



Sarah Godlewski, *Secretary of State*
John Leiber, *State Treasurer*
Joshua L. Kaul, *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

Thomas P. German, *Executive Secretary*

AGENDA

May 7, 2024

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 – April 4, 2024 (Attachment)
3. Approve Loans

Old Business:

4. None

New Business:

5. Land bank transaction – Sale of Sundstein Road property (S2402)
6. Land bank transaction – Purchase of Gunnulson property (P2401)

Routine Business:

7. Chief Investment Officer's Report – Quarterly Investment Report
8. Executive Secretary's Report
9. Board Chair's Report
10. Future Agenda Items
11. Adjourn

AUDIO ACCESS INFORMATION

Conference Line Number: 608-571-2209
1st Tues of the month Conf ID Code: 207 822 241#
3rd Tues of the month Conf ID Code: 335 125 302#

Board Meeting Minutes
April 4, 2024

Present were:

Sarah Godlewski, Board Chair	Secretary of State
Josh Kaul, Commissioner	Attorney General
John Leiber, Commissioner	State Treasurer
Tom German, Executive Secretary	Board of Commissioners of Public Lands
Rich Sneider, Chief Investment Officer	Board of Commissioners of Public Lands
Denise Nechvatal, Controller	Board of Commissioners of Public Lands
Chuck Failing, IT Manager	Board of Commissioners of Public Lands
Thuy Nguyen, Office Manager	Board of Commissioners of Public Lands

ITEM 1. CALL TO ORDER

Board Chair Godlewski called the meeting to order at 2:31 p.m.

ITEM 2. APPROVE MINUTES

MOTION: Commissioner Kaul moved to approve the minutes; Commissioner Leiber seconded the motion.

DISCUSSION: None.

VOTE: The motion passed 3-0.

ITEM 3. APPROVE LOANS

MOTION: Commissioner Kaul moved to approve the loans; Commissioner Leiber seconded the motion.

DISCUSSION: Mr. Sneider reported that loan #1 is to the East Troy Sanitary District, which is borrowing \$500,000.00 to finance a main pump station project. Loan #2 for \$475,000 is to the Village of Shiocton for roadwork. Loan #3 for \$225,000.00 is to the Granton Area School District to finance a smart lab. Loan #4 is to the Village of Baldwin for \$480,000 to finance improvements to their Civic Center.

VOTE: The motion passed 3-0.

The Board of Commissioners of Public Lands (BCPL) unanimously approved **\$1,680,000.00** in State Trust Fund Loans to support 4 community projects in Wisconsin.

1. East Troy Sanitary District #2 /Walworth County / Finance Main Pump Station Project / \$500,000.00
2. Village of Shiocton / Outagamie County / Finance roadwork / \$472,000.00
3. Granton Area School District / Clark County / Finance SmartLab / \$220,000.00
4. Village of Baldwin / St Croix County / Finance Civic Center Improvements / \$480,000.00

ITEM 4. OLD BUSINESS

None

ITEM 5. NEW BUSINESS

None

ITEM 6. CHIEF INVESTMENT OFFICER'S REPORT

None

ITEM 7. EXECUTIVE SECRETARY'S REPORT

Executive Secretary German reported that trust fund loan payments are due on March 15th of each year. Last year over 50 municipal borrowers paid late. Most were late due to slow postal service. This year, the number of late payments was down over 20% likely due to a combination of our communication outreach efforts, we let our customers know that if they intend to mail a payment, they need to factor in a longer delivery time to ensure timely receipt on our end and it appears the post office worked out a few of its bugs as well. However, we still have two loan payments from Dane County Drainage Districts that have not yet been made. Officials with those drainage districts have assured us they are in the process of collecting the proper assessments and we should receive those payments in the next couple of months. These were very unusual and extenuating circumstances. Two members of the Drainage Board passed away in the last year and the remaining board member was not aware of the mechanical steps needed to make the assessments and loan payments. As a result, the annual assessments were not made or collected in time to make the annual payments on their outstanding trust fund loans. The attorney and remaining board member for the district were contacted by BCPL staff on March 15th when payments were due. Upon realizing the problem, the Districts took action to appoint another board member, issue the proper assessments and communicate with BCPL regarding payment expectations. We have a reasonable degree of certainty that the payments will be forthcoming in the near future.

Board Chair Godlewski asked about what the policy was for intercepting funds.

Executive Secretary German explained this can happen when the payment is considered delinquent. As of April 1, penalties kick in. So, every month it remains unpaid, there is an additional 1% assessment added on the balance owed. If the loan remains unpaid into the next fiscal year, the borrower is considered to be in default. At this time, there is no reason for us to be overly concerned. Staff acted quickly, the borrower is actively working on resolving the issue and we are in communication with the borrower. It is an unfortunate situation. The remaining board member was the brother of the one of the members that passed away. He's picking up the slack while grieving the loss of a family member.

