How is AIDEA Different from the Alaska Permanent Fund?

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- AIDEA's purpose is to "increase job opportunities and...encourage the economic growth of the state..." (AS 44.88.010)
- The Alaska Permanent Fund "provide[s] a means of conserving a portion of the state's revenue from mineral resources to benefit all generations of Alaskans" (AS 37.13.020)
- AIDEA protects the Permanent Fund, allowing it to focus on investing the state's resource wealth
  - AIDEA acts as "a shield, absorbing the risk of state lending and deflecting political pressure."
  - Along with other state corporations, like AHFC, "*the Permanent Fund probably would not have survived the fate of becoming a development bank itself.*"
    - Dave Rose, first executive director of the Alaska Permanent Fund Corporation



# AIDEA's Financial Toolbox

AIDEA is a catalyst for economic development with a track record for success, utilizing a variety of financial tools such as:

## Loan Participation

The Loan Participation program provides long-term fixed and variable rate financing to Alaska's commercial businesses.



## Project Finance

AIDEA can finance projects (whole or partial) through its ability to develop & own assets within the State.



## Conduit Revenue Bonds

AIDEA is one of the State's Principal issuers of taxable & tax Exempt Conduit Revenue Bonds.



## Energy & Resource Development

The Alaska Sustainable Energy Transmission Supply Fund, Arctic Infrastructure Development Fund, & Cook Inlet Reserve-Based Lending Program are programs within AIDEA to meet Alaska's energy resource needs.



## Asset Ownership

In addition to traditional financing, AIDEA can directly own assets that generate revenue or enable economic development.



## AIDEA Bonds

AIDEA has the authority to issue tax-exempt and taxable bonds.

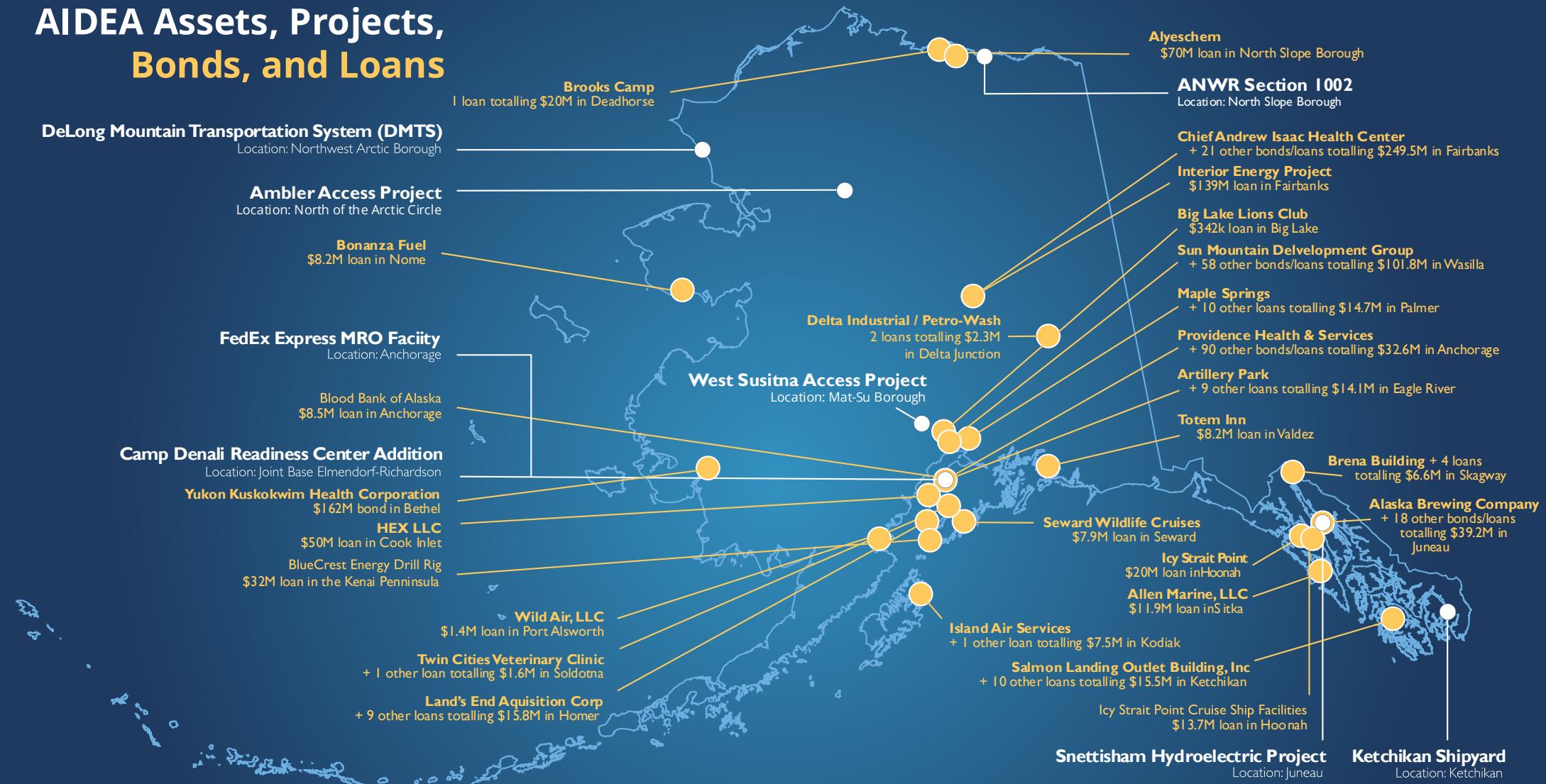


## Strong Investment Relationships & Financial Expertise

AIDEA provides financial expertise and information to assist with projects, job creation, and infrastructure development.



