BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

Managing Wisconsin's trust assets for public education

Douglas La Follette, *Secretary of State*
Matt Adamczyk, *State Treasurer*
Brad D. Schimel, *Attorney General*

101 E. Wilson Street
2nd Floor
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Tia Nelson, *Executive Secretary*

AGENDA

July 7, 2015
2:00 P.M.
Board of Commissioners of Public Lands
101 E. Wilson Street, 2nd Floor
Madison, Wisconsin

Routine Business:

1) Call to Order

2) Approve Minutes (Attachments)
   - June 16, 2015
   - June 30, 2015

3) Approve Loans (Attachment)

Old Business: None

New Business:

4) Discuss Annual Review of Executive Secretary Tia Nelson

5) Discuss Possible County Partnership for Management of BCPL Trust Lands
   - Attachments submitted by Commissioner Adamczyk
   - Attachments submitted by BCPL Staff

6) Discuss and Vote to Authorize Executive Secretary to Write a Request for Proposal (RFP) to Engage a Timberland Investment Advisor to Develop Recommendations for Optimizing Land Consolidation and Timber Management

Routine Business:

7) Future Agenda Items

8) Executive Secretary's Report

9) Adjourn

AUDIO ACCESS INFORMATION

Toll Free Number: **(888) 291-0079**
Passcode: **6363690#**

BOARD MEETING
JULY 7, 2015

AGENDA ITEM 2
APPROVE MINUTES

Attached for approval are the minutes from the following Board meetings:

- June 16, 2015
- June 30, 2015

State of Wisconsin **Board of Commissioners of Public Lands**

Board Meeting Minutes
June 16, 2015

Present were:

Doug La Follette, Commissioner	Secretary of State
Matt Adamczyk, Commissioner	State Treasurer
Brad Schimel, Board Chair	Attorney General
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Richard Sneider, Loan Analyst	Board of Commissioners of Public Lands
Vicki Halverson, Office Manager	Board of Commissioners of Public Lands
Randy Bixby, Land Records Archivist	Board of Commissioners of Public Lands
John Schwarzmann, Forestry Supervisor	Board of Commissioners of Public Lands

ITEM 1. CALL TO ORDER

Board Chair Schimel called the meeting to order at 2:00 p.m.

ITEM 2. APPROVE MINUTES – JUNE 2, 2015

MOTION: Commissioner La Follette moved to approve the minutes; Board Chair Schimel seconded the motion.

VOTE: The motion passed 2-0. Commissioner Adamczyk abstained from the vote.

ITEM 3. APPROVE LOANS

Board Chair Schimel asked if the loans had been reviewed for public purpose. Executive Secretary Nelson confirmed they had.

	Municipality	Municipal Type	Loan Type	Loan Amount
1.	Bloomfield Walworth County Application #: 02015154 Purpose: Purchase police vehicles	Village Rate: 3.00% Term: 5 years	General Obligation	$60,831.00
2.	Bloomfield Walworth County Application #: 02015155 Purpose: Purchase highway truck	Village Rate: 3.25% Term: 8 years	General Obligation	$150,000.00
3.	Buchanan Outagamie County Application #: 02015111 Purpose: Finance road projects	Town Rate: 3.25% Term: 10 years	General Obligation	$2,000,000.00

4.	Elkhorn Area Walworth County Application #: 02015153 Purpose: Finance school building improvements	School Rate: 3.00% Term: 3 years	General Obligation	$420,000.00
5.	Mercer Iron County Application #: 02015156 Purpose: Finance new roof	School Rate: 3.75% Term: 20 years	General Obligation	$300,000.00
6.	Waterloo Jefferson County Application #: 02015152 Purpose: Finance road construction and maintenance	Town Rate: 2.50% Term: 2 years	General Obligation	$50,000.00
		TOTAL		**$2,980,831.00**

MOTION AND VOTE: Commissioner La Follette moved to approve the loans; Board Chair Schimel seconded the motion. The motion passed 3-0.

ITEM 4. DISCUSS IN-PERSON ATTENDANCE AT BOARD MEETING WHEN AGENDA INCLUDES NON-ROUTINE BUSINESS ITEMS

Board Chair Schimel discussed the audio challenges at past teleconference board meetings. He was considering calling for in-person attendance at meetings when the agenda includes non-standard business. Commissioner La Follette endorsed the idea. The Board discussed whether the Commissioners could send a "surrogate" on their behalf to the meetings. Board Chair Schimel said he would have that researched.

ITEM 5. DISCUSS MUD LAKE HISTORY AND TIMBER HARVESTING SCHEDULE

Board Chair Schimel described his visit to the Board's Mud Lake site and explained that a timber harvest scheduled in two years would be moved to this fall. He said he was pleased with the responsiveness he received from the Board's forestry staff and Executive Secretary Nelson and the plan that was developed for the site.

ITEM 6. DISCUSS DATE AND TIME FOR EXECUTIVE SECRETARY NELSON'S PERFORMANCE EVALUATION

The Board agreed to meet on Tuesday, June 30, at 2:00 PM to conduct an in-person performance evaluation of Executive Secretary Nelson.

ITEM 7. DISCUSS AND VOTE TO MODIFY BOARD POLICY ON GLOBAL WARMING/CLIMATE CHANGE ADOPTED AT APRIL 7, 2015, BOARD MEETING.

MOTION: Commissioner La Follette moved that the Board policy prohibiting staff from engaging in global warming/climate change activity while on BCPL time be modified to read that BCPL staff members are only prohibited from engaging in global warming/climate change policy advocacy during BCPL time; Board Chair Schimel seconded the motion.

DISCUSSION: Commissioner La Follette said staff should be allowed to discuss climate change when talking about forestry matters but not advocating on the issue. He said that should a similar matter [Governor Doyle's appointment of the BCPL Executive Secretary to his Global Warming Task Force] present itself in the future, the Board could take a position at that time.

Board Chair Schimel said his primary goal at the April 7 meeting was not to restrict staff from discussing "climate change" during work hours but, rather, to resolve the question of whether or not the Executive Secretary had violated any rules or did anything improper. It was determined that she had not because the Board was aware of her involvement and did not object.

Commissioner Adamczyk questioned what was considered policy advocacy. He also questioned the wording of the motion and asked if the motion would allow staff to serve on a similar committee in the future. Board Chair Schimel replied that if such a situation arose, the Board would discuss and vote on it at that time.

VOTE: Board Chair Schimel and Commissioner La Follette voted aye; Commissioner Adamczyk voted no. The motion passed 2-1.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands modifies the climate change policy adopted at the April 7, 2015, Board meeting to read: BCPL staff members are only prohibited from engaging in global warming/climate change policy advocacy during BCPL time.

ITEM 8. FUTURE AGENDA ITEMS

No future agenda items at this time.

ITEM 9. EXECUTIVE SECRETARY'S REPORT

Executive Secretary Nelson said the Milwaukee Bucks arena proposal continues to be debated by the Legislature.

ITEM 10. ADJOURN

MOTION: Commissioner La Follette moved to adjourn; Board Chair Schimel seconded the motion. The motion passed 3-0. The meeting adjourned at 2:25 PM.

Tia Nelson, Executive Secretary

These minutes have been prepared from a recording of the meeting. The summaries have not been transcribed verbatim.
Link to audio recording: ftp://doaftp1380.wi.gov/doadocs/BCPL/2015-06-16_BCPL-BoardMtgRecording.mp3

State of Wisconsin **Board of Commissioners of Public Lands**

Board Meeting Minutes
June 30, 2015

Present were:

Doug La Follette, Commissioner	Secretary of State
Matt Adamczyk, Commissioner	State Treasurer
Brad Schimel, Board Chair	Attorney General
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands

ITEM 1. CALL TO ORDER

Board Chair Schimel called the meeting to order at 2:08 p.m.

ITEM 2. CONVENE IN CLOSED SESSION UNDER s. 19.85 (1)(c) TO CONDUCT EXECUTIVE SECRETARY PERFORMANCE EVALUATION

The Board convened in closed session.

ITEM 3. RECONVENE IN OPEN SESSION

The Board reconvened in open session at 3:50 PM.

ITEM 4. ADJOURN

Board Chair Schimel said that Commissioner La Follette had to leave the meeting prior to adjournment.

MOTION: Board Chair Schimel moved to adjourn; Commissioner Adamczyk seconded the motion. The motion passed 2-0.

Tia Nelson, Executive Secretary

BOARD MEETING
JULY 7, 2015

AGENDA ITEM 3
APPROVE LOANS

	Municipality	Municipal Type	Loan Type	Loan Amount
1.	Baldwin St Croix County Application #: 02015163 Purpose: Refinance GO refunding bonds	Village Rate: 3.25% Term: 9 years	General Obligation	$440,000.00
2.	Delavan-Darien Rock and Walworth Counties Application #: 02015168 Purpose: Finance operations	School Rate: 3.25% Term: 10 years	General Obligation	$995,000.00
3.	Ettrick Trempealeau County Application #: 02015169 Purpose: Purchase fire truck	Town Rate: 3.00% Term: 4 years	General Obligation	$130,000.00
4.	Fall Creek Eau Claire County Application #: 02015157 Purpose: Finance Business Park East project	Village Rate: 3.75% Term: 20 years	General Obligation	$900,000.00
5.	Fall Creek Eau Claire County Application #: 02015158 Purpose: Purchase industrial park land	Village Rate: 3.75% Term: 20 years	General Obligation	$500,000.00
6.	Fall Creek Eau Claire County Application #: 02015159 Purpose: Refinance BCPL loan #2014059	Village Rate: 3.75% Term: 18 years	General Obligation	$273,853.99
7.	Fall Creek Eau Claire County Application #: 02015160 Purpose: Refinance BCPL loan #2010138	Village Rate: 3.75% Term: 15 years	General Obligation	$113,397.25
8.	Fall Creek Eau Claire County Application #: 02015161 Purpose: Refinance BCPL loan #2015029	Village Rate: 3.75% Term: 19 years	General Obligation	$272,175.93