Executive Secretary German shared that he and Mr. Sneider will be doing some traveling to Chicago next week for a two day conference with folks from Pension and Investments (P&I) which will focus on private investment funds. P&I puts on conferences all over the world. The nice thing about the conference is they do not charge investors for attending it. If you are an investment fund and attend, it costs several thousand dollars. He and Mr. Sneider have found the presentations to be pretty good, the speakers to be very well qualified, thoughtful individuals and they generally come away from the conference with new insights.

From Chicago he will go directly to Stevens Point for the Wisconsin Lakes Conference on Thursday. BCPL makes loans to Lake Protection districts and so that's a chance for us again to spread the word about our loan

program and our agency among some stakeholders. After that he will be heading to Rhinelander to inspect some of The Conservation Fund's timberlands that we may recommend for acquisition to the board in the foreseeable future. The following week, he will be meeting with officials from the US Forest Service regarding the potential land sale purchase brought up recently, followed by a trip to Florence for a short forestry conference and then on to Ashland to make a presentation on our loan program for local officials in northern Wisconsin.

Finally, we are working on plans to plant up to 26,000+ trees this fiscal year. We're in the timber business so sometimes you need to replant trees. Our budget is pretty tight, and we don't have a lot of room, but it looks like we have enough to purchase and plant a number of seedlings on some of our red pine plantations. While it's a necessary thing to do to restock our forest lands, it's also an environmentally friendly thing to do as we head to Earth Day 2024.

Commissioner Leiber asked if we highlight the number of trees we replant on promotional material. He wants to make sure that the agency is recognized and credited for its accomplishments.

Executive Secretary German responded yes, but in this last biennium, we did not do any replanting so there was nothing to note in the biennial report.

ITEM 8. BOARD CHAIR'S REPORT

None

ITEM 9. FUTURE AGENDA ITEMS

None

ITEM 10. ADJOURN

Board Chair Godlewski moved to adjourn the meeting; Commissioner Kaul seconded the motion. The motion passed 3-0; the meeting adjourned at 2:43 p.m.



Thomas P. German, Executive Secretary

Link to audio recording:

[https://bcpl.wisconsin.gov/bcpl.wisconsin.gov/Shared Documents/Board Meeting Docs/2024/2024-04-04/BoardMtgRecording audio.mp3](https://bcpl.wisconsin.gov/bcpl.wisconsin.gov/Shared%20Documents/Board%20Meeting%20Docs/2024/2024-04-04/BoardMtgRecording%20audio.mp3)

**BOARD MEETING
MAY 7, 2024**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Type	Loan Amount
1. Butler Waukesha County Application #: 02024118 Purpose: Finance roadwork	Village Rate: 6.00% Term: 5 years	General Obligation	\$577,198.00
2. Baileys Harbor Door County Application #: 02024119 Purpose: Finance broadband infrastructure	Town Rate: 6.00% Term: 2 years	General Obligation	\$5,250,000.00
3. Bristol Dane County Application #: 02024120 Purpose: Finance roadwork	Town Rate: 6.00% Term: 3 years	General Obligation	\$1,050,000.00
4. Campbell La Crosse County Application #: 02024121 Purpose: Finance drainage and street improvement project	Town Rate: 6.00% Term: 5 years	General Obligation	\$660,000.00
5. Onalaska La Crosse County Application #: 02024122 Purpose: Finance police vehicles and City Hall projects	City Rate: 6.00% Term: 5 years	General Obligation	\$668,257.00
6. Woodville St Croix County Application #: 02024123 Purpose: Finance equipment purchases	Village Rate: 6.00% Term: 10 years	General Obligation	\$169,476.00
7. Woodville St Croix County Application #: 02024124 Purpose: Finance roadwork	Village Rate: 6.00% Term: 20 years	General Obligation	\$216,540.00
TOTAL			\$8,591,471.00

**BOARD MEETING
MAY 7, 2024**

**AGENDA ITEM #5
PROPOSED LAND BANK SALE TO THE PUBLIC –
SUNDSTEIN ROAD (S2402)**

BCPL staff recommends the sale of approximately 320 acres located in Vilas County to the public via sealed bid process for the following reasons:

- Although the Property is inside the consolidation zone and has legal access, it is mostly unproductive;
- The Property does not provide access to other BCPL lands;
- Sale of the Property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above;
- No governmental entities have expressed a desire to acquire the Property; and
- Sale of the Property via sealed bid process is expected to be the best method for maximizing the sales proceeds from the Property.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
MAY 7, 2024**