# AIDEA Assets, Projects, Bonds, and Loans



## ● AIDEA Assets and Projects

## ● AIDEA Bonds and Loans Funded in whole numbers (including an example of one bond or loan and total funded in community)

**\$522,059,965 in Bonds | \$488,107,252 in Loans**

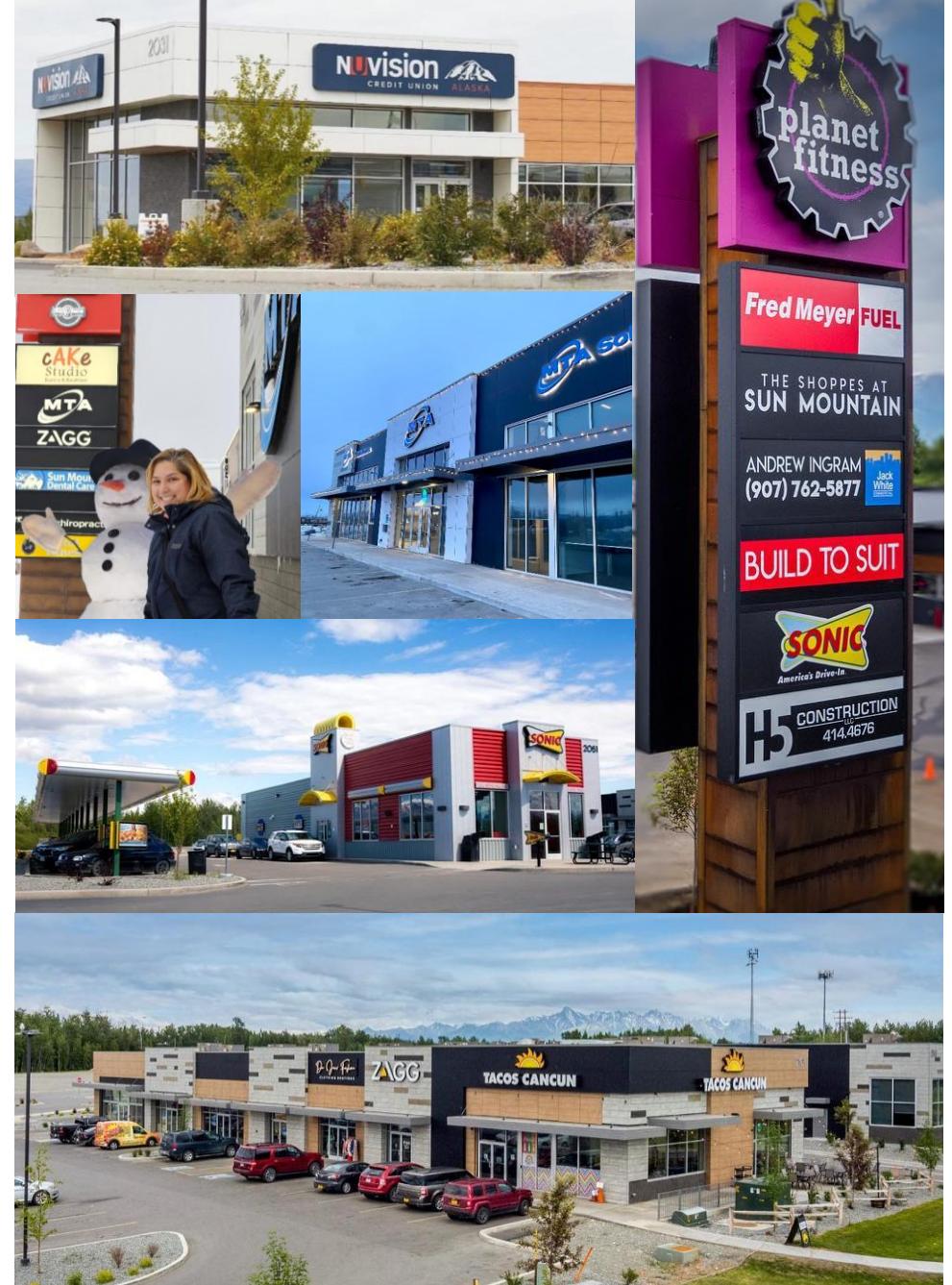
# Loan Participation Program (LPP)

## SUN MOUNTAIN DEVELOPMENT Wasilla, Alaska

### Loan Highlights:

- **90% AIDEA Participation**
- **554 Construction Jobs**
- **284 Permanent Jobs**
- **Over \$15 million in AIDEA Funding**

Sun Mountain is a site condominium project and a significant development in the retail sector. The Shoppes at Sun Mountain are located on the Parks Highway. The development opened in August 2019, attracting small businesses, larger Alaska companies, and national franchises.



# DeLong Mountain Transportation System (Road & Port)

## Red Dog Mine (Northwest Arctic Borough)

- AIDEA-owned asset.
- In 1985, Alaska Legislature, Governor, and AIDEA agree some public support is needed to make Red Dog go forward. After many hearings, SB 279 and SB 280 are passed by the Legislature and signed into law.
- In 1987, AIDEA funds the 52-mile road and port with over \$180 million.
  - Part of the financing involved issuing \$103,250,000 in tax-exempt revenue bonds based on 50-year agreement with Cominco (now Teck).
- AIDEA expands port facilities in 1997 by funding an additional \$85 million for port expansion.
- Project continues to yield significant dividends for NANA (royalty of \$255 million in 2021 and shares ~60% of the royalty with other Regional Corporations).



AIDEA's Return on Investment: \$296 Million

### Benefits from AIDEA's Investment to the NWAB Economy

Tax Revenue  
(thru '18)  
\$1.3 Billion

NWAB PILT  
(thru '21)  
\$269 Million

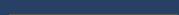
7(i) Payments  
(through '21)  
\$1.6 Billion

FY20  
Employment  
1,500 Jobs

FY20 Wages  
\$120 million



# West Susitna Access Project



# West Susitna Access Project Video

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[https://www.aidea.org/Portals/0/InfrastructureDevelopmentResources/WSAP%20Overview%20FINAL\\_H264\\_HD.mp4?ver=yBpHZXCSxEI4kfv0R8HusA%3d%3d](https://www.aidea.org/Portals/0/InfrastructureDevelopmentResources/WSAP%20Overview%20FINAL_H264_HD.mp4?ver=yBpHZXCSxEI4kfv0R8HusA%3d%3d)

# How We Got Here-Reconnaissance Study

## West Susitna Surface Access Reconnaissance Study

<https://dot.alaska.gov/roadstoreresources/westsusitna/>



Provide access to the public for fishing, hunting, and recreation!