	Municipality	Municipal Type	Loan Type	Loan Amount
9.	Fall Creek Eau Claire County Application #: 02015162 Purpose: Refinance BCPL loan #2014080	Village Rate: 3.75% Term: 18 years	General Obligation	$236,649.96
10.	Harmony Rock County Application #: 02015165 Purpose: Finance road construction	Town Rate: 3.00% Term: 3 years	General Obligation	$220,000.00
11.	La Crosse La Crosse County Application #: 02015164 Purpose: Finance TID #12 property acquisition	City Rate: 3.75% Term: 15 years	General Obligation	$750,000.00
12.	Neenah Sanitary District #2 Winnebago County Application #: 02015171 Purpose: Finance sanitary sewer installation	Sanitary District Rate: 3.75% Term: 20 years	General Obligation	$1,100,000.00
13.	Wagner Marinette County Application #: 02015166 Purpose: Purchase fire truck tank and accessories	Town Rate: 3.00% Term: 3 years	General Obligation	$108,022.00
14.	Wagner Marinette County Application #: 02015167 Purpose: Purchase fire truck chassis	Town Rate: 2.50% Term: 2 years	General Obligation	$51,978.00
15.	Wyocena Columbia County Application #: 02015170 Purpose: Finance road project	Town Rate: 2.50% Term: 1 years	General Obligation	$164,000.00
		TOTAL		**$6,255,077.13**

BOARD MEETING
JULY 7, 2015

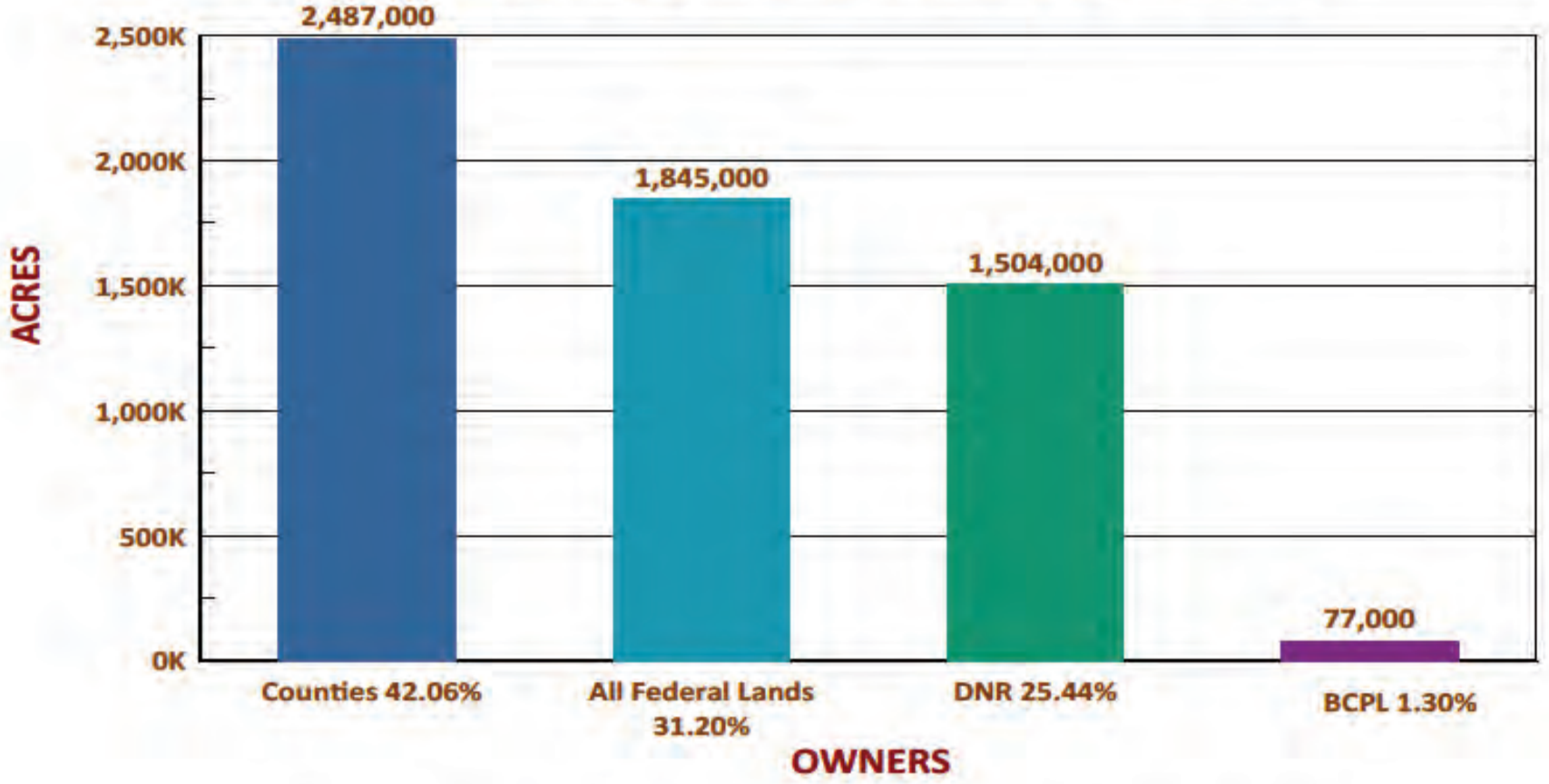
AGENDA ITEM 5
DISCUSS POSSIBLE COUNTY PARTNERSHIP FOR MANAGEMENT OF BCPL TRUST LANDS

Attached for discussion:

- Attachments submitted by Commissioner Adamczyk
- Attachments submitted by BCPL Staff

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

PUBLIC LAND OWNERS IN WISCONSIN *

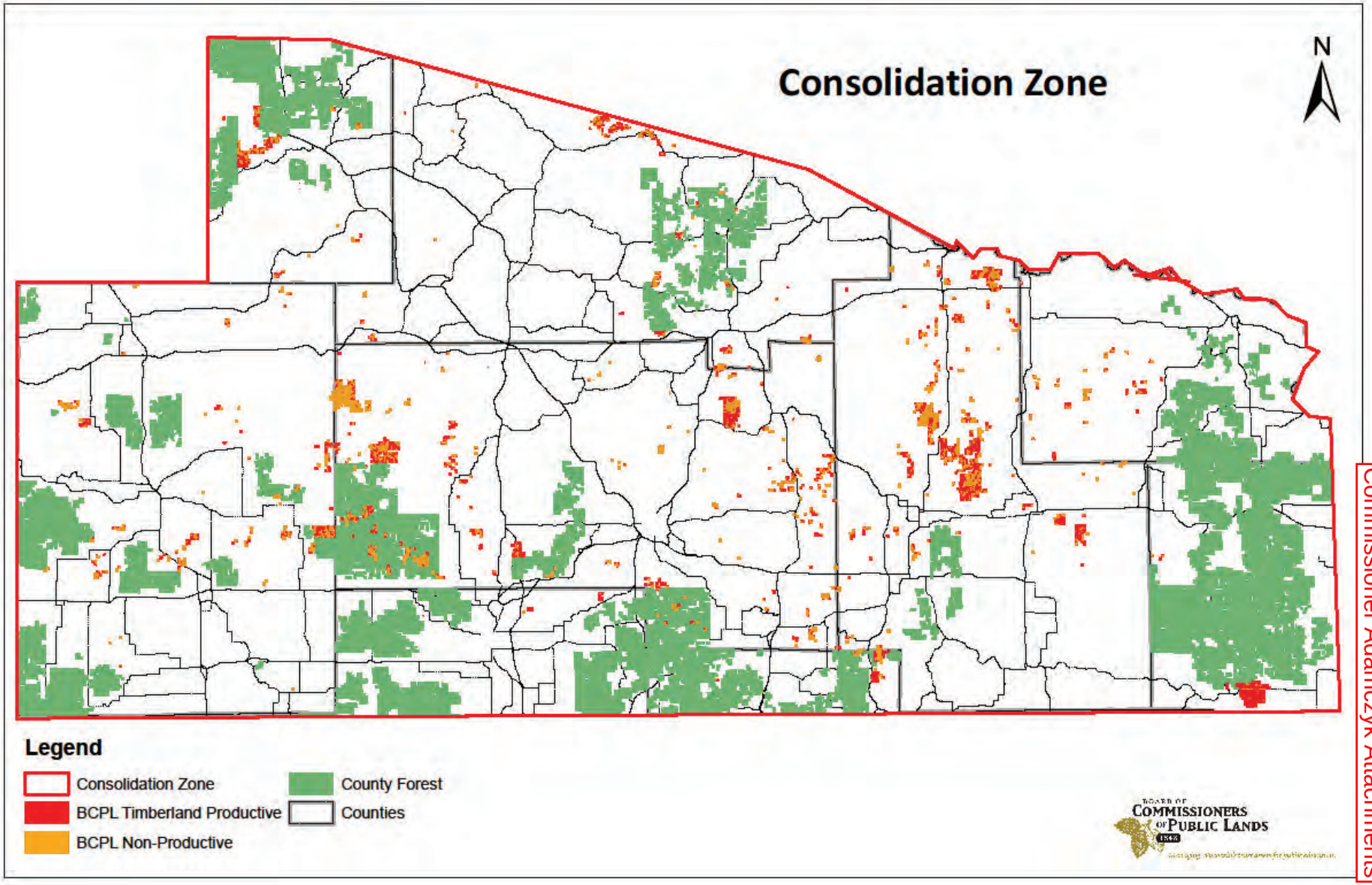


* BCPL Lands are constitutionally created School Trust Lands owned by the Board, held in trust for the benefit of public education.

NOTE: All acres are rounded to the thousands of acres.