**AGENDA ITEM #5
PROPOSED LAND BANK SALE TO THE PUBLIC –
SUNDSTEIN ROAD (S2402)**

RECITALS

- A. The Board of Commissioners of Public Lands (“BCPL”) currently holds title to the following Property, consisting of 320.00 acres according to General Land Office (“GLO”) records. Geographic Information Systems (“GIS”) calculate the acreage at a slightly different number (314.14 GIS acres):

Township 39 North, Range 10 East, Town of Lincoln, Vilas County, Wisconsin

Section 4: SW/SW

Section 8: NE/NE, NW/NE, SW/NE, SE/NE, NE/NW

Section 9: NW/NW, SW/NW

- B. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- C. The Property was independently appraised by Steigerwaldt Land Services at a value of \$1,250 per acre for a total of \$393,000. A copy of the Certification of the Appraisal is attached to this resolution as Exhibit B.
- D. BCPL staff members assert that, to the best of their knowledge, the Property is not required by any other governmental unit in Wisconsin.
- E. BCPL staff recommends that the Board authorize the sale of the property at public sale pursuant to the sealed bid process set forth in Wisconsin Statutes Chapter 24.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the sale of the property pursuant to a sealed bid process. The minimum acceptable bid for the property shall be the appraised value as determined by the independent appraiser as set forth above. Such sale shall be conducted 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 transaction.

EXHIBIT A

Board of Commissioners of Public Lands Summary Analysis of Potential Property Sale Transaction ID#: S2402

Common Name for Land Parcel: Sundstein Road

County: Vilas Town: Lincoln

Legal Description: Township 39 North, Range 10 East, Section 4: SW/SW; Section 8: NE/NE, NW/NE, SW/NE, SE/NE, NE/NW; Section 9: NW/NW, SW/NW

GLO Acres: 320.00 GIS Acres: 314.14

Sale Criteria

1. Title

- Ownership verified with Register of Deeds.
- Title appears merchantable.

2. Timber Management

- Parcel is located outside of Consolidation Zone.
- Parcel is an isolated or unproductive parcel within the Consolidation Zone.

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access.

4. Parcel Required By Other Government Entity: _____

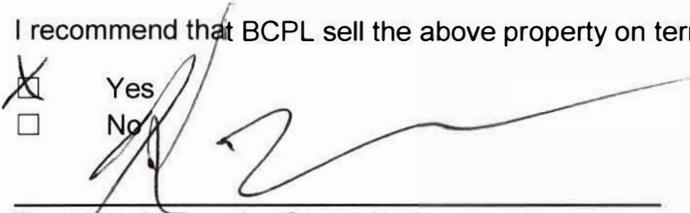
- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government.

5. Recommend Selling via Public Auction or Sealed Bid

- Parcel is not otherwise required by another unit of government and will be sold via public auction or sealed bid.

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

- Yes
- No


Trust Lands Forestry Supervisor

1/25/2024
Date

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

- Yes
- No


Executive Secretary

1/25/24
Date

4. Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct and no important facts have been withheld.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. The assignment is not contingent on a specific value or loan approval.
5. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Uniform Standards of Professional Appraisal Practice."
6. Scott Zaremba inspected the subject property on February 16, 2024. All comparable sales were inspected by the appraiser or by qualified staff of Steigerwaldt Land Services, Inc.
7. Scott Zaremba and Scott Crum prepared this report. No others provided significant real property appraisal assistance to the person signing this certification.
8. The appraiser did not discuss the subject property's value with the owner or the owner's representative.
9. Within the prior three years, the appraiser has not performed any other services with regard to the subject property, and no services except this appraisal assignment are currently in progress.
10. It is our opinion that the market value of the subject property is \$393,000.00 as of February 16, 2024.

STEIGERWALDT LAND SERVICES, INC.