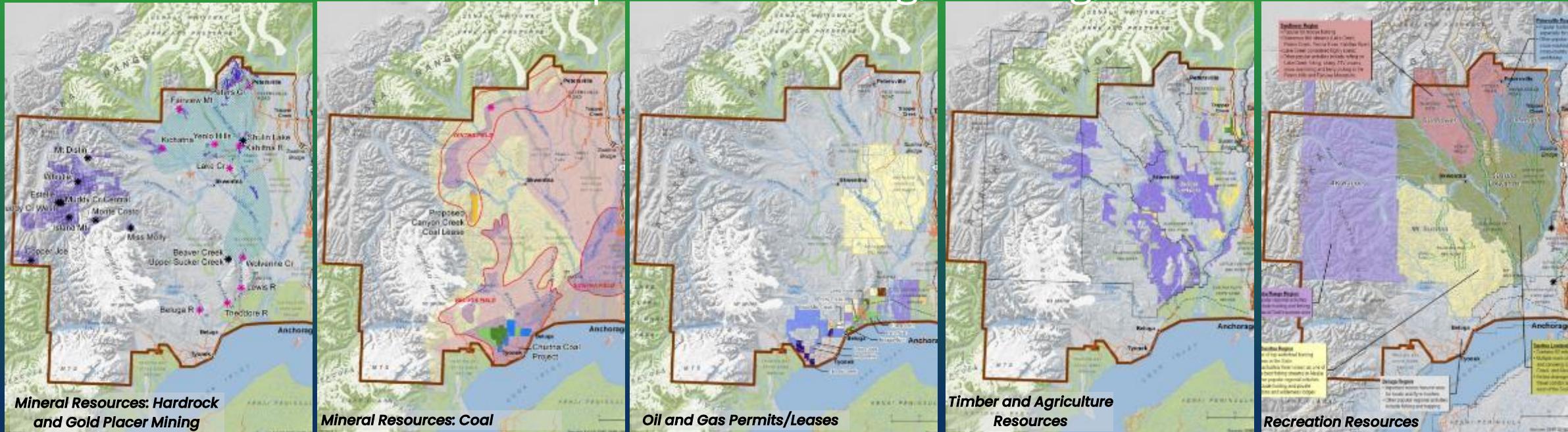
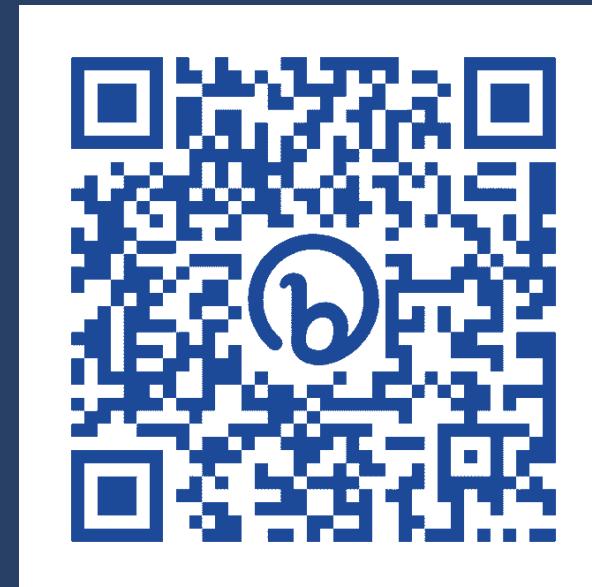
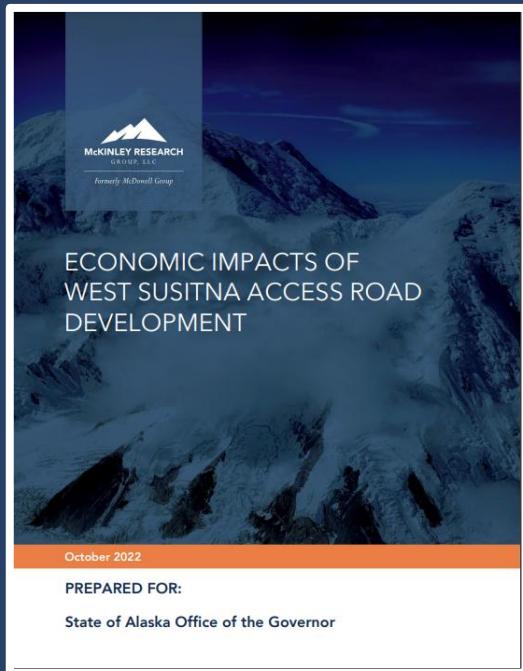


Figure Source: West Susitna Access Reconnaissance Study Transportation Analysis Report (DOT&PF 2014)



# How We Got Here- Economic Study Highlights



# Project Benefits

Provide safe and efficient road access from the existing highway system in proximity to existing port facilities and population centers in Southcentral Alaska to resources in the Fish Creek NRMU and Western Yentna and Skwentna River Basins that increase job growth and economic development opportunities.



## Mineral Resources

Copper, gold, silver, and platinum potential; more than 3,000 active mining claims within the basin.



## Recreational Access

Many opportunities including snowmachining, fishing, hunting, boating, recreational mining, and use of cabins.



## First Responder Access

Ability to provide first aid, fire response, and other emergency access in the area.



## Energy Resources

Active energy exploration in the areas west of the Susitna River, including Upper Cook Inlet where active oil and gas producing fields exist in the study area.



## Forestry/Timber Harvest

More than 700,000 acres available for harvest; enhances fire suppression.



## Agricultural Resources

More than 65,000 acres of land identified for potential agricultural uses.



## Alternative Energy

Opportunities for clean energy projects, including geothermal, hydroelectric, solar, wind, carbon capture and sequestration, and biomass resources.

# Access to Critical Minerals

The road would access areas known to contain significant deposits of hard rock minerals such as gold, silver, & copper.

**Table 7. Mineral Exploration Projects, West Susitna Study Area, 2022**

Project	Owner	Land Ownership	Resources	Inferred Resource	Status
Estelle	Nova Minerals Limited	State of Alaska	Gold, copper, silver	6.6 Moz.	Moderate exploration
Whistler	GoldMining Inc	State of Alaska	Gold, copper	2.8 Moz.	Significant exploration
Island Mountain	GoldMining Inc	State of Alaska	Gold, copper	2.0 Moz.	Significant exploration
Raintree West	GoldMining Inc	State of Alaska	Gold, copper	1.6 Moz.	Significant exploration
Canyon Creek	Alaska Asia Mining Company	State of Alaska	Coal	165 Mmst.	Moderate exploration

NEW  
2024 Antimony  
Discovery!!

Source: Nova Minerals Limited, GoldMining Inc, Alaska Department of Natural Resources, and UAA ISER.

