



Douglas La Follette, *Secretary of State*
Dawn Marie Sass, *State Treasurer*
J.B. Van Hollen, *Attorney General*
Tia Nelson, *Executive Secretary*

125 S. Webster Street
Room 200
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.state.wi.us

Managing Wisconsin's trust assets for public education.

AGENDA

July 1, 2008

2:00 P.M.

Board of Commissioners of Public Lands
125 S. Webster Street, Room 200
Madison, Wisconsin

1. Call to Order
2. Approve Minutes – June 24, 2008
3. Approve Loans
4. Proposed Lincoln County Land Bank Acquisition
5. Executive Secretary's Report
6. Adjourn

**BOARD MEETING
JULY 1, 2008**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the June 24, 2008, board meeting.

Board Meeting Minutes
June 24, 2008

ITEM 1. CALL TO ORDER

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 9:00 a.m.

Present were:

- | | |
|---------------------------------|--|
| Doug La Follette, Board Chair | Secretary of State |
| Dawn Marie Sass, Commissioner | State Treasurer |
| J.B. Van Hollen, Commissioner | Attorney General |
| Tia Nelson, Executive Secretary | Board of Commissioners of Public Lands |
| Tom German, Deputy Secretary | Board of Commissioners of Public Lands |
| Coletta DeMuth, Loan Analyst | Board of Commissioners of Public Lands |

ITEM 2. APPROVE MINUTES – June 3, 2008

MOTION: Commissioner Sass moved to approve the minutes; Commissioner Van Hollen seconded the motion. The motion passed, 3-0.

ITEM 3. APPROVE LOANS

Board Chair La Follette noted that the Board had granted the city of La Crosse an exception to exceed the loan limit at a prior board meeting. Commissioner Van Hollen said that the loans had received legal review.

| <u>Municipality</u> | <u>Municipal Type</u> | <u>Loan Amount</u> |
|---|---|--------------------|
| 1. Cassian County of Oneida Application #: 02008104 Purpose: Build addition to town hall | Town Rate: 4.25 Filed: June 2, 2008 | \$150,000.00 |
| 2. Ellington County of Outagamie Application #: 02008102 Purpose: Finance road construction | Town Rate: 3.25 Filed: May 30, 2008 | \$200,000.00 |
| 3. La Crosse County of La Crosse Application #: 02008101 Purpose: Build a multi-purpose transit facility | City Rate: 4.25 Filed: May 28, 2008 | \$14,000,000.00 |
| 4. Lodi County of Columbia Application #: 02008106 Purpose: Upgrade water utility infrastructure | City Rate: 4.75 Filed: June 6, 2008 | \$450,000.00 |

| | | | |
|--------------|---|--|------------------------|
| 5. | Mercer County of Iron Application #: 02008103 Purpose: Finance unfunded pension liability | School Rate: 6.00 Filed: June 2, 2008 | \$279,655.00 |
| 6. | Oakfield County of Dodge and Fond du Lac Application #: 02008100 Purpose: Finance unfunded pension liability | School Rate: 6.00 Filed: May 28, 2008 | \$900,000.00 |
| 7. | Stockbridge County of Calumet Application #: 02008099 Purpose: Finance unfunded pension liability | School Rate: 6.00 Filed: May 28, 2008 | \$272,000.00 |
| 8. | Windsor Sanitary District #1 County of Dane Application #: 02008105 Purpose: Construct water reservoir | Sanitary District Rate: 4.75 Filed: June 2, 2008 | \$1,500,000.00 |
| TOTAL | | | \$17,751,655.00 |

MOTION: Commissioner Sass moved to approve the loans; Commissioner Van Hollen seconded the motion. The motion passed, 3-0.

ITEM 4. EXECUTIVE SECRETARY'S REPORT

Nothing to report.

ITEM 5. ADJOURN

MOTION: Commissioner Van Hollen moved to adjourn the meeting; Commissioner Sass seconded the motion. The motion passed, 3-0.



Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

**BOARD MEETING
JULY 1, 2008**

**AGENDA ITEM 3
APPROVE LOANS**

| Municipality | Municipal Type | Loan Amount |
|---|---|-----------------------|
| 1. Chute Lake Pro & Rehab District #1 County of Oconto Application #: 02008110 Purpose: Finance aquatic invasive species abatement | Lake District Rate: 4.25 Filed: June 18, 2008 | \$40,000.00 |
| 2. Grafton County of Ozaukee Application #: 02008109 Purpose: Finance biosolids handling improvements, replace equipment | Village Rate: 4.25 Filed: June 16, 2008 | \$1,117,900.00 |
| 3. Hawthorne County of Douglas Application #: 02008108 Purpose: Build new fire hall and town hall | Town Rate: 4.75 Filed: June 11, 2008 | \$450,000.00 |
| 4. Paris County of Grant Application #: 02008112 Purpose: Finance new fire house | Town Rate: 4.25 Filed: June 20, 2008 | \$125,000.00 |
| 5. Royall County of Juneau, Monroe And Vernon Application #: 02008111 Purpose: Finance unfunded pension liability | School Rate: 6.00 Filed: June 18, 2008 | \$1,330,000.00 |
| 6. Tripp County of Bayfield Application #: 02008107 Purpose: Purchase Caterpillar motor grader | Town Rate: 4.75 Filed: June 2, 2008 | \$67,500.00 |
| TOTAL | | \$3,130,400.00 |

**BOARD MEETING
JULY 1, 2008**

**AGENDA ITEM 4
PROPOSED LINCOLN COUNTY - LAND BANK ACQUISITION
FROM JAMES O'DAY ESTATE**

The James O'Day estate has granted BCPL an Option to Purchase 8.0 acres of land in Lincoln County for the price of \$16,000. The Property is contiguous to approximately 204 acres that are currently owned by Wausau Timberlands, which BCPL has already contracted to purchase. However, the 204 acre Wausau Timberlands parcel currently has limited legal access.

BCPL staff recommends the purchase of the Property from the O'Day Estate for the following reasons:

Purchase of the Property would provide BCPL with improved access to the Wausau Timberlands parcel being purchased, thereby increasing the value of that purchase;

Purchase of the Property would improve management efficiency by providing BCPL with a relatively large manageable block of land in reasonable proximity to the Lake Tomahawk Office;

Purchase of the Property would provide BCPL with productive timberland, that can be expected to produce revenue for the trust funds through future timber harvests; and

Purchase of the Property would reduce forest fragmentation as it would provide a buffer to a sizeable block of forestland that would be saved from subdivision; and

Attachments:

Resolution w/Exhibits
BCPL Purchase Criteria
BCPL Project Maps

BOARD MEETING

July 1, 2008

AGENDA ITEM 4

PROPOSED LINCOLN COUNTY – LAND BANK ACQUISITION

RECITALS

- A. The James O’Day estate has granted BCPL an Option To Purchase certain property more particularly described as:

That part of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼)of Section Twelve (12) in Township Thirty-Three North (T33N), Range Seven East (R7E), located East of the Center line of Turtle Lake Road, Town of Birch, Lincoln County, Wisconsin; (8.0 acres).

- B. The Property has been evaluated by BCPL staff against purchase criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for purchase according to such criteria. A copy of the Summary Purchase Analysis for the Property is attached to this resolution as Exhibit A.
- C. The Property is comprised of one small productive tract of timberland within BCPL’s consolidation zone that is contiguous to approximately 204 acres of land currently owned by Wausau Papers that BCPL has contracted to purchase. The Property provides vehicular access from a town road to such 204 acres being purchased by BCPL.
- D. The Option Price is \$2,000 per acre for a total purchase price of \$16,000.
- E. The Property has not been independently appraised, but BCPL staff believes that the fair market value of the Property is equal to or greater than \$16,000. The adjacent 204 acres were independently appraised at a value of \$2,400 per acre. BCPL staff believe that the per acre value of the Property may be even higher than the value of the adjacent 204 acres due to the fact that the Property has similar features and timber, but also has legal access on a town road which the adjacent 204 acres does not have.
- F. BCPL staff project closing on sales of other property in the foreseeable future to provide sufficient funds to purchase the Property under BCPL’s Land Bank Authority.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the purchase of the Property at the price of Sixteen Thousand Dollars (\$16,000.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such purchase transaction.