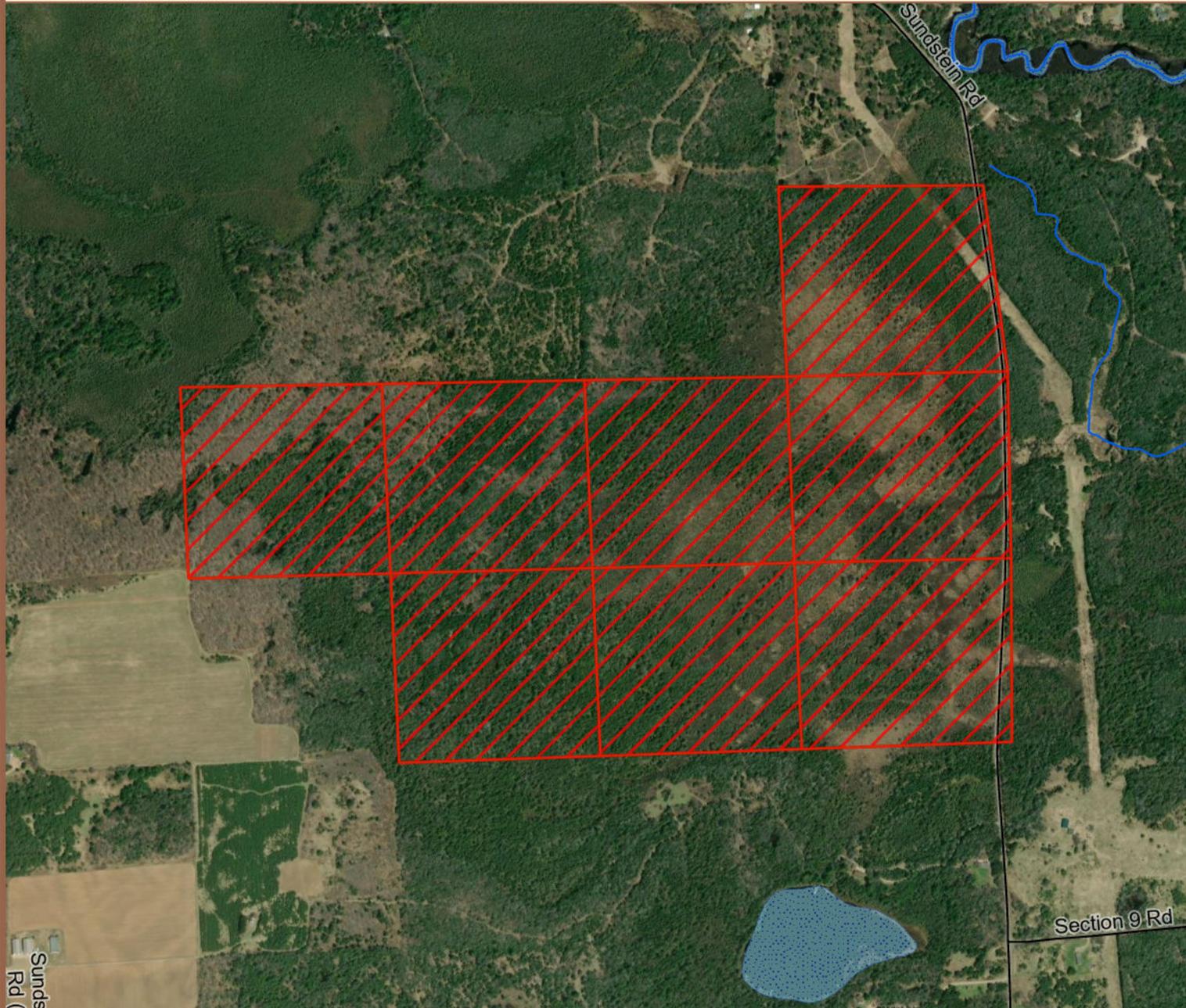


Scott T. Zaremba
Wisconsin Certified General Appraiser No. 2328



Scott A. Crum
Appraisal Specialist

Sundstein Road



S2402

County: Vilas

Town: Lincoln

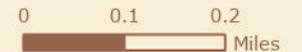
**Common Name:
Sundstein Road**

GIS Acres - 314.14

Fund: NSF



 **Outgoing
Property**



Sunds Rd

Section 9 Rd

INTERNAL USE ONLY

BCPL IT - March 13, 2024 S2402-Vilas-Lincoln-Sundstein_Road.aprx

**BOARD MEETING
MAY 7, 2024**

**AGENDA ITEM #6
PROPOSED LAND BANK ACQUISITION – GUNNULSON (P2401)**

BCPL is required by Wis. Stats. Sections 24.605 and 24.61(2)(cm) to reinvest the proceeds of school trust land sales into other timberland. By law, the land to be acquired must be located within a consolidation area approved by the board, and the land must either improve timberland management, address forest fragmentation, or increase public access to the land. Finally, the acquisition must not result in BCPL owning more land than it did prior to the enactment of the land bank legislation in 2006.

Mr. David Gunnulson has owned a tract of timberland containing approximately **120.98 acres** (the “Property”) in Florence County since 1979. The Property is enrolled in the Managed Forest Law (MFL) program and has been managed sustainably for many years. Mr. Gunnulson desires to sell the Property to a landowner who will not subdivide it. The United State Forest Service (USFS) owns adjacent land and has been evaluating the Property for potential acquisition over the past few years. Due to minor encroachments on the southern boundary of the Property, the USFS is unable to proceed, and Mr. Gunnulson is pleased that BCPL has expressed an interest in the Property.