# Potential Timber and Agriculture Opportunities



**Table 19. Estimated Value of Forest Resources in the Study Area**

Area/Subregion	Forestland Acres	Estimated Direct Economic Value
Alaska Range Subregion	45,000	\$5,000,000
Mt. Susitna Subregion	219,000	\$24,400,000
Susitna Lowlands Subregion	319,000	\$35,500,000
Fish Creek NRMU	11,946	\$1,300,000
<b>Total</b>	<b>594,946</b>	<b>\$66,200,000</b>

Sources: Matanuska-Susitna Borough 2019 Natural Resource Management Unit Plan, Alaska DNR 2011 Susitna Matanuska Area Plan, 2007 MSB Market Analysis and Timber Appraisal.

**Table 21. Estimated Annual Value of Agricultural Resources in the Study Area**

Area/Subregion	Agricultural Acres	Estimated Direct Economic Value
Mt. Susitna Subregion	7,000	\$1,600,000
Susitna Lowlands Subregion	38,000	\$8,800,000
Fish Creek NRMU	3,500	\$800,000
<b>Total</b>	<b>48,500</b>	<b>\$11,200,000</b>

Sources: Matanuska-Susitna Borough Asset Management Plan: Natural Resource Management Units, Alaska DNR 2011 Susitna Matanuska Area Plan. United States Department of Agriculture Census of Agriculture 2017.



# Potential Jobs and Wages for Borough Residents

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Project	Operating Jobs	Operating Wages (\$millions)	Total Jobs Impact Range	Total Wage Impact Range (\$millions)
Estelle	200-400	\$24-\$47	380-960	\$38 - \$90
Whistler	500	\$59	950 - 1,200	\$95 - \$115
Island Mountain	360	\$42	680 - 860	\$65 - \$80
Raintree West	230	\$27	450 - 550	\$40 - \$55
Canyon Creek	300	\$35	500 - 1,000	\$50 - \$70

Source: University of Alaska Anchorage, Institute of Social and Economic Research; Alaska Department of Labor and Workforce Development; and McKinley Research Group estimates.



# Current Status & Updates

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# Project Purpose & Need

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AIDEA West Susitna Access project intends to construct a 78-mile access road open to the public with tolls being paid by certain industrial users that is, separate from the Alaska Department of Transportation and Public Facilities' (DOT&PF) public road project that ends west of Alexander Creek.

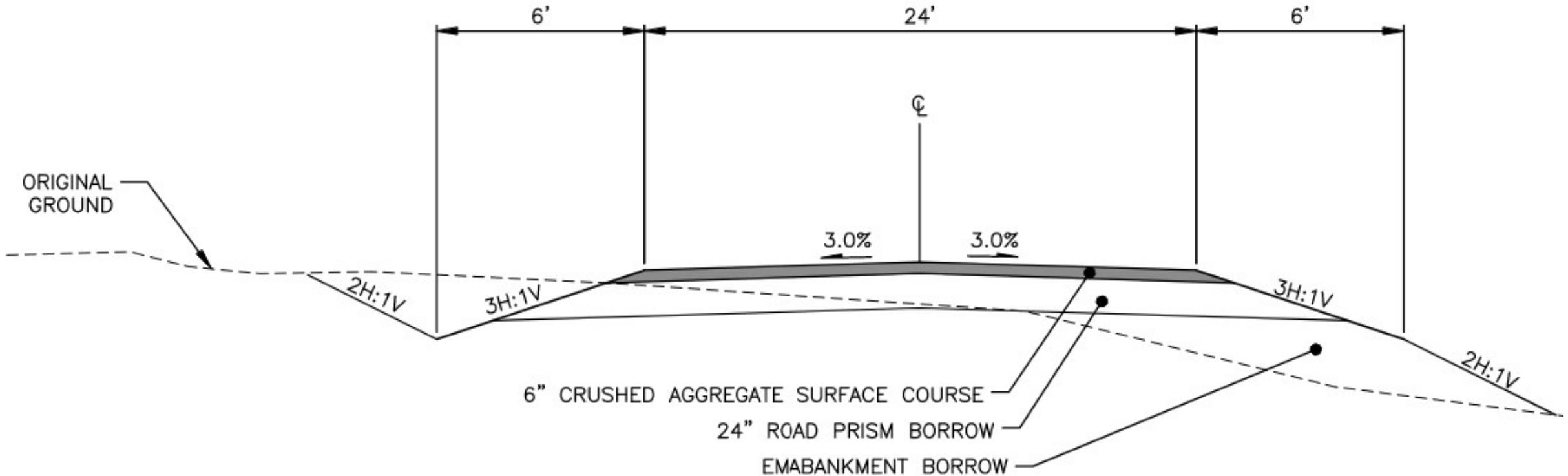
The AIDEA West Susitna Access Project will provide access starting at an existing public highway to currently remote State of Alaska (State) and Matanuska-Susitna Borough (MSB) lands, enhance access to private lands within the MSB, improve access to valuable resources, and stimulate economic development for the State and MSB.