Summary Analysis of Potential Property Purchase
James O'Day Estate
Purchase Criteria

- 1. Forest Fragmentation**
 - Average tract size increases
 - The ratio of perimeter to area decreases
 - X There is a clear reduction of the threat for conversion from forest to non-forest use

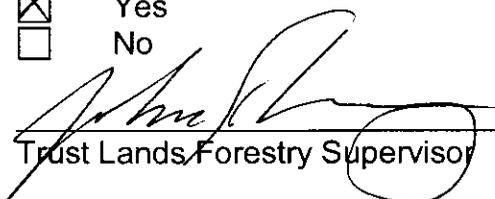
- 2. Access**
 - X Management access to our existing timber tracts is improved
 - X There is an increase in the number of BCPL acres open to the public

- 3. Management Efficiency**
 - X The percentage of upland on BCPL properties increases
 - The amount of line work per acre decreases
 - X The average distance from the tracts to the BCPL field office decreases

- 4. Timber Character and Value**
 - X The average site index of forest soils on BCPL property increases
 - X Within one cutting cycle there is an increase in the potential high value sawlog volume and growth, on the tract
 - X There is an increase in the forest types and species that diversify the BCPL's timber portfolio
 - There is an increase in the number of acres and size of tracts where the BCPL has summer logging opportunities

I recommend that BCPL purchase the above property on terms and conditions acceptable to BCPL:

- Yes
- No


 Trust Lands Forestry Supervisor

5/15/08
 Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes
- No


 Executive Secretary

5/20/08
 Date

RECEIVED MAY 19 2008

70302

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Purchase
From James O'Day Estate**

County & Township of Parcel(s): Lincoln Birch
Legal Description: Part of the NESE Lyg E of Turtle Lake Rd. located in
Section 12, Township 33N, Range 7E
Birch Township, Lincoln County, Wisconsin

Acres: 8.0
Parcel ID Number: 002-3307-124-9997
Previous Year Tax Levy: \$181.89
File # (Obtain from Accountant): 70802

Name(s) of Seller(s): O'Day Estate
Address of Seller(s): P.O. Box 828
Merrill, WI 54452

Seller Phone #: (715) 536-9323

Seller's Attorney or Agent: _____

Contact Information: _____

Seller's Attorney or Agent Phone Number(s): (____) _____

Asking Price: \$16,000.00

**Summary Analysis of Potential Property Purchase
From James O'Day Estate**

| | |
|--|------------------|
| Acres of productive forest land in parcel(s): | <u>8 acres</u> |
| Acres of non productive land in parcel(s): | <u>0 acres</u> |
| Acres of land with public access in parcel(s): | <u>8 acres</u> |
| Acres of land without public access in parcel(s): | <u>0 acres</u> |
| Acres of current BCPL land that will become accessible to the public through parcel(s): | <u>204 acres</u> |
| Acres of our current BCPL land that will become accessible for timber management purposes through parcel(s): | <u>204 acres</u> |

Comments (parcel cover type or other attributes of parcel or transaction):

This 8 acre parcel abuts the 204 acre Wausau Papers parcel (Turtle Lake tract) that is being purchased. This parcel is the existing access for Wausau Papers and will not only serve as our access but will make a nice buffer as well. The terrain is rolling hills and is nicely stocked with a variety of northern hardwoods species.

JAMES O'DAY ESTATE

BCPL Project #: P0802

Lincoln County

Town of Birch

Common Name: James O'Day

(8.0 Acres - Fund 745)

INTERNAL USE ONLY

James O'Day

PAYS SPRINGS STATE
 PUBLIC FISHERY AREA

Wausau Timberlands



Legend

-  SUBJECT PROPERTY(S)
-  DNR PROJECT LANDS
-  COUNTY FOREST
-  Other BCPL Land
-  TRIBAL LANDS

1 inch equals 0.2 miles