As part of its due diligence, staff contracted an opinion of value of the Property. The appraiser valued the property at \$2,075 per acre, rounded to \$251,000. In the spirit of transparency, BCPL staff shared this value with Mr. Gunnulson. The appraised value was higher than he expected. After discussion, Mr. Gunnulson indicated he would be happy to sell the Property to BCPL for \$1,700 per acre, rounded to **\$206,000**. Mr. Gunnulson’s generosity will preserve land bank funds for future purchases of productive timberland, thereby increasing revenue for public schools for decades to come.

The Property meets all the criteria of the land bank requirements.

BCPL staff recommends acquiring the Property for the following reasons:

- The Property is 100% upland, which is extremely rare. The average upland of the entire School Trust Lands portfolio is less than 50%. Acquiring the Property will be another step towards successfully readjusting the portfolio into more productive acreage.
- The Property has a mix of cover types that will generate short and mid-term revenue. Most of the Property is aspen (83 acres or 72%) and the remainder is red pine plantation (25 acres or 21%), jack pine plantation (7 acres or 6%), and the roadway (1 acre or 1%).
- All of the red pine is ready for a thinning right now. Most of the aspen (53 acres) is in the early stages of merchantability but likely would not be harvested for another 10 years.

- The Property has an excellent system of woods roads and soils that are appropriate for dry-ground summer logging. This creates more and better opportunities for timber sales. Recent winters have had very unpredictable weather which has made it difficult for loggers to harvest winter-only sales. As a result, winter-only timber sales have drawn smaller interest and bids. The roads and soils on the Property are expected to bring greater interest from loggers and premium bids on the timber sales.
- While BCPL staff consider the Property worth holding long-term, staff are open to the possibility that at some point in the future the USFS will have an interest in acquiring the property from BCPL in a land exchange or an outright purchase/sale transaction.
- The landowner is willing to sell the Property at a substantial discount.

Attachments:

Resolution w/Exhibits

Exhibit A – BCPL Purchase Criteria

Exhibit B – Appraisal Certification

BCPL Project Map

BOARD MEETING

MAY 7, 2024

AGENDA ITEM #6

PROPOSED LAND BANK ACQUISITION – GUNNULSON (P2401)

RECITALS

- A. BCPL staff has identified a tract of land totaling **120.98 acres**, more or less, located in Florence County, currently owned by David Gunnulson that would benefit BCPL’s real estate portfolio if acquired.
- B. BCPL staff is requesting authority to purchase the 120.98 acres of land (the “Property”) owned by Mr. Gunnulson. The Property is generally described as:

Township 40 North, Range 15 East, Town of Tipler, Florence County, Wisconsin
Section 35: NE/SE, NW/SE, SE/SE
- C. 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 purchase analysis is attached to this resolution as Exhibit A.
- D. The Property was independently appraised by Sewall Forestry at a value of \$2,075 per acre for a total of \$251,000. The seller generously agreed to a price of \$1,700 per acre, or \$206,000. A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. David Gunnulson has agreed to sell the Property for Two Hundred Six Thousand Dollars (**\$206,000**).
- F. BCPL currently has over \$1.8 million in land bank funds available for land acquisitions. Therefore, this acquisition can be completed using existing land bank funds. BCPL may acquire up to 3,043 acres of school trust land without exceeding the statutory acreage cap for land acquisitions. Therefore, this transaction can be completed without exceeding the statutory acreage cap.
- G. BCPL staff recommends acquiring the Property because the acquisition would:
 - 1. Add productive timberland that can be expected to produce significant revenue for the School Trust Funds through future timber harvests;
 - 2. Increase the percentage of upland on BCPL properties; and
 - 3. Reduce forest fragmentation.

H. BCPL staff recommends that the Board authorize the purchase of the Property at the price of \$206,000.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the purchase of the Property at a price not to exceed Two Hundred Six Thousand Dollars (\$206,000) exclusive of closing costs in accordance with Chapter 24 of the Wisconsin Statutes on such other 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 transaction.

FURTHER RESOLVED, that the Board of Commissioners of Public Lands expresses its gratitude to Mr. David Gunnulson for his generosity.