# AIDEA & DOT PROJECT LOCATIONS

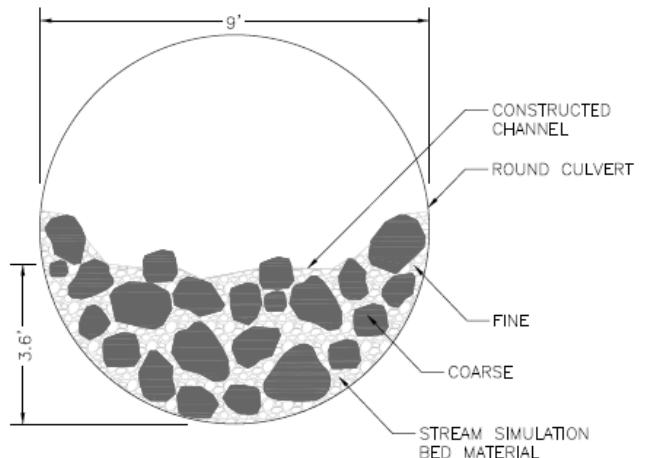


# Typical Road Section

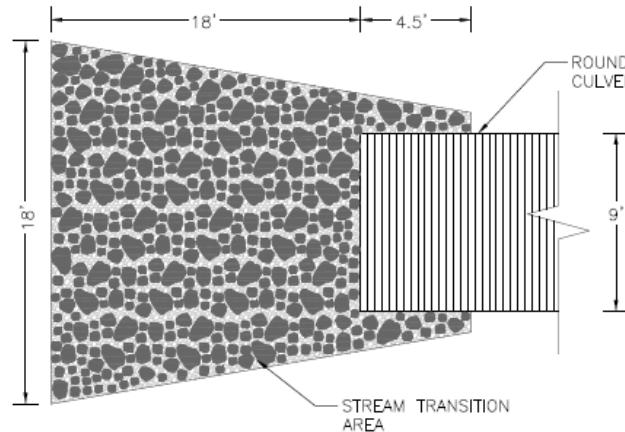
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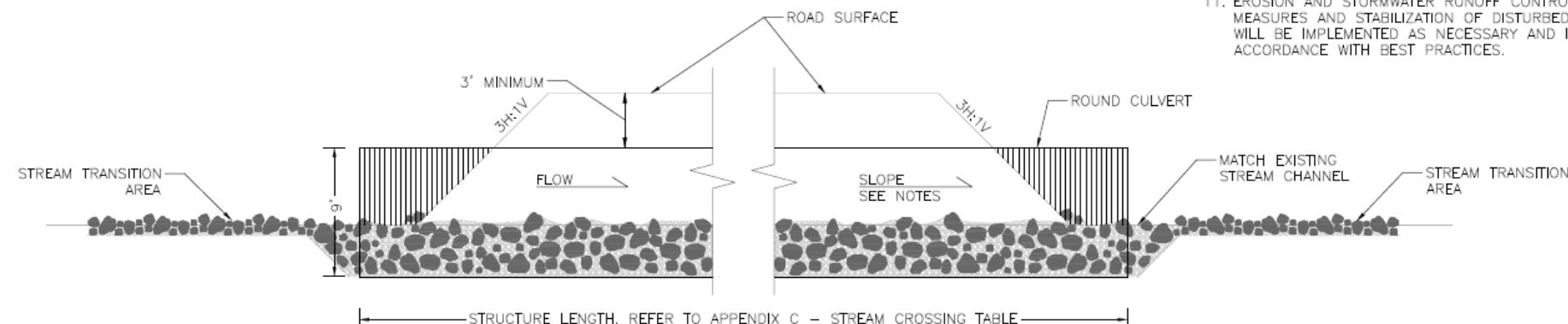
# Typical Culvert



TYPICAL SECTION  
NOT TO SCALE



TYPICAL INLET/OUTLET PROTECTION - PLAN VIEW  
NOT TO SCALE



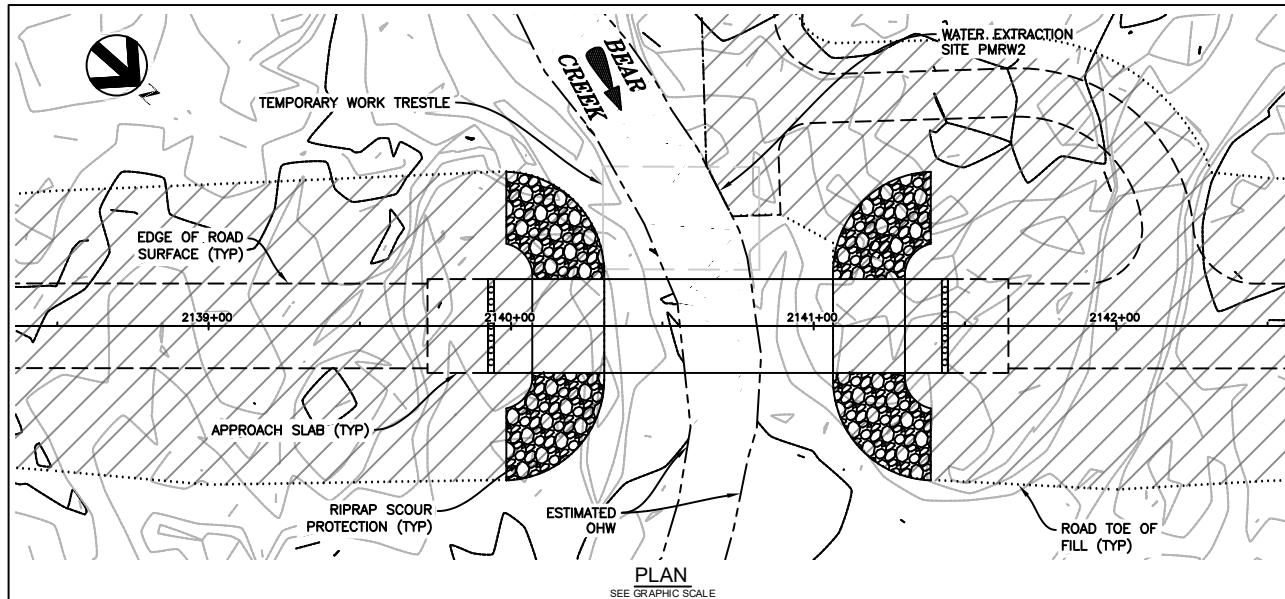
TYPICAL PROFILE  
NOT TO SCALE

**NOTES:**

- CATEGORY 4 CULVERTS SHALL BE INSTALLED IN MAPPED STREAMS WHERE FISH PASSAGE IS REQUIRED AND THAT HAVE A STREAM WIDTH UP TO 6' AT THE ORDINARY HIGH WATER (OHW) MARK.
- CULVERTS SHALL SPAN ENTIRE TOE OF FILL WIDTH.
- DIAMETER SHALL BE 9'. EMBEDMENT SHALL BE EQUAL TO 0.4D.
- STREAM IMPACT AREA EQUALS STREAM WIDTH TIMES CULVERT LENGTH PLUS THE AREA ASSOCIATED WITH INLET/OUTLET PROTECTION.
- STREAM BED SLOPE THROUGH CULVERT SHALL MATCH CHANNEL BED SLOPE TO MAXIMUM EXTENT PRACTICABLE, BUT NO GREATER THAN CHANNEL BED SLOPE  $\pm 1\%$ .
- MINIMUM COVER WILL BE DETERMINED BASED ON EQUIPMENT LOADING AND CULVERT DESIGN.
- SUBSTRATE DESIGNED PER MEMORANDUM OF AGREEMENT STREAM SIMULATION DESIGN REQUIREMENTS.
- CONSTRUCTED CHANNEL INSIDE CULVERT TO HAVE DIMENSIONS SIMILAR TO ADJACENT CHANNEL REACHES.
- STREAM TRANSITION AREA SIZE PER USFWS CULVERT DESIGN GUIDELINES FOR ECOLOGICAL FUNCTION, REVISION 9, 2024.
- BUOYANCY PROTECTION SHALL BE CONSTRUCTED PER ALASKA DOT HIGHWAY DRAINAGE MANUAL.
- EROSION AND STORMWATER RUNOFF CONTROL MEASURES AND STABILIZATION OF DISTURBED AREAS WILL BE IMPLEMENTED AS NECESSARY AND IN ACCORDANCE WITH BEST PRACTICES.