February 11, 2015

BCPL Consolidation Zone



BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

Counties with School Trust Lands
(Acres Owned in each County)

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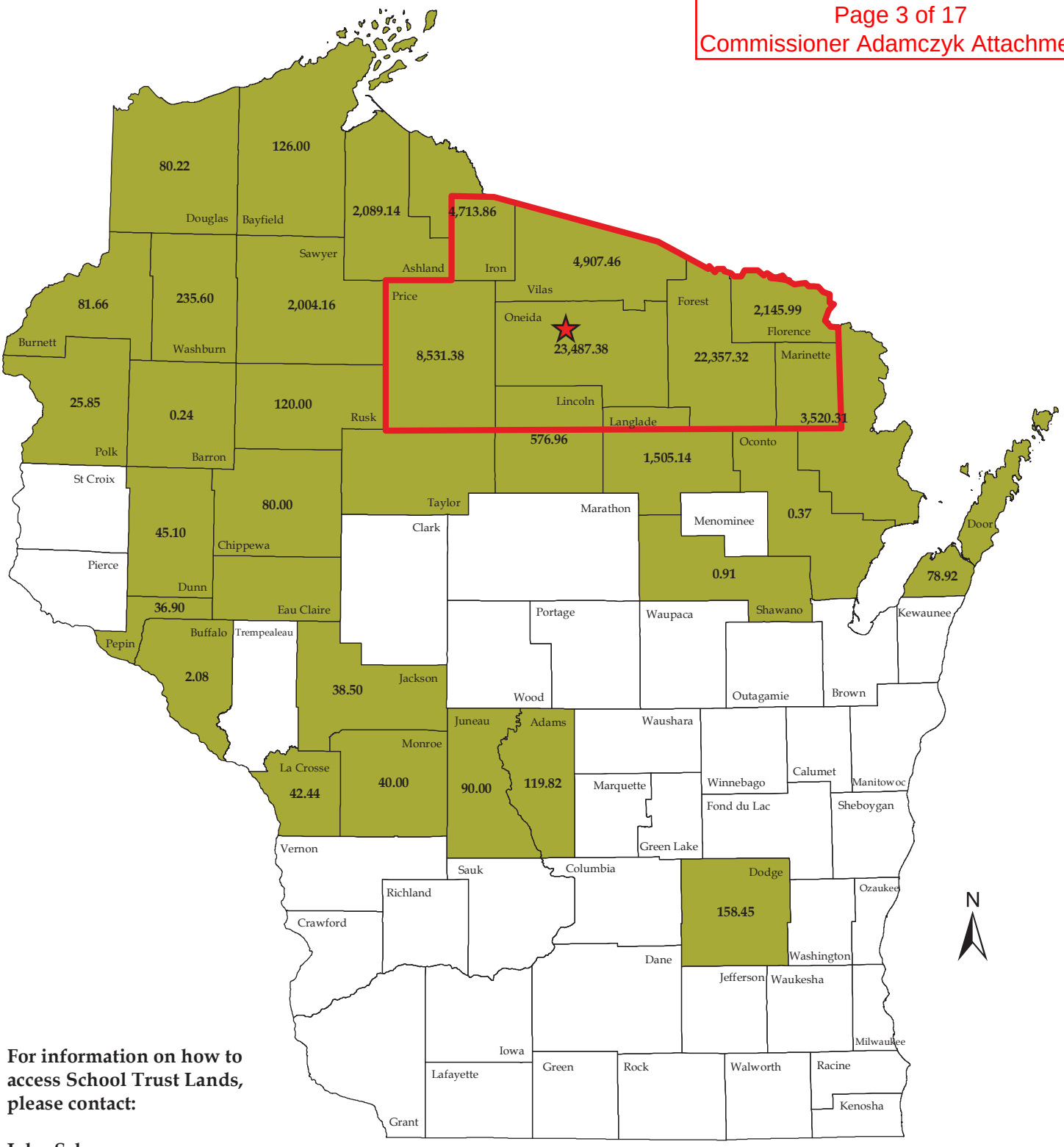
Commissioner Adamczyk Attachments



For information on how to access School Trust Lands, please contact:

John Schwarzmann
BCPL District Office
7271 Main Street
PO Box 7271
Lake Tomahawk, WI 54539
(715) 277-3366

★ **BCPL District Office Lake Tomahawk**

□ **Consolidation Zone**

As of January 29, 2015

Board of Commissioners of Public Lands
Normal School Fund Expense Allocation
FY 2014

	Total	Allocation NSF	Timber Management	Real Estate	Allocated Overhead
Investment Income		$ 1,026,330.25			
Expenses					
Northern Office					
Salary	242,233.92	222,855.21	$ 175,880.46	$ 46,974.74	
Fringe	71,105.53	65,417.09	54,152.57	11,264.52	
IT Expenditures	10,720.00	9,862.40	7,889.92	1,972.48	
Tree Planting	12,766.45	11,745.13	11,745.13		
Title Recording	2,157.00	1,984.44		1,984.44	
Timber Sales - Advertising	2,164.55	1,991.39	1,991.39		
BadgerNet	5,020.00	4,618.40	3,694.72	923.68	
SASI Charges	21,853.06	21,853.06	17,482.45	4,370.61	
Land Bank Transactions	17,822.44	16,396.64		16,396.64	
Timber Stand Improvement	8,300.19	7,636.17	7,636.17		
PILT	10,188.26	9,373.20	9,373.20		
Other expenses	59,129.72	54,399.34	47,286.51	7,112.83	
Madison Office					
Salary	$ 424,250.97	159,708.27			$ 159,708.27
Fringe	156,709.57	57,998.86			57,998.86
BadgerNet	1,283.50	38.51			38.51
SASI Charges	26,187.75	-			-
Other expenses	183,196.92	21,374.30			21,374.30
IT Salary	80,268.96	52,174.82			52,174.82
IT Fringe	28,597.01	18,588.06			18,588.06
IT Expenditures	557.57	362.42			362.42
Revenue offset	(27,967.84)	(13,983.92)			(13,983.92)
Total Expenses	1,336,545.53	724,393.79	337,132.52	90,999.95	296,261.32
Net Income		301,936.46			
Timber Revenue		470,432.59			

Normal School Fund Expenses vs. Timber Revenue for 9 Years			
Fiscal Year	Total Expenses	Timber Revenue	Profit/Loss
2014	$ 724,393.79	$ 470,432.59	-$253,961.20
2013	$ 740,514.24	$ 553,658.59	-$186,855.65
2012	$ 775,272.72	$ 530,501.06	-$244,771.66
2011	$ 824,378.45	$ 565,020.08	-$259,358.37
2010	$ 816,413.77	$ 394,649.68	-$421,764.09
2009	$ 747,836.50	$ 276,495.12	-$471,341.38
2008	$ 654,944.97	$ 655,488.43	$543.46
2007	$ 697,790.93	$ 210,439.09	-$487,351.84
2006	$ 685,865.56	$ 560,552.16	-$125,313.40
		Total	-$2,450,174.13
		Yearly Average	-$272,241.57

Summary of Current Trust Assets		
	Common School Fund	Normal School Fund
Land Remaining in Trust*	6,150 acres	70,356 acres
Principal*	$968.4 million	$26.0 million

**As of 11/30/14*

634.9
W7n

Item 5
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Commissioner Adamczyk Attachments

REGBALD LEGISLATIVE LIBRARY
WISCONSIN LEGISLATIVE
REFERENCE BUREAU
ONE EAST MAIN ST., SUITE 200
P O BOX 2037
MADISON, WI 53701-2037

SPEAKER'S TASK FORCE ON FORESTRY

FORWARD

Forest Inventory &Risk Assessment

Final Report

Submitted to Assembly Speaker John Gard
March 10, 2004

RECEIVED
MAR 15 2004
LEGISLATIVE REFERENCE BUREAU

Task Force Membership & Purpose

Assembly Speaker John Gard convened the Task Force on Forestry on October 9, 2003. Task Force members included:

Representative Donald Friske, Chairman
Representative John Ainsworth
Representative Dan Meyer
Mr. Gene Francisco, Wisconsin Professional Loggers Association
Dr. Robert Govett, University of Wisconsin – Stevens Point
Mr. Dan Kretz, Kretz Lumber Company
Mrs. Colette Matthews, Wisconsin County Forests Association
Mr. Don Nelson, Packaging Corporation of America
Mr. Pat Schillinger, Wisconsin Paper Council
Mr. Elroy Schmit, Lincoln County Board of Supervisors Forestry Committee Chair
Mr. Jerry Van de Hei, DNR Forester, Retired

The Assembly Speaker's Task Force on Forestry was charged to complete an inventory and assessment of Wisconsin's public and private forests. The inventory was to include but not be limited to species types, numbers and forested acres. The assessment reviewed the overall health of Wisconsin's forests as well as the governmental procedures impacting the improvement or detriment to the inventoried forested acres in the State.

In addition, Assembly Speaker John Gard created the Task Force in October 2003 to make an assessment of forest fire protection and prevention in the State of Wisconsin. The forest fires of 2003 in the Western United States highlighted the need to conduct a risk assessment, given the growing number of communities within Wisconsin's forested areas. Continuing concern over invasive species and insects within the United States and the legislature's ability to adapt state environmental policies to change could also play a part in making this assessment timely.

Records of the Task Force and audio of the proceedings are available at:
http://www.legis.state.wi.us/assembly/asm35/news/TaskForceOnForestry/

Section 3.0 *Timberland Management Authority (continued)*

3.2 Require DNR Regional Foresters to Report Directly to Wisconsin's Chief State Forester

It is our opinion that in order for the Division of Forestry to effectively manage all timberlands of the State of Wisconsin, Regional Foresters need to be able to gain access to the properties. Current DNR hierarchy has five Regional Managers in place, creating unnecessary and inefficient oversight. In some cases this can, and has, prevented the Chief State Forester from prescribing needed timberland management.

3.3 Require DNR to Initiate a Timberland Inventory of Uninventoried Lands

The Task Force concluded the progress made by the DNR on inventory of Wisconsin's Timberland is a monumental accomplishment. The victory of this success, however, will be lost if new lands acquired by the State are not similarly inventoried.