EXHIBIT A

Summary Analysis of Potential Property Purchase Transaction ID#: P 2401

Common Name: Gunnulson

County: Florence Town: Tipler

Legal Description: Township 40 North, Range 15 East, Section 35: NE/SE, NW/SE, and SE/SE

Acres: 120.98

Purchase Criteria

1. Forest Fragmentation

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

2. Access

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

3. Management Efficiency

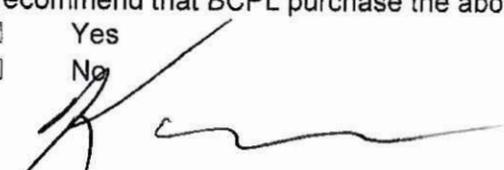
- The percentage of upland on BCPL properties increases.
- The amount of line work per acre decreases.
- The average distance from the tracts to the BCPL field office decreases.

4. Timber Character and Value

- The average site index of forest soils on BCPL property increases.
- Within one cutting cycle there is an increase in the potential high-value sawlog volume and growth on the tract
- 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

4/5/2024
Date

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

- Yes
- No


Executive Secretary

4/21/2024
Date

Common Name: Gunnulson
Previous Year Tax Levy: \$ 263.00
Name(s) of Seller(s): David Gunnulson
Price: \$ 206,000

Acres of productive forest land in parcel(s): 119.98 acres
Acres of timber base in parcel(s): 119.98 acres
Acres of non-productive land in parcel(s): 1 acres
Acres of land with public access in parcel(s): 120.98 acres
Acres of land without public access in parcel(s): 0 acres
Acres of current BCPL land that will become accessible to the public through parcel(s): 0 acres
Acres of current BCPL land that will become accessible for timber management purposes through parcel(s): 0 acres

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

The property has legal access on a paved town road and shares boundaries with United States Forest Service (USFS) lands. The property is 100% upland with primary cover types of aspen (73%) and pine (27%). A majority of the aspen (53 acres) is in the early stages of merchantability and will provide timber revenue in the short-term (5-10 years). A majority of the pine (27 acres) is also merchantable and will provide revenue within a short period.

The seller desires that a public entity owns the tract because he does not want to see it fragmented. The USFS pursued acquisition but could not purchase the property due to a few minor encroachments (small propane tank, firewood shed, retaining wall) on the southern boundary, which may be the result of conflicting survey monuments. The landowner prefers not to resolve the encroachments prior to sale. BCPL staff is of the opinion that this tract is of such high quality that it is worth the time and expense of investigating the encroachments (which may include a land survey) and resolving the issues after purchase. Moreover, the seller is very generous and has agreed to sell the property to BCPL at a value that is far less than the appraised value.