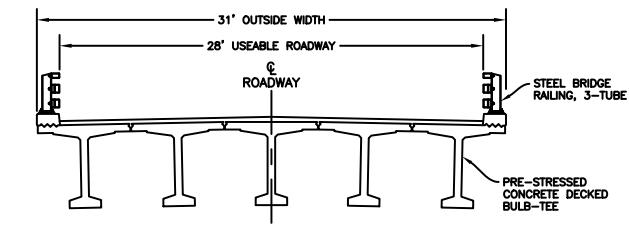
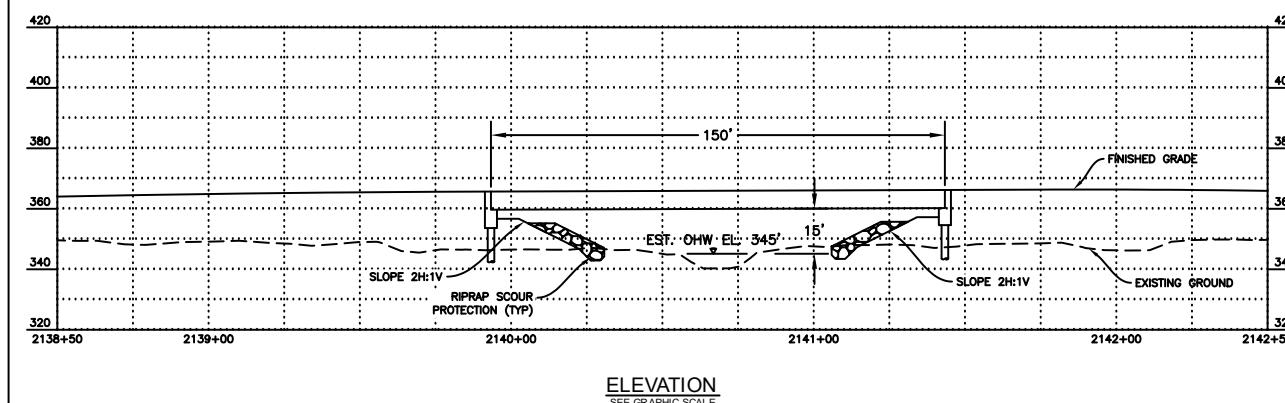
WEST SUSITNA ACCESS PROJECT APPLICANT: ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY		DRAWING TITLE: CATEGORY 4 CULVERT	
LT. LENGTH VARIES	PROPOSED ACTIVITY ROAD CONSTRUCTION	INTERVAL VARIES	FILE NO.
			DATE March 2025 PAGE NO. CX-004

# Typical Bridge

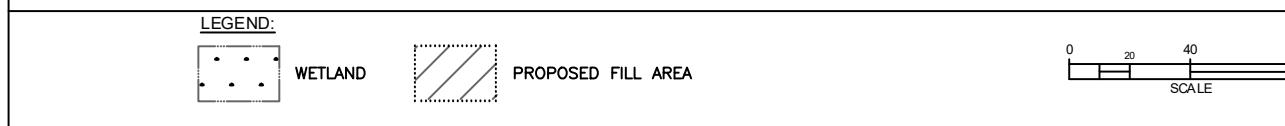


## NOTES:

1. RIPRAP PLACEMENT DEPENDENT ON CHANNEL BANK MATERIAL.
2. OHW IS BASED ON WETLAND AND WATERBODY MAPPING AND IS APPROXIMATE.
3. TEMPORARY WORK TRESTLE LAYOUT IS APPROXIMATE.
4. EROSION AND STORMWATER RUNOFF CONTROL MEASURES AND STABILIZATION OF DISTURBED AREAS WILL BE IMPLEMENTED AS NECESSARY AND IN ACCORDANCE WITH BEST PRACTICES.
5. STREAM BATHYMETRY AT CROSSING IS APPROXIMATE.