Proper timberland management cannot be expected to occur if the property managers do not have an accurate and scientific inventory of their assets.

3.4 Require DNR to Establish a Continuous Timberland Inventory of All Forested Lands

The Task Force believes a continuous timberland inventory is the next step in the goal of total quality timberland management. If an existing inventory is to remain an effective tool, then it will need to continuously and accurately reflect the changing timberland assets in State holdings.

This may be of assistance as the DNR investigates or pursues third-party forest certification. By maintaining a continuous inventory, the State of Wisconsin will do well to protect the integrity of assessments and changes within standards made by third party certifiers.

3.5 Require BCPL to Divest Itself of Timberland Property

It is our opinion the Board of Commissioners of Public Lands has expanded from its original constitutional charge. The State Constitution states the Board is constituted, "for the sale of the school and university lands and for the investment of the funds arising therefrom."[3]

It is also the opinion of the Task Force that the constitutional reference to the Board of Commissioners of Public Lands charges it only with the responsibility to manage the Trust Fund, not the timberlands. The BCPL has transferred FTE positions and timberland management responsibilities to the Division of Forestry in the past[4] and it is the opinion of the Task Force such realignment should be restored.

It is in the interest of the State of Wisconsin to require the BCPL divest itself of its property. By providing the State of Wisconsin, Counties, Federal Government and Tribal Nations of Wisconsin a right of first refusal, it would ensure these tracts remain available to the State and national governments for public access.

Conclusion

In conclusion, the Speaker's Task Force on Forestry believes that the State of Wisconsin performs exceptionally well preventing and protecting its citizens from forest fires. There is room for improvement in the clarification of emergency powers and expenditures of mil tax funding for airplane fire detection, which tie up funding for other forestry initiatives.

The Task Force is concerned regarding the state and federal governments inability to meet prescribed annual allowable harvests on state, federal and private forestland under their jurisdictions. The Department of Natural Resources (DNR), the Division of Land in particular, has established a master plan process limiting the authority of the DNR to conduct sustainable timberland management on lands that it has been given the responsibility to manage.

Inadequate timberland management on State and Federal acres in Wisconsin will systemically increase the risk of fires, diseases and infestations of native and exotic species spreading to private timberlands and local communities.

The State of Wisconsin should reduce these risks by empowering the Division of Forestry and cooperating foresters to set up timber sales on State-owned properties within the scope of established master plans. Further, by transferring the responsibility of timberland management for the Board of Commissioners of Public Lands (BCPL), we can reduce the cost of managing these 80,000 acres.

The BCPL has demonstrated a lower return rate than the Division of Forestry has shown. By empowering the Division over these lands and requiring the BCPL focus on trust fund maintenance, costs will be reduced and revenues increased for both agencies. The cost savings will enable the State of Wisconsin to develop and improve its forests and increase contact with small private timberland owners on sustainable management.

The DNR master plan process has become cumbersome and time consuming for the DNR to conduct. An audit should be conducted and the Legislature should implement a streamlined process based on the audit report.

The State of Wisconsin is a large owner and manager of timberlands. It is imperative it implement and oversee timberland management with extreme diligence. It is the duty of government to serve and protect. Government should ensure the economic, environmental and recreational benefits are derived from its timberlands equally at the same time protecting neighboring communities and timberlands from the increasing threats of fire, disease and infestation.

End Notes

[1] BCPL return rate on timberland management: 1%
[2] State Statute 28.04 (2) (a)
[3] Wisconsin State Constitution, Article X, Section 7
[4] 1993 Act 16
[5] State Statute 28.04 (2) (a)
[6] Wisconsin State Constitution, Article VIII, Section 10 (3)

Wisconsin State Assembly Speaker's Task Force on Forestry

March 10, 2004 … FOR IMMEDIATE RELEASE
For more information, contact: Representative Donald Friske (608) 266 – 7694 www.FriskeNet.net Rep.Friske@legis.state.wi.us

Task Force Releases Forest Assessment

Panel Cites Plan Enforcement Failures, Lack of Management Authority

Madison … A task force established by Assembly Speaker John Gard (R – Peshtigo) last October has released its findings to the State Legislature today. The Speaker's Task Force on Forestry, led by Representative Donald Friske (R – Merrill) analyzed timberlands around the state, making an assessment on forest inventory and its risks to fire, disease and exotic species.

"This report has some good insight on how our timberlands are being managed," Task Force Chairman Friske said. "The panel was made up of a few legislators and a lot of forestry professionals, a combination that made this tough task much easier."

The report has eight areas of recommendations. Highlighted among them were issues where government procedures have placed timberlands at an increased risk. While the State of Wisconsin has an overall layered strategy of fire prevention and protection, some decisions made over the years have made reform necessary to meet the current needs of forests.

"The cooperation among federal, state and local government does a great job at forest fire prevention, research and ground level protection," Friske said. "However, the State of Wisconsin and the federal government have put policy-handcuffs on forest managers."

The panel specifically pointed to a lack of authority for the Division of Forestry within the Department of Natural Resources (DNR) to conduct timberland management on state owned lands, even though it has been charged with the responsibility. The master plan process cordons off acreage and makes scientific management near impossible.

"The Task Force made strong recommendations on empowering the Chief State Forester with the ability to do his job," Friske said. "He obviously needs clearer authority to act during forest emergencies as well as to conduct science-based-management, preventing emergencies from occurring in the first place."

Another important recommendation from the panel called for the Board of Commissioners of Public Lands to divest itself of timberland property. Currently, the Board owns and manages 80,000 acres of property in Wisconsin, of which only 55,000 are forested. The DNR has managed these lands for BCPL in prior fiscal years.

"We have two agencies managing timberland in Wisconsin, DNR and the Board," Friske said. "The board's constitutional charge is management of a trust fund, not land. DNR is much more cost effective at managing land and should be in charge. This is a turf battle that needs to be settled, permanently."

Friske praised the dedication and expertise panel members brought to the Speaker's Task Force on Forestry.

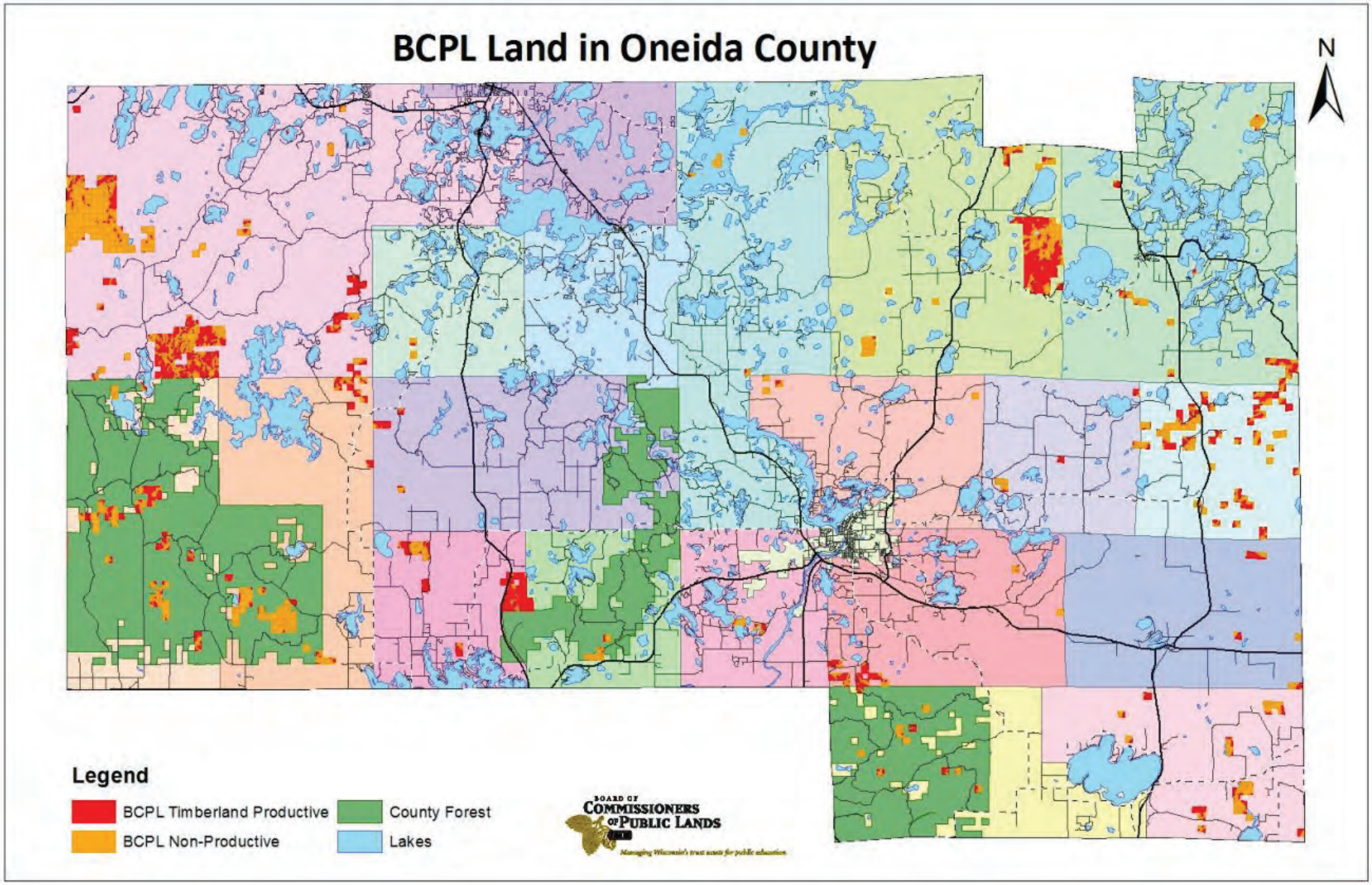
"I couldn't imaging getting to the heart of these issues with anyone else in the state," Friske said. "The probing questions and thoughtful insight these 10 people brought forth over the last five months have made the high goals of this Task Force reachable."