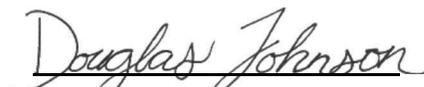
EXHIBIT B

REAL ESTATE APPRAISAL – RESTRICTED REPORT

Certification

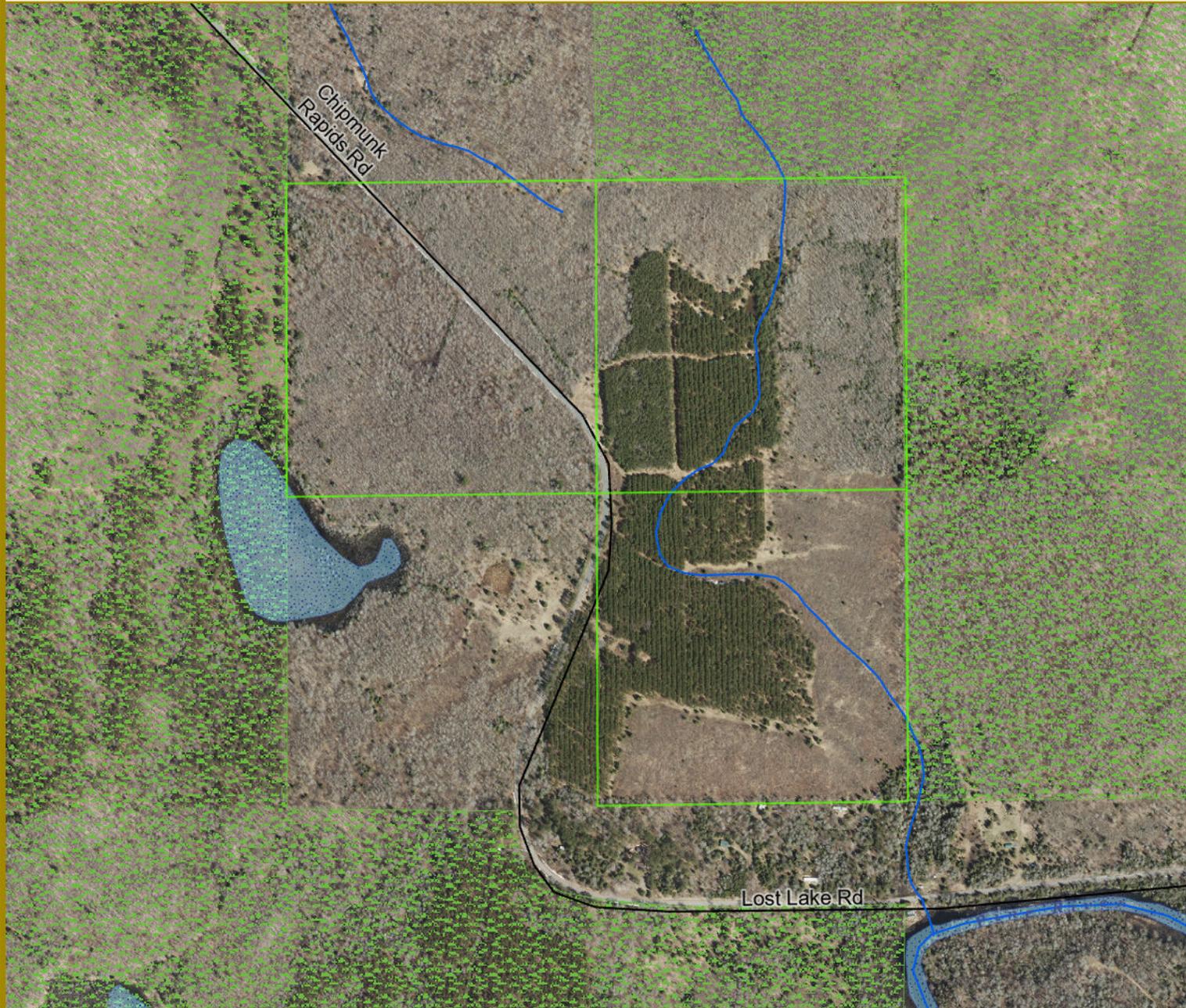
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias or personal interest with respect to the property and parties involved in the assignment.
- I have not performed services on the subject property within a three-year period of the effective date of this appraisal.
- My engagement in this assignment is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the "Uniform Standards of Professional Appraisal Practice."
- I, Douglas L. Johnson, did not inspect the subject property or comparable sales.
- No one provided assistance to the appraiser signing this report.
- It is my opinion that the subject property has a value of \$251,000 as of March 28, 2024.



Douglas L. Johnson
Real Estate Specialist
Wisconsin CGA #2544-10
(Expires 12/14/2025)

Gunnulson



P2401

County: Florence

Town: Tipler

**Common Name:
Gunnulson**

GIS Acres - 120.98

Fund: CSF



-  Incoming Property
-  Nicolet National Forest



INTERNAL USE ONLY

Imagery: 2020 WROC

BCPL IT - May 02, 2024

P2401-Florence-Tipler-Gunnulson2.aprx

Common School Fund
Portfolio Report
March 31, 2024

Asset Class	Current Market Value	Cost	Unrealized Gain/Loss	% Gain/Loss	Yield at Cost	Projected Annual Income
Fixed Income						
Public Debt						
State/State Agency/Municipal Bonds	73,881,462	78,592,178	(4,710,716)	-6.0%	4.0%	3,181,895
U.S. Treasury/Agency Bonds	89,583,705	94,896,000	(5,312,295)	-5.6%	4.8%	4,530,000
U.S. Treasury Inflation Protected Securities	-	-	-			-
Corporate Bonds	112,206,537	127,761,954	(15,555,417)	-12.2%	5.6%	7,144,080
Private Debt						
BCPL State Trust Fund Loans ¹	267,782,720	267,782,720	-	n/a	4.7%	12,614,569
Other Private Debt ²	178,514,524	181,618,166	(3,103,642)	-1.7%	10.1%	18,359,062
Total Fixed Income	721,968,948	750,651,018	(28,682,070)	-3.8%	6.1%	45,829,606
Equities and Alternatives						
Public Equities						
Preferred Stocks	81,242,872	98,363,707	(17,120,835)	-17.4%	5.6%	5,498,119
Domestic Equities	121,983,626	89,415,381	32,568,245	36.4%	2.8%	2,501,406
Global Equities	108,682,138	101,209,888	7,472,250	7.4%	4.2%	4,216,168
Alternatives						
Private Real Estate	218,162,927	214,428,636	3,734,291	1.7%	3.3%	7,002,697
Infrastructure	29,913,340	30,101,019	(187,679)	-0.6%	5.5%	1,656,566
Private Equity/Venture Capital ²	47,778,729	43,445,394	4,333,335	10.0%	0.0%	-
Total Equities and Alternatives	607,763,632	576,964,025	30,799,607	5.3%	3.6%	20,874,956
Cash						
State Investment Fund ³	74,612,007	74,612,007			5.4%	4,026,951
Total Cash	74,612,007	74,612,007			5.4%	4,026,951
TOTAL CSF PORTFOLIO	1,404,344,587	1,402,227,050	2,117,537	0.2%	5.0%	70,731,513

Notes:

¹ The total market value of STFL assets is likely greater than cost. However, these assets are held at cost because no independent appraisal has been conducted and STFL assets have always been held to maturity. Annual income is at STFL interest payments as of 3/31/24 that are due 3/15/25, and is subject to change.