NOTE: CROSS-BRACING NOT SHOWN FOR CLARITY  
TYPICAL SECTION  
NOT TO SCALE

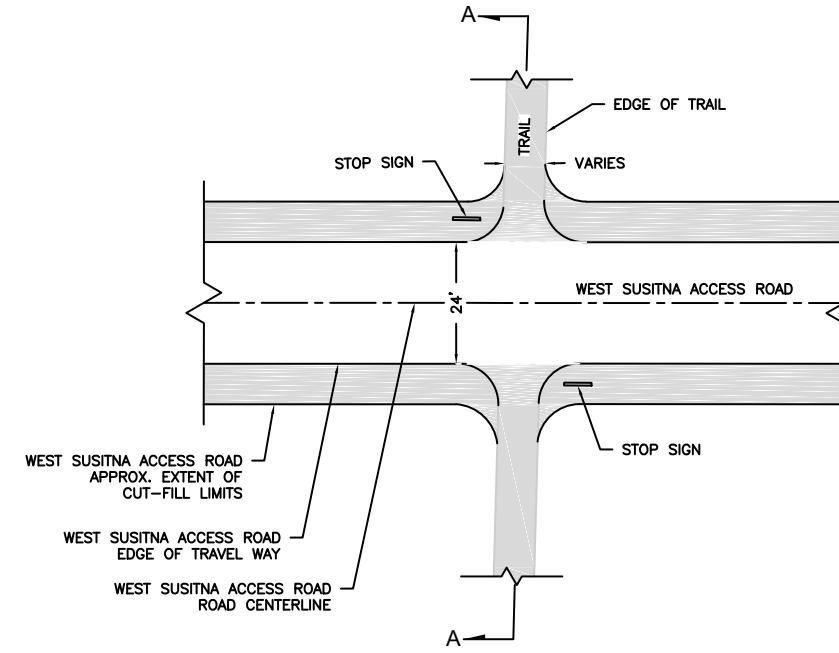


0 20 40 80  
SCALE  
Feet

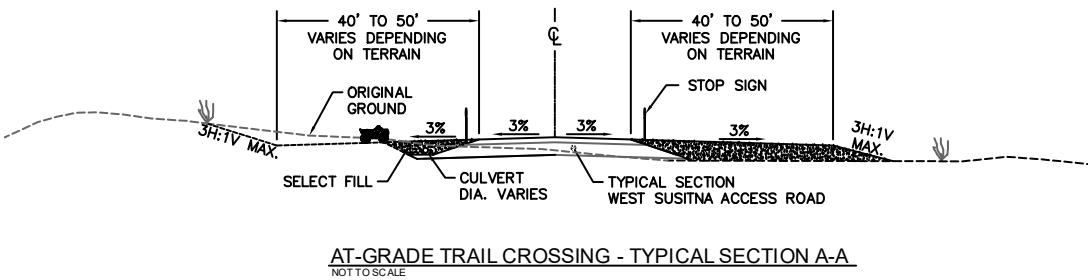
WEST SUSITNA ACCESS PROJECT  
APPLICANT: ALASKA INDUSTRIAL  
DEVELOPMENT AND EXPORT AUTHORITY  
LAT. LONG: 61° 41' 27.985" N  
151° 1' 34.208" W  
WATERBODY: BEAR CREEK

DRAWING TITLE: BEAR CREEK BRIDGE  
PROPOSED ACTIVITY: ROAD CONSTRUCTION  
FILE NO.: POA  
DATE: FIGURE NO.

# Typical Trail At-Grade Crossing

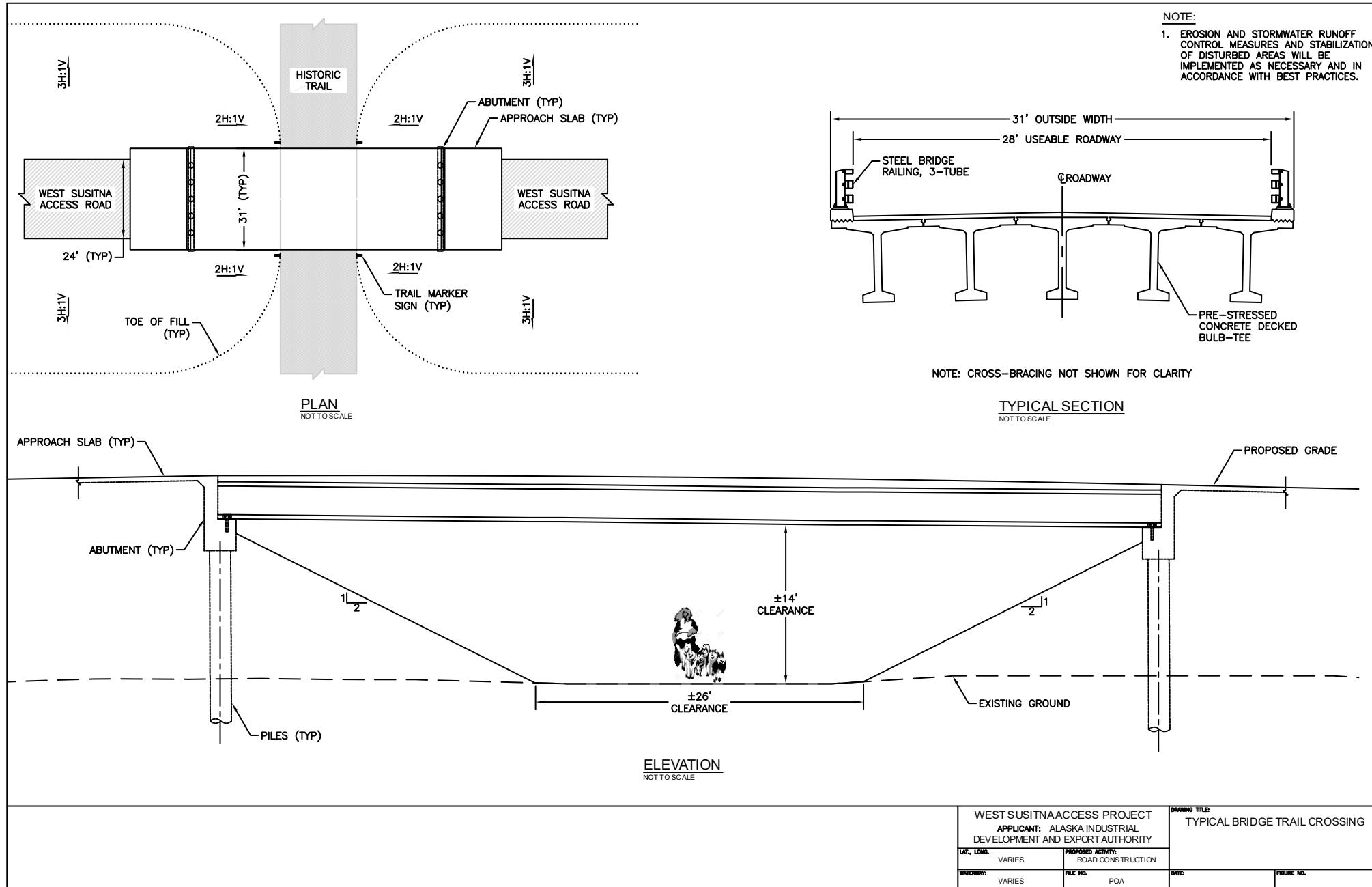


**NOTE:**  
1. EROSION AND STORMWATER RUNOFF CONTROL MEASURES AND STABILIZATION OF DISTURBED AREAS WILL BE IMPLEMENTED AS NECESSARY AND IN ACCORDANCE WITH BEST PRACTICES.