The recommendations will now be drafted and introduced as formal legislation.

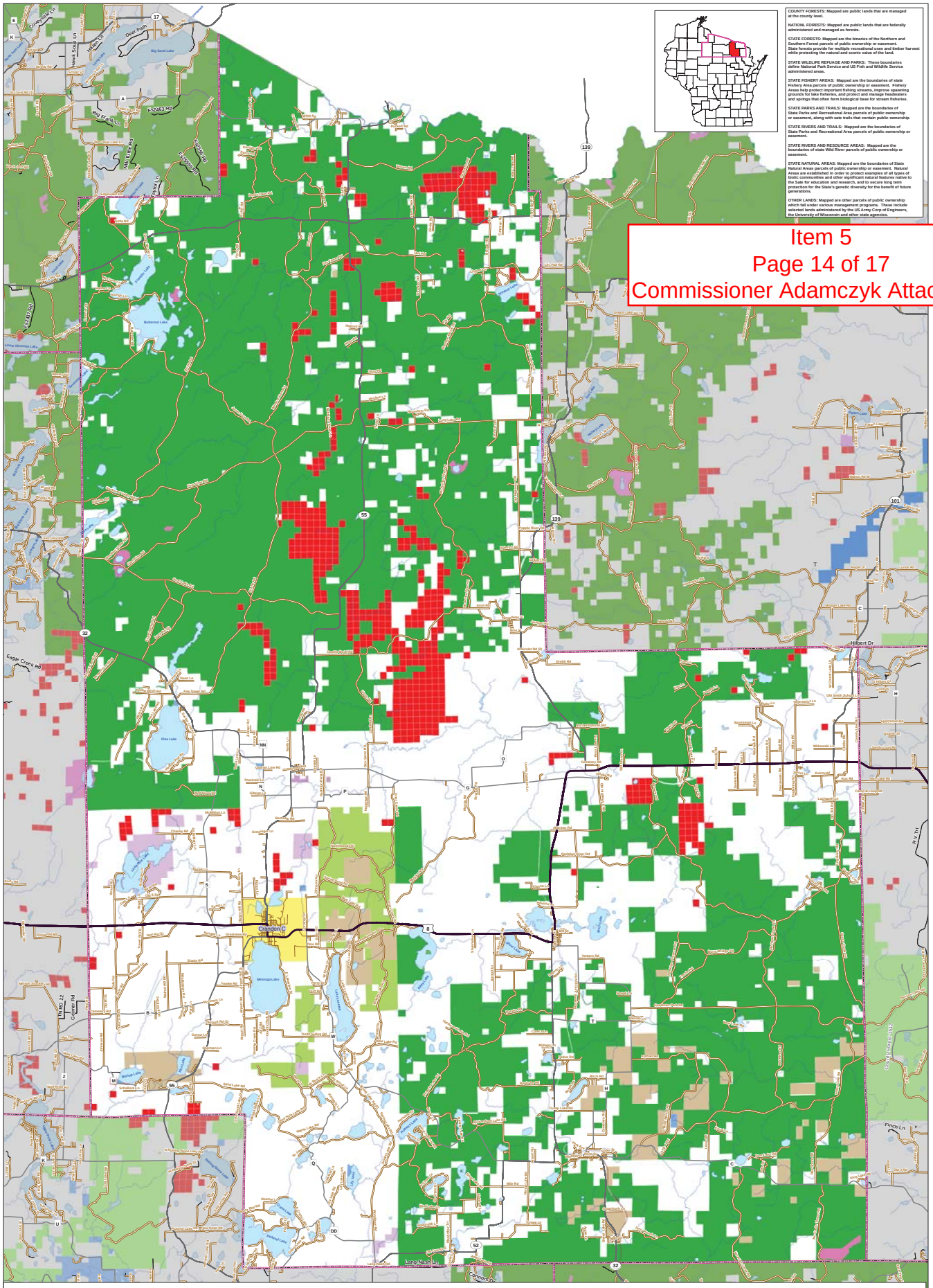
# # #

County Name	BCPL Acres	% of BCPL Holdings	County Acres
Oneida	22,644	30.18%	82,279
Forest	18,949	25.26%	12,519
Price	8,651	11.53%	92,268
Vilas	5,567	7.42%	41,073
Iron	5,370	7.16%	174,159
Marinette	3,520	4.69%	230,300
Florence	2,306	3.07%	36,395
Ashland	2,089	2.78%	40,083
Sawyer	2,004	2.67%	115,198
Langlade	1,505	2.01%	129,968
Lincoln	657	0.88%	100,843
Douglas	240	0.32%	278,764
Washburn	236	0.31%	149,064
Bayfield	166	0.22%	169,395
Dodge	158	0.21%	
Rusk	120	0.16%	89,006
Adams	120	0.16%	
Juneau	90	0.12%	17,805
Burnett	82	0.11%	105,425
Chippewa	80	0.11%	34,583
Taylor	80	0.11%	17,576
Door	79	0.11%	
Jackson	79	0.10%	122,091
Dunn	45	0.06%	
LaCrosse	42	0.06%	
Monroe	40	0.05%	7,274
Eau Claire	40	0.05%	52,373
Pepin	37	0.05%	
Polk	26	0.03%	17,144
Buffalo	2	0.00%	
Shawano	1	0.00%	
Oconto	0	0.00%	43,707
Barron	0	0.00%	16,265
Total	**75,027**	**100.00%**	**2,175,557**