² Private fund investments are valued at the sum of manager-provided market values (at the end of the prior quarter) and capital calls made during the current quarter. Market valuations are updated as information is received.

³ State Investment Fund yield is from March 2024 SIF Pool Earnings Workbook. Total cash is a preliminary number subject to change.

Common School Fund Asset Allocation Report

March 31, 2024

Asset Class	Current Portfolio		Potential Portfolio			Target	
	Current Market Value	Current Allocation	Expected Commitments	Market Value + Commitments	Potential Allocation	Target Allocation	Target Range
Fixed Income							
Public Debt							
State/State Agency/Municipal Bonds	73,881,462	5.3%		73,881,462	5.3%	5.0%	0% to 20%
U.S. Treasury/Agency Bonds	89,583,705	6.4%		89,583,705	6.4%	0.0%	0% to 20%
U.S. Treasury Inflation Protected Securities	-	0.0%		-	0.0%	0.0%	0% to 10%
Corporate Bonds	112,206,537	8.0%		112,206,537	8.0%	5.0%	0% to 20%
Private Debt							
BCPL State Trust Fund Loans	267,782,720	19.1%		267,782,720	19.1%	25.0%	10% to 30%
Other Private Debt	178,514,524	12.7%	45,000,000	223,514,524	15.9%	15.0%	10% to 30%
Total Fixed Income	721,968,948	51.4%	45,000,000	766,968,948	54.6%	50.0%	
Equities and Alternatives							
Public Equities							
Preferred Stocks	81,242,872	5.8%		81,242,872	5.8%	5.0%	0% to 10%
Domestic Equities	121,983,626	8.7%		121,983,626	8.7%	7.5%	5% to 20%
Global Equities	108,682,138	7.7%		108,682,138	7.7%	7.5%	5% to 20%
Alternatives							
Private Real Estate	218,162,927	15.5%	2,951,899	221,114,826	15.7%	20.0%	10% to 30%
Infrastructure	29,913,340	2.1%	14,983,583	44,896,923	3.2%	4.0%	0% to 10%
Private Equity/Venture Capital	47,778,729	3.4%	29,643,544	77,422,273	5.5%	4.0%	0% to 10%
Total Equities and Alternatives	607,763,632	43.3%	47,579,025	655,342,657	46.7%	48.0%	
Cash							
State Investment Fund	74,612,007	5.3%					
Total Cash	74,612,007	5.3%				2.0%	0% to 10%
TOTAL CSF PORTFOLIO		1,404,344,587	100.0%	92,579,025			

		Unfunded Commitments as of 03/31/2024			
		Total	Unfunded	Expected ¹	
PRIVATE DEBT	PGIM Senior Loan Opportunities Fund I	50,000,000	15,000,000	12,500,000	
	Angelo Gordon Direct Lending Fund	25,000,000	22,500,000	21,250,000	
	Golub Capital Partners 15	25,000,000	12,500,000	11,250,000	
PRIVATE REAL ESTATE	Nuveen US Cities Workplace	15,000,000	2,951,899	2,951,899	\$12.5MM funding on 4/1/24 is included in current portfolio above.
INFRASTRUCTURE	BlackRock Global Infrastructure Fund IV	25,000,000	14,983,583	14,983,583	
	KKR Diversified Core Infrastructure Fund	20,000,000	-	-	\$20MM funding on 4/1/24 is included in the current portfolio above.
VENTURE CAPITAL	<i>4490 Venture II</i>	15,000,000	900,000	900,000	
	<i>Venture Investors Health Fund VI</i>	15,000,000	3,437,710	1,937,710	
	<i>Baird Venture Partners V</i>	7,500,000	1,398,294	648,294	
	NVNG Fund I	10,000,000	7,243,273	5,243,273	
	Idea Fund of LaCrosse II	5,000,000	4,250,000	2,500,000	
	Baird Venture Partners VI	20,000,000	16,034,267	9,034,267	
	Venture Investors Health Fund 7	20,000,000	16,380,000	9,380,000	

See Notes provided on the attached Portfolio Report for additional information

¹ Expected call percentages for prior vintage Venture Capital funds (shown in italics) has been increased due to current market conditions.