

Board Meeting Minutes  
May 3, 2016

Present via teleconference were:

Doug La Follette, Commissioner

Matt Adamczyk, Commissioner

Brad Schimel, Board Chair

Jonathan Barry, Executive Secretary

Tom German, Deputy Secretary

Richard Sneider, Loan Analyst

Vicki Halverson, Office Manager

Secretary of State

State Treasurer

Attorney General

Board of Commissioners of Public Lands

**ITEM 1. CALL TO ORDER**

Board Chair Schimel called the meeting to order at 2:04 p.m.

**ITEM 2. APPROVE MINUTES – APRIL 20, 2016**

**MOTION:** Commissioner Adamczyk moved to amend Item 5 of the April 20 minutes to reflect that his motion did not expressly ‘authorize Tom German, John Schwarzmann, or Richard Sneider to attend the conference’ but rather his motion limited the number of people traveling for the conference from four to three; Board Chair Schimel seconded the motion.

**DISCUSSION:** None.

**VOTE:** The motion passed 3-0.

**ITEM 3. APPROVE LOANS**

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

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Type</u>	<u>Loan Amount</u>
1. Albany Green County Application #: 02016160 Purpose: Finance street repairs	Village Rate: 3.00% Term: 8 years	General Obligation	\$200,000.00
2. Calumet Fond Du Lac County Application #: 02016157 Purpose: Finance road repairs and maintenance	Town Rate: 2.50% Term: 5 years	General Obligation	\$250,000.00
3. Linn J6 Walworth County Application #: 02016161 Purpose: Upgrade HVAC system and lighting	School Rate: 3.00% Term: 10 years	General Obligation	\$801,000.00

4.	Racine Racine County Application #: 02016166 Purpose: Purchase Sturtevant SportsPlex	School Rate: 3.00% Term: 10 years	General Obligation	\$5,225,000.00
5.	River Hills Milwaukee County Application #: 02016159 Purpose: Finance 2016 capital projects	Village Rate: 3.00% Term: 10 years	General Obligation	\$519,293.00
6.	River Valley Dane, Iowa, Richland and Sauk Counties Application #: 02016163 Purpose: Purchase technology devices	School Rate: 3.00% Term: 10 years	General Obligation	\$377,000.00
7.	River Valley Dane, Iowa, Richland and Sauk Counties Application #: 02016164 Purpose: Refinance BCPL loan #2014095	School Rate: 3.50% Term: 16 years	General Obligation	\$1,507,078.75
8.	Riverdale Crawford, Grant, Iowa and Richland Counties Application #: 02016158 Purpose: Finance building construction	School Rate: 3.00% Term: 10 years	General Obligation	\$280,000.00
9.	Rutland Dane County Application #: 02016150 Purpose: Refinance fire/EMS district building loan	Town Rate: 3.50% Term: 19 years	General Obligation	\$320,000.00
10.	Sturgeon Bay Door County Application #: 02016167 Purpose: Purchase municipal vehicles	City Rate: 2.50% Term: 5 years	General Obligation	\$260,000.00
11.	Sturgeon Bay Door County Application #: 02016168 Purpose: Finance police equipment and garage doors	City Rate: 2.50% Term: 3 years	General Obligation	\$63,000.00
12.	Waupaca Waupaca County Application #: 02016165 Purpose: Purchase police vehicle and equipment	City Rate: 2.50% Term: 1 years	General Obligation	\$35,000.00

13. Wisconsin Dells Adams, Columbia, Juneau and Sauk Counties Application #: 02016162 Purpose: Finance riverwalk extension	City Rate: 2.50%  Term: 5 years	General Obligation	\$2,500,000.00
<b>TOTAL</b>			<b>\$12,337,371.75</b>

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

**DISCUSSION:** No discussion.

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

**ITEM 4. DISCUSS AND POSSIBLE VOTE TO ADD A LISTING OF BCPL TRUST LANDS FOR SALE ON AGENCY’S WEBSITE**

Commissioner Adamczyk asked why the agency’s website did not include a notice informing the public that some of the Board’s Trust Lands were for sale and that he would like the general public to know that. Board Chair Schimel speculated that they may not be listed because an appraisal is required before the School Trust Lands can be offered for sale. Commissioner La Follette added that an appraisal could be conducted if someone expressed an interest in purchasing School Trust Land parcels.

Deputy Secretary German said that if parcels do not sell after a public auction, they can then be offered for private sale. Staff will contact the adjacent landowners and ask if they are interested in purchasing the parcels. Little interest has been shown, especially by landowners adjacent to landlocked Trust Lands because they are able to enjoy them as a private park, per se. He added that the agency’s website currently lists some Trust Lands available for private sale that have not sold via public auction.

Executive Secretary Barry added that he and staff had been discussing the logistics of adding interactive maps to the agency’s website. The maps would provide details of the Trust Lands including location, acreage, and other information.

The Board directed staff to continue with the project and provide progress reports.

**ITEM 5. DISCUSS HOW BCPL COULD USE PRIVATE RESOURCES INSTEAD OF HIRING ANOTHER STATE EMPLOYEE**

**ITEM 6. DISCUSS THE AGENCY’S VACANT REAL ESTATE SPECIALIST POSITION AND HIRING OPTIONS**

*[Items 5 and 6 were discussed as one topic.]*

Commissioner Adamczyk preferred that the Board not hire a Real Estate Specialist to fill the agency’s vacant position but rather contract with private realtors to sell surplus School Trust Lands.

Commissioner La Follette pointed out that the agency had not sold much land over the past year. A list of responsibilities and duties performed by the agency’s Real Estate Specialist, who recently resigned, might help the Board determine if the work could be outsourced.

Board Chair Schimel said that School Trust Lands must be sold via public auction and real estate agents may not be familiar with that process. The Board may need to have a longer discussion of the topic at a future meeting.

**ITEM 7. DISCUSS AND POSSIBLE VOTE TO REQUIRE ALL BCPL EMPLOYEES TO ABIDE BY THE WI UNIFORM TRAVEL SCHEDULE SECTION 5.01(1) FOR OUT-OF-STATE TRAVEL**

Commissioner Adamczyk wanted staff to share lodging accommodations in order to save money. The lodging costs for an upcoming out-of-state conference would be reduced by half if this was a requirement. Board Chair Schimel pointed out that the travel guidelines provide that “employees of the same sex travelling together are *encouraged*, whenever feasible, to share lodging and accommodations.” He was not inclined to create separate rules as a Commissioner of one state agency.

No motion was made.

**ITEM 8. FUTURE AGENDA ITEMS**

None.

**ITEM 9. EXECUTIVE SECRETARY’S REPORT**

Executive Secretary reported that:

- In response to Commissioner Adamczyk’s email inquiry, no School Trust Lands have been sold since January.
- Several land sales and/or exchanges were in the early stages of negotiation. He would prepare a written report and distribute it to the Board.

**ITEM 10. ADJOURN**

**MOTION:** Commissioner Adamczyk moved to adjourn the meeting; Board Chair Schimel seconded the motion.

The meeting adjourned at approximately 2:20 p.m.

  
Jonathan B. Barry, 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://doafpt1380.wi.gov/doadocs/BCPL/2016-05-03\\_BCPL-BoardMtgRecording.mp3](ftp://doafpt1380.wi.gov/doadocs/BCPL/2016-05-03_BCPL-BoardMtgRecording.mp3)