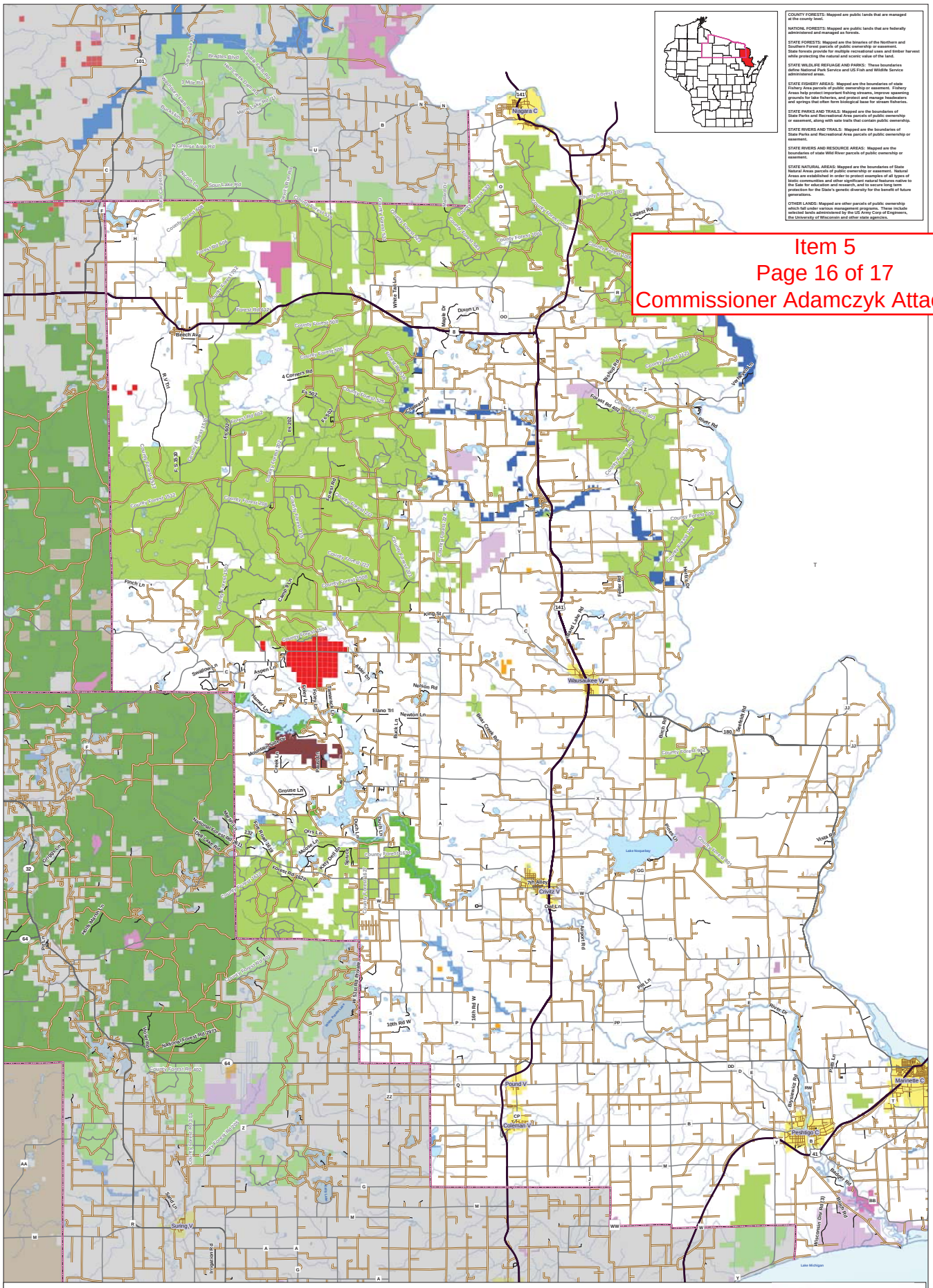
BCPL Land in Oneida County



Biennium	Contractor	Contract I	Receipt Amount	County
2005-2007	Kerry Kring		$ 2,720.00	Oneida
2005-2007	Tauer Brothers Logging		$ 5,148.68	Oneida
2005-2007	G & G Lumber		$ 3,393.50	Oneida
2005-2007	G & G Lumber		$ 13,308.49	Oneida
2005-2007	Futurewood Corp.		$ -	Oneida
2007-2009	Pukall Lumber Company	MS-200915	$ 401.92	Oneida
2007-2009	C & H Walentowski, Inc.	PS-200809	$ 11,869.25	Oneida
2007-2009	New Page Corporation	PS-200814	$ 5,785.00	Oneida
2007-2009	Chris Klessig	PS-200910	$ 2,669.00	Oneida
2007-2009	G & G Lumber	TS-200707	$ 10,632.00	Oneida
2007-2009	Futurewood Corp.	TS-200708	$ 52,522.55	Oneida
2007-2009	G & G Lumber	TS-200803	$ 35,440.53	Oneida
2007-2009	Central Wisconsin Lumber, Inc.	TS-200804	$ 34,944.49	Oneida
2007-2009	Marshall Logging Inc.	TS-200806	$ 53,789.94	Oneida
2009-2011	Timber Valley	TS-201108	$ 31,561.69	Oneida
2009-2011	New Page Corporation	PS-201110	$ 52,828.71	Oneida
2009-2011	Smola Brothers	TS-201002	$ 43,201.83	Oneida
2009-2011	Smola Brothers	TS-201004	$ 56,668.34	Oneida
2009-2011	Futurewood Corporation	TS-201006	$ 84,766.79	Oneida
2009-2011	Futurewood Corporation	TS-201007	$ 54,971.60	Oneida
2009-2011	Albrecht Trucking	TS-201008	$ 53,269.00	Oneida
2009-2011	New Page Corporation	PS-201009	$ 11,280.00	Oneida
2009-2011	Smola Brothers	TS-200905	$ 125,380.87	Oneida
2009-2011	G & G Lumber	TS-200803	$ 35,411.42	Oneida
2011-2013	Chris Klessig Logging	T5-201102	$ 66,952.52	Oneida
2011-2013	Futurewood Corp.	T5-201106	$ 113,509.64	Oneida
2011-2013	Schreiner Forestry	T5-201107	$ 41,093.85	Oneida
2011-2013	Aaron Novak	T5-201108	$ 94,685.07	Oneida
2011-2013	Futurewood Corp.	T5-201203	$ 41,828.00	Oneida
2011-2013	Wuitala Vozka Logging	TS-201205	$ 72,360.00	Oneida
2011-2013	Smola Brothers Logging	TS-201206	$ 105,150.52	Oneida
2011-2013	Chris Klessig Logging	T5-201208	$ 93,557.09	Oneida
2011-2013	Albrecht Trucicing, LLC	P5-201210	$ 3,150.00	Oneida
2011-2013	Bob Smith Logging	PS-201313	$ 53,750.00	Oneida
2011-2013	Schreiner Forestry	T5-201005	$ 9,030.20	Oneida/Price
		Total:	$ 1,477,032.49	
		Average Sales Over 8 Years:	$184,629.00	


Crandon
Long Nine Lake
Eagle Creek Rd
Hilbert Dr
Finch Ln
Big Sand Lake
Butternut Lake
Pine Lake
Metonga Lake
Long Lake
Lake Nicolet
Lake Mercer
Lake Lucerne
Lake Wabeno
Lake Lincoln
Lake Ella
Lake Ann
Lake Lila
Lake Ada
Lake Alice
Lake Ruth
Lake Ethel
Lake Mary
Lake Sally
Lake Jane
Lake Rose
Lake Ruby
Lake Pearl
Lake Sarah
Lake Emma
Lake Anna
Lake Clara
Lake Dora
Lake Eva
Lake Ida
Lake Iva
Lake Ivy
Lake Lola
Lake Lulu
Lake Mae
Lake Nina
Lake Nora
Lake Olga
Lake Opal
Lake Pete
Lake Rita
Lake Sue
Lake Tom
Lake Vera
Lake Zoe
Lake Zola
Lake Zora
Lake Zula
Lake Zuma
Lake Zura
Lake Zura
Lake Zura

Biennium	Contractor	Contract I	Receipt Amount	County
2005-2007	BFP Management		$ 180,501.22	Forest
2005-2007	Superior Michigan Hwds		$ 145,428.16	Forest
2005-2007	C & H Walentowski		$ 11,960.00	Forest
2007-2009	G & G Lumber	TS-200807	$ 158,075.79	Forest
2007-2009	Ken Mihalko & Sons Logging	TS-200703	$ 71,339.09	Forest
2007-2009	Superior Michigan	TS-200604	$ 56,655.84	Forest
2007-2009	Central Wisconsin Lumber,	TS-200805	$ 47,452.14	Forest
2007-2009	Ken Mihalko & Sons Logging	PS-200813	$ 7,660.00	Forest
2007-2009	Barry Mihalko	PS-200909	$ 4,456.00	Forest
2007-2009	Tauer Brothers Logging	PS-200811	$ 1,825.00	Forest
2009-2011	Ted Frank, LLC	PS-2011I2	$ 57,780.00	Forest
2009-2011	Barry Mihalko	PS-2009I4	$ 51,500.00	Forest
2009-2011	G & G Lumber	TS-200906	$ 18,447.61	Forest
2009-2011	Superior Michigan	TS-200604	$ 15,345.00	Forest
2009-2011	Ted Frank, LLC	PS-2011I3	$ 8,255.24	Forest
2009-2011	Ken Mihalko & Sons Logging	PS-201111	$ 3,436.85	Forest
2011-2013	Albrecht Trucking, Inc.	TS-201202	$ 115,937.42	Forest
2011-2013	Ken Mihalko & Sons Logging	PS-2012I1	$ 4,037.90	Forest
2011-2013	Albrecht Trucking, Inc	P5-201312	$ 3,347.90	Forest
2011-2013	Mihallco Land &Logging	P5-201310	$ 1,106.00	Forest
		Total:	$ 964,547.16	
		Average Sales Over 8 Years:	$120,568.40	



COUNTY FORESTS: Mapped are public lands that are managed at the county level.

NATIONAL FORESTS: Mapped are public lands that are federally administered and managed as forests.

STATE FORESTS: Mapped are the binaries of the Northern and Southern Forest parcels of public ownership or easement. State forests provide for multiple recreational uses and timber harvest while protecting the natural and scenic value of the land.

STATE WILDLIFE REFUGE AND PARKS: These boundaries define National Park Service and US Fish and Wildlife Service administered areas.

STATE FISHERY AREAS: Mapped are the boundaries of state Fishery Area parcels of public ownership or easement. Fishery Areas help protect important fishing streams, improve spawning grounds for lake fisheries, and protect and manage headwaters and springs that often form biological base for stream fisheries.

STATE PARKS AND TRAILS: Mapped are the boundaries of State Parks and Recreational Area parcels of public ownership or easement, along with sate trails that contain public ownership.

STATE RIVERS AND TRAILS: Mapped are the boundaries of State Parks and Recreational Area parcels of public ownership or easement.

STATE RIVERS AND RESOURCE AREAS: Mapped are the boundaries of state Wild River parcels of public ownership or easement.

STATE NATURAL AREAS: Mapped are the boundaries of State Natural Areas parcels of public ownership or easement. Natural Areas are established in order to protect examples of all types of biotic communities and other significant natural features native to the Sate for education and research, and to secure long term protection for the State's genetic diversity for the benefit of future generations.

OTHER LANDS: Mapped are other parcels of public ownership which fall under various management programs. These include selected lands administered by the US Army Corp of Engineers, the University of Wisconsin and other state agencies.

Marinette County

BCPL Ownership
with Wisconsin Open Space

N

0 1 2 4 Miles

Scale 1:102,000

Projection used WTM 83/91

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

Map Composition by Mitch Moline - March 2014

- Cities and Villages
- BCPL Ownership
- WDNR - Fisheries Area
- WDNR - Natural Area
- WDNR - State Forest
- WDNR - State Parks
- WDNR - Wildlife Area
- WDNR - Wild River Area
- WDNR - Other Lands
- County Forests
- National Forest
- Federal Reservation
- Military Reservation
- National Scenic Waterway, Riveway, Wild and Scenic River, or Wilderness Area
- National Wildlife Refuge, Game Preserve, Fish Hatchery, Water Fowl Protection Area or Easements
- National Park, Monument, Lakeshore, Parkway, or Recreation Area
- Various Tribal Lands

BOARD OF COMMISSIONERS of PUBLIC LANDS

- Interstate Highways
- US Highways
- State Highways
- County Trunks
- Rural Roads
- Urban Streets
- Private Roads

Biennium	Contractor	Contract I	Receipt Amount	County
2005-2007	Wild Rivers Forestry		$ 51,349.85	Marinette
2005-2007	Frank's Inc.		$ 32,665.00	Marinette
2005-2007	Frank's Inc.		$ 63,047.00	Marinette
2005-2007	G & G Lumber		$ 8,250.00	Marinette
2005-2007	Wild Rivers		$ 26,786.82	Marinette
2005-2007	Wild Rivers		$ 40,023.75	Marinette
2007-2009	Wild Rivers	MS-200801	$ 5,192.09	Marinette
2007-2009	Olson Brothers	PS-200812	$ 1,000.00	Marinette
2007-2009	Wild Rivers	TS-20070I	$ 8,928.94	Marinette
2007-2009	Wild Rivers	TS-200702	$ 13,341.25	Marinette
2007-2009	Frank's Logging	TS-200801	$ 46,760.75	Marinette
2007-2009	Wild Rivers	TS-200802	$ 17,115.00	Marinette
2007-2009	Wild Rivers	TS-20090I	$ 10,509.81	Marinette
2007-2009	Wild Rivers	TS-200902	$ 25,155.58	Marinette
2009-2011	Pomeroy Forest	TS-201104	$ 69,587.90	Marinette
2009-2011	Wild Rivers	PS-2011I4	$ 875.00	Marinette
2009-2011	Marshall Giese	TS-201001	$ 29,800.00	Marinette
2009-2011	Marshall Giese	TS-201003	$ 72,770.00	Marinette
2009-2011	Wild Rivers	TS-200901	$ 31,499.46	Marinette
2009-2011	Wild Rivers	TS-200902	$ 75,466.74	Marinette
2011-2013	Marshall Giese	T5-201001	$ 29,745.10	Marinette
		Total:	$ 659,870.04	
		Average Sales Over 8 Years:	$82,483.76	

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

Managing Wisconsin's trust assets for public education

Douglas La Follette, *Secretary of State*
Matt Adamczyk, *State Treasurer*
Brad D. Schimel, *Attorney General*

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Madison, WI 53708-8943

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Tia Nelson, *Executive Secretary*

Normal School Fund
Timber Revenue and Timber Management Expenses Summary

	Fiscal Year				
	2014	**2013**	**2012**	**2011**	**2010**
Timber Revenue	$470,432.59	$553,658.59	$530,501.06	$641,399.72	$318,270.04
Timber Management Expenses*	$345,282.04	$308,496.67	$301,869.28	$372,939.83	$373,901.85
Difference	$125,150.55	$245,161.92	$228,631.78	$268,459.89	$ (55,631.81)

* This includes all Lake Tomahawk Office timber related expenses allocated to the Normal School Fund as well as a portion of Tom German's and Tia Nelson's salary and fringe attributed to timber related activities and allocated to the Normal School Fund.