	WEST SUSITNA ACCESS PROJECT APPLICANT: ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY		DRAWING TITLE: TYPICAL AT-GRADE TRAIL CROSSING
	LAT. LONG. VARIES	PROPOSED ACTIVITY: ROAD CONSTRUCTION	
	WATERWAY: VARIES	FILE NO.: POA	

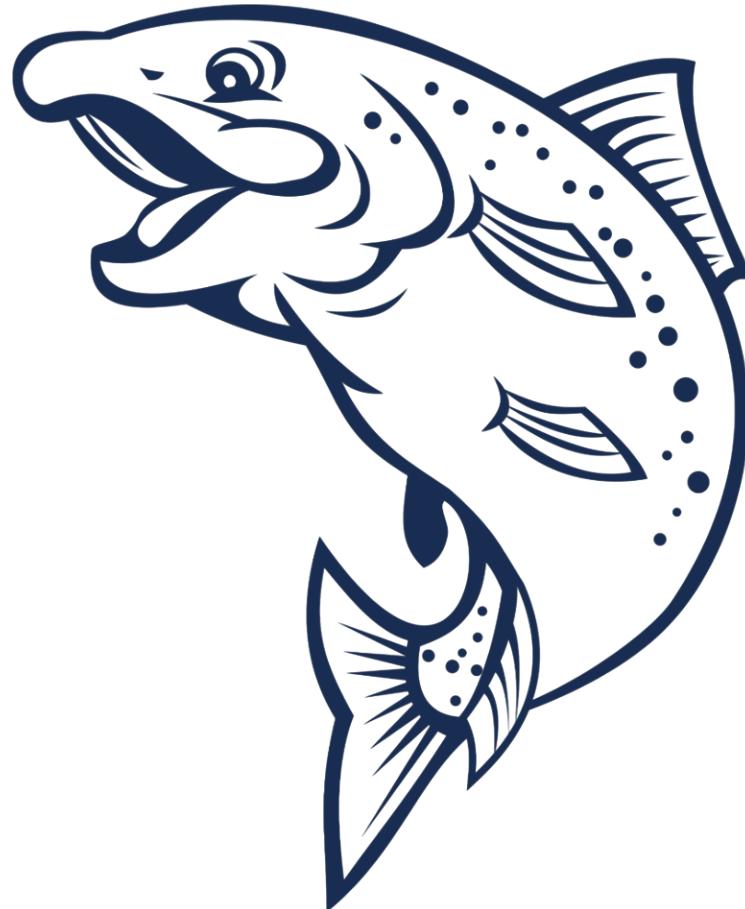
# Typical Iditarod Trail Crossing



# Salmon Streams

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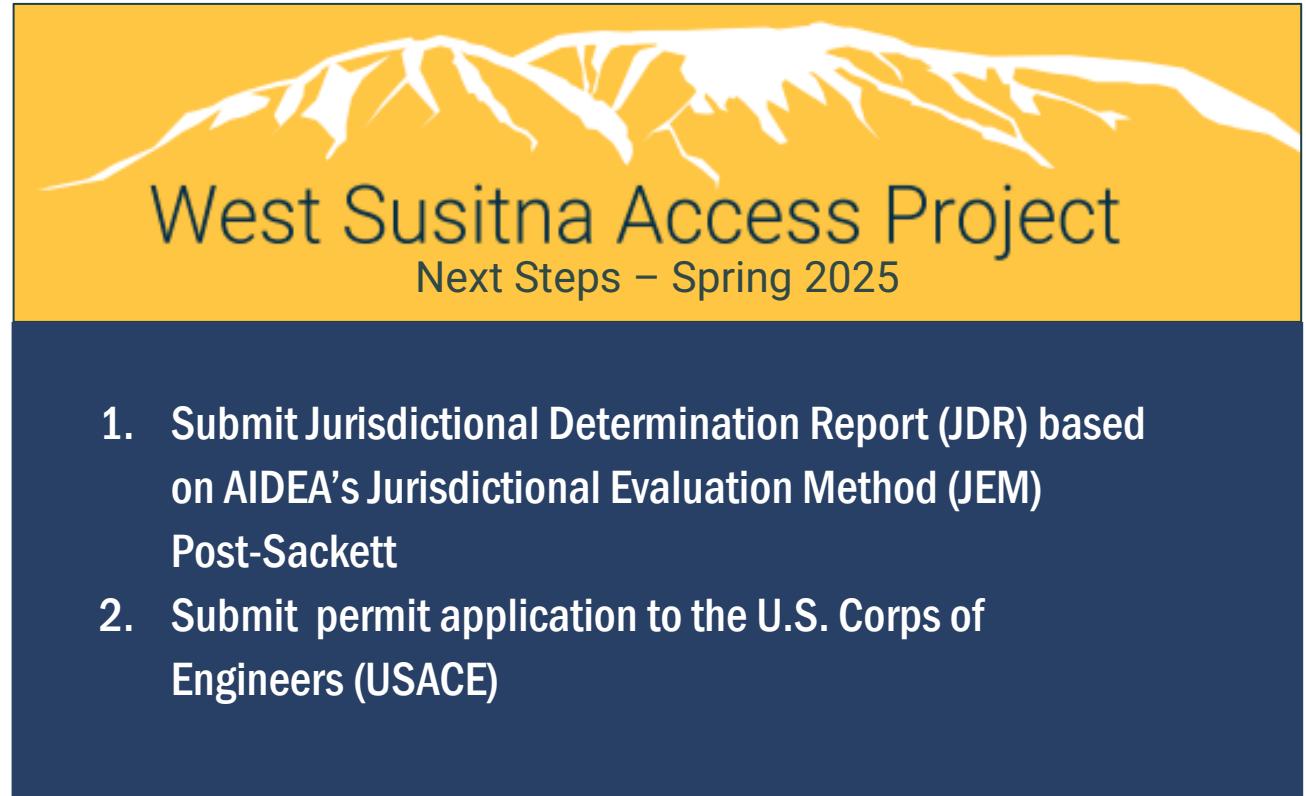
**AIDEA's proposed route of the West Susitna Access road will cross 24 streams with salmon/anadromous fish species.**



# Current Status Update

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- 2024 field season reporting wrapped-up.
  - Activities and data collected include the following:
    - ✓ LiDAR Acquisition and Mapping
    - ✓ Alternatives Conceptual Engineering
    - ✓ Cultural Resources Studies
    - ✓ Wetlands Studies
    - ✓ Fish Studies
    - ✓ Visual Resource Studies
    - ✓ Material Site Reconnaissance



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[bit.ly/WSAprojectDev](https://bit.ly/WSAprojectDev)



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project update sign-ups: Email:  
[communications@aidea.org](mailto:communications@aidea.org)



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# Questions?

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# Thank You!

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