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

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Summary of BCPL/County Forest Real Estate Partnerships
As of July 2, 2015

Transaction Type	County Name	BCPL Board Resolution Date	Acreage Out	Acreage In	Appraised Value	Result
Sale	Sawyer	01/02/07	1,398		$1,027,795	Sold
Exchange	Marinette	05/16/06	80	80	$220,000 – Outgoing $185,000 – Incoming	Successfully closed
Sale	Iron	Not presented	40			No sale
Exchange	Oneida	Not presented	3,781	1,850		Voted down by Oneida Co. Forestry Committee in 2009
Sale	Taylor	10/07/08	20		$25,000	Sold
Sale	Oconto	04/06/10	80		$142,500	Sold
Sale	Douglas	08/03/10	80		$40,000	Sold
Sale	Jackson	09/04/12	40		$80,000	Sold
Purchase	Marinette	07/17/12		120	$240,000	Purchased
Sale	Douglas	02/05/13	80		$65,000	Sold
Exchange	Marinette	11/20/12	40	40	$80,000 – Outgoing $80,000 – Incoming	Successfully closed
Sale	Bayfield	01/07/14	40		$20,000	Sold
Sale	Vilas	05/06/14	40		$95,100	Sold
Sale	Forest	03/03/15	40		$29,000	Sold
Sale	Iron		244.18		$196,900	In progress
Exchange	Oneida		1,100	940		On hold

Marinette County Status

In 2006, Marinette County and BCPL agreed to a partnership whereby BCPL would assist the County in acquiring inholdings within their county forest project boundary in exchange for high-valued timberland land which blocks with existing BCPL holdings adjacent to the Marinette County Forest. (See next page for Marinette County resolution)

90% of BCPL's current 3,520 acres in Marinette County have been sold or cut in recent years. Two sales will be cut this fall.

The next timber sale in Marinette County will be scheduled in 7 to 10 years, when the land again reaches harvest maturity.

RESOLUTION NO. 224

AUTHORIZING LAND TRADES WITH THE BOARD OF COMMISSIONERS OF PUBLIC LANDS WITHIN MARINETTE COUNTY

WHEREAS, the Marinette County Board of Supervisors supports the sound management of the Marinette County Forest, and;

WHEREAS, the Marinette County Board of Supervisors has approved the Comprehensive Land Use Plan (10 Year Plan) for the Marinette County Forest, and;

WHEREAS, a part of this plan is to create blocks of County Forest Lands by purchase or trade for private lands within the forest boundary, and;

WHEREAS, the Board of Commissioners of Public Lands is willing to purchase private holdings within potential county blocks and trade those parcels for County lands located in Sec. 35, T34N-R18E, and

WHEREAS, the Board of Commissioners of Public Lands is interested in continuing this practice until the Board has secured the entire 400 acres of County lands described above.

THEREFORE, BE IT RESOLVED that the Marinette County Board of Supervisors supports this practice of land trades with the Board of Commissioners of Public Lands.

Hereby granted this 30th day of May 2006 by a majority of a quorum of the Marinette County Board of Supervisors.

George Bousley

George Bousley, Chairperson

Katherine K. Brandt

Katherine K. Brandt, County Clerk

Recommended: Forestry Committee- 05/11/06

Comparison of Forest County and BCPL Timber Revenue

Forest County timber revenue per acre $460-$530 (from Forest County website)

BCPL's timber revenue in Forest County per acre $484

Assembly Bill 1012

The following seven pages (Record of Committee Proceedings and Tia Nelson's Testimony) relate to former-Representative Scott Jensen's bill granting BCPL "land bank authority" (Assembly Bill 1012). These documents have been included for two reasons.

- The Record of Committee Proceedings show that two years after the Speaker's Task Force on Forestry report was issued in March 2004 (please refer to pages 6 – 9, of Commissioner Adamczyk's attachments for this report) the Chairman of the special committee, former-Representative Don Friske, voted in favor of BCPL's efforts to buy land under certain circumstances.

- The copy of Executive Secretary Nelson's testimony from the hearing that day is included as it lays out the agency's plans for exercising its new real estate investment authority. What was presented to the committee that day laid out BCPL's land bank goals and plans and has guided BCPL's real estate transactions for the last nine years.

Assembly

Record of Committee Proceedings

Committee on Forestry

Assembly Bill 1012

Relating to: sale of public lands and investment of proceeds from the sale of public lands and requiring the Department of Natural Resources to obligate moneys under the Warren Knowles-Gaylord Nelson Stewardship 2000 Program to acquire certain public lands from the Board of Commissioners of Public Lands.

By Representatives Jensen, Sherman, Kaufert, Rhoades, Ward, Albers, Boyle, Montgomery, Nass, Bies, Musser, Ainsworth, Vos, Pocan, Seidel, Hahn, Petrowski, Hubler and Travis; cosponsored by Senators Cowles, Decker, Lassa, Jauch, Harsdorf, Olsen, Darling and Breske.

February 10, 2006 Referred to Committee on Forestry.

February 14, 2006 **PUBLIC HEARING HELD**

Present: (5) Representatives Friske, Mursau, Ainsworth, Hubler and Boyle.
Absent: (1) Representative M. Williams.

Appearances For
- Paul DeLong, Madison — Chief State Forester, Wisconsin Department of Natural Resources
- Joe Hovel, Conover
- Tia Nelson, Madison — Executive Secretary, Board of Commissioners of Public Lands
- Judy Kelly, Madison — Rep. Gary Sherman - 74th Assembly District
- George Meyer, Madison — Wisconsin Wildlife Federation

Appearances Against
- None.

Appearances for Information Only
- Gene Francisco, Sun Prairie — Executive Director, Wisconsin Professional Loggers Association
- Gunnar Bergerson, Madison — Lobbyist, Lake States Luumber & Timber Producers Association

Registrations For
- Robert Cowles, Madison — Senator, 2nd Senate District

- Gary Vander Wyst, Butternut — Society of American Foresters - Wisconsin Chapter
- Lisa McKinnon, Madison — 1000 Friends of Wisconsin
- Todd Holschbach, Madison — Nature Conservancy
- Matt Stohr, Madison — Wisconsin Counties Association
- Bob Jentz, Madison — Association of Wisconsin Snowmobile Clubs, Inc
- Kathleen Koller, Pearson — Town of Ainsworth Town Board
- Richard Connor, Jr., Laona — Pine River Lumber Co
- Tom Rulseh, Three Lakes
- Rick Stademan, Shawano — Wisconsin Towns Association
- Kris Mayberry, Hayward
- Michael Blumenfeld, Madison — Wisconsin Educational Media Association

Registrations Against

- None.

February 14, 2006 **EXECUTIVE SESSION HELD**

Present:	(5)	Representatives Friske, Mursau, Ainsworth, Hubler and Boyle.
Absent:	(1)	Representative M. Williams.

Moved by Representative Hubler, seconded by Representative Mursau that **Assembly Bill 1012** be recommended for passage.

Ayes:	(5)	Representatives Friske, Mursau, Ainsworth, Hubler and Boyle.
Noes:	(0)	None.
Absent:	(1)	Representative M. Williams.

PASSAGE RECOMMENDED, Ayes 5, Noes 0

Tim Gary
Committee Clerk

Testimony before the
Assembly Committee on Forestry

AB1012 – Collaboration on Sustainable Forestry and Natural Areas Management

February 14, 2006

Tia Nelson, Executive Secretary
Board of Commissioners of Public Lands

Introduction

The Board of Commissioners of Public Lands (BCPL) is Wisconsin's oldest state agency. It was created in 1848 by the State Constitution to sell millions of acres of land granted to the state by the federal government to support public education and the development of the state's infrastructure. Over 10 million acres, nearly one third of the state, were granted for these purposes. Approximately 60% of this total was granted for the construction of roads, canals, and railroads; the reclamation of swampland; and the construction of the first State Capitol. These lands were sold or distributed as directed by the original land grants. Other lands were granted specifically to support public education. Known as "Trust Lands," they totaled 3.6 million acres. Approximately 98% of these lands have been sold and the proceeds deposited into one of four Trust Funds. There remain 77,706 acres of Trust Lands in BCPL ownership. These remaining lands are managed for timber production wherever possible and the timber revenue generated on them is deposited into the appropriate Trust Fund.

The Board of Commissioners of Public Lands is a self-supporting, program revenue agency. Revenues are derived from earnings on investments of the Trust Funds. Principal of the Trust Funds continue to grow through a variety of fines, forfeitures, and unclaimed property, as well as timber sale revenue generated on the remaining Trust Lands. The Board's largest investment is the State Trust Fund Loan Program, which provides financing to school districts and municipalities throughout the state. The principal beneficiaries of the Trust assets are Wisconsin's K-12 public school libraries. With school districts facing increasing budget constraints, many rely on the Common School Fund as their sole source of library funding. The 2006 library aid disbursement from this fund will be $28.2 million or over $22 per student in every district.

The Attorney General, the Secretary of State, and the State Treasurer comprise the Board of Commissioners of Public Lands as created by Article X of the State Constitution. The Board appoints an Executive Secretary who is responsible for the on-going functions of the Board as detailed in Chapter 24 of the Wisconsin Statutes.

AB 1012

I am here today to testify in support of AB 1012. This legislation will improve the management efficiency of state lands through the transfer of BCPL natural area quality land to the DNR and the granting of 'land bank' authority to BCPL for the improvement of its timber management. The primary purpose of this legislation is to provide for the realignment of BCPL land into more productive timber management units, while consolidating natural area ownership under the DNR.

This land consolidation plan has the following benefits:

I. **The transfer of natural area quality land from BCPL to the DNR**
II. **Increased tax receipts for local municipalities**
III. **Increased timber management efficiency**
IV. **Reduced forest fragmentation**
V. **Increased public access for hunting, fishing and recreation**

As a life long conservationist who has enjoyed the north woods since I was a toddler, touched at an early age by the magic of northern forests, lakes and streams to which I have returned every year for almost 50 years, I wouldn't have imagined even 10 years ago that I would find myself today telling fellow conservationist that the most important tool we have to keep the north as we know and love it is by fostering an environmentally and economically sustainable timber economy.

Why is a healthy timber economy in northern Wisconsin so important as a conservation strategy? The answer is two-fold. First timber companies across the country are selling off their forestland under pressure from Wall Street to cash in on sky rocketing land values which far exceed timber earnings. As a result, large tracts of land are suddenly on the market, as is evidenced by International Paper's recent announcement that it intends to sell 65,000 acres of working forest in northeastern Wisconsin.

Secondly, Wisconsin is experiencing dramatic growth in second home development, especially up north. Some northern counties have experienced population increases of over 100% in just 10 years. So many of us have been drawn to the scenic beauty and recreational opportunities of the northwoods. Now we are witnessing a great change on the land which is leading to dramatic growth in forest fragmentation, diminishing access to public recreation and hunting areas and threatening healthy ecosystems. Northern Wisconsin as we have known it is rapidly changing. One of the most important tools we have to help reduce forest fragmentation and the "parcelization" of land into smaller and smaller pieces is for conservationists to team up with industry and government to work together to maintain "working forest" and develop easements which ensure sustainable forestry practices, public access and prevent development on large tracks of existing forest.

It can be done but it will require us to develop and employ new tools and reach across the political aisle to forge bipartisan alliances. Working together with environmentalists, industry and government we can get the job done. The job is too big and too important for us not to come together for the common good.

Current Land Holdings and Management Practices

Like many other public forest managers, the BCPL manages its lands under the multiple–use model with a full range of forest management activities that include: timber sales, timber regeneration, timber stand improvement, forest protection, and recreational activities. Unlike other land management agencies, the BCPL is responsible for generating revenue for its beneficiaries, while at the same time protecting and enhancing the assets of the Trust.

Land Consolidation Plan

To improve its timberland management, the BCPL is using existing trade authority to implement a Land Consolidation Plan approved unanimously by its Board on July 10, 2003. While the authority to trade land has allowed BCPL some limited success in consolidating the Trust Lands, it is not uncommon for a single trade to take a year to complete.

The intent of the consolidation plan is to dispose of isolated parcels within 24 counties (yellow area on map) and to reinvest the proceeds into the consolidation of larger blocks of land currently held within the nine counties that contain 90% of the state's Trust Lands (green area on map). The acquisition of additional lands within the consolidation zone will provide access to currently land-locked parcels, thus increasing management efficiency and productivity. It will also result in larger tracts of working forest.

The Land Bank

A motion supporting the Land Bank concept was approved unanimously by the Board of Commissioners on April 14, 2005. Modeled after legislation of several other states, it would allow the BCPL to use the proceeds from the sale of unproductive parcels to acquire land in order to increase timber revenue, reduce forest fragmentation or increase public access. The language specifies that there shall be no net gain in total acres of BCPL Trust Lands.

With Land Bank authority, the BCPL land base will change and result in more acres available for timber management. In collaboration with the BCPL the DNR has identified12,000 acres of Natural Area quality sites on BCPL lands which would be purchased with Stewardship monies. In addition, BCPL has identified another 10,000 acres of isolated tracts that are unsuitable for timber management due to there size, location, forest type or because it is unforested wetlands.

The BCPL expects to gain access to most of its land locked [e.g. blocked from access] timber and sell parcels that are too small to economically manage. Therefore, we expect to have a net increase in productive timberland and corresponding timber sale revenue once purchased tracts become harvestable. This translates into an estimated net increase of at least 1 million board feet of additional timber harvest annually. By way of illustration: In the past five years, through land exchanges that have provided the BCPL access to previously inaccessible timber, an additional $173,000 in timber revenue on 345 acres was generated.

Trust Land agencies in other states, such as Utah, Colorado and Washington, have successfully created and implemented similar Land Bank programs to increase the efficiency of their land management programs.

How the Land Bank Would Work

- Based on the language in Assembly Bill 1012 the land purchased using funds from the Land Bank must do one or more of the following:

    1. improve the efficiency of BCPL's timberland management activities.
    2. address forest fragmentation issues.
    3. increase public access to BCPL land.

- Board staff have developed the following criteria for evaluating Land Bank transactions:

    A. *Management Efficiency*
        1) The percentage of upland of BCPL properties must increase over the long term.
        2) The average productivity of forest soils measured by the site index must increase over the long term.
        3) The amount of line work per acre must decrease.

    B. *Forest Fragmentation*
        5) The average tract size must increase.
        6) The ratio of perimeter to area must decrease.

    C. *Public Access*
        7) The number of acres open to the public must increase.

    At a minimum, four of the seven criteria stated above should be satisfied in order for a transaction to proceed to completion.

    The BCPL will screen all land holdings for retention or sale. Parcels that cannot meet the criteria of retention would be available for sale, with the proceeds temporarily held by the Land Bank. Criteria for retention include but are not

limited to those lands that:

1. provide access to other BCPL property.
2. have logging access or the opportunity to obtain a recordable easement for management purposes.
3. are suitable for ownership by another public agency within an existing project boundary.

The initial effort under the authority granted by this legislation will be to sell any lands to the DNR which are identified as being appropriate for inclusion in its Natural Areas Program. All additional lands identified for sale, particularly those which are located within the boundaries of governmental units project areas, such as county forests, will first be offered for inclusion into those projects. Lands will then be offered for public sale.

- Private consultants will be hired to assist with appraisals, title work and real estate services. All costs would be borne by the corresponding transaction.

- Sales would be conducted on a per county basis with advertising being placed both locally and in major Wisconsin real estate markets.

- The BCPL would conduct periodic sales of these lands using the sealed bid process. Funds generated through Land Bank sales will be deposited in a separate account and made available for BCPL land purchases within the area targeted for long-term ownership (green area on map), which will help to consolidate productive timberland blocks.

Attachment: BCPL Land Consolidation Map

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

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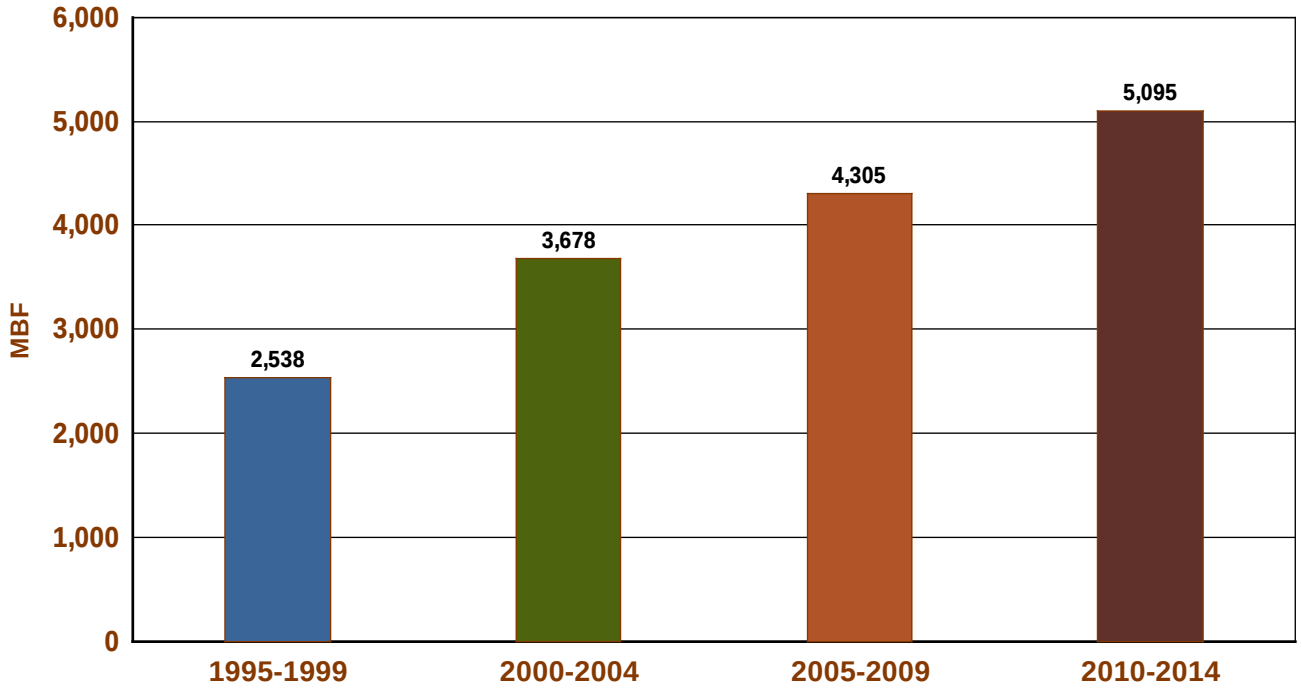
Tia Nelson, *Executive Secretary*

Timber Harvest Volumes
5-Year Average