



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

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

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

Managing Wisconsin's trust assets for public education.

AGENDA

December 4, 2007

2:00 P.M.

Board of Commissioners of Public Lands

125 S. Webster Street, Room 200

Madison, Wisconsin

1. Call to Order
2. Approve Minutes – November 28, 2007
3. Approve Loans
4. Approve ATV Policy
5. Land Bank Purchase – Wausau Papers' Property
6. Executive Secretary's Report
7. Adjourn

**BOARD MEETING
DECEMBER 4, 2007**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the November 28, 2007, board meeting.

Board Meeting Minutes
November 28, 2007

ITEM 1. CALL TO ORDER

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 1:10 p.m.

Present were:

- | | |
|-------------------------------|--|
| Doug La Follette, Board Chair | Secretary of State |
| Dawn Marie Sass, Commissioner | State Treasurer |
| Tom German, Deputy Secretary | Board of Commissioners of Public Lands |
| Coletta DeMuth, Loan Analyst | Board of Commissioners of Public Lands |

ITEM 2. APPROVE MINUTES – October 31, 2007

MOTION: Commissioner Sass moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed 2-0. Board Chair La Follette noted that although he was not present at the October 31 meeting, he reviewed the minutes and they appeared to be in order.

ITEM 3. APPROVE LOANS

Board Chair La Follette asked if the loans had received legal review; Deputy Secretary German replied that they had.

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Conover County of Vilas Application #: 02008040 Purpose: Finance truck body and accessories	Town Rate: 4.75 Filed: November 7, 2007	\$200,000.00
2. Jackson County of Washington Application #: 02008038 Purpose: Purchase fire department vehicles	Village Rate: 5.25 Filed: October 23, 2007	\$255,000.00
3. Oconomowoc Area County of Dodge, Jefferson And Waukesha Application #: 02008039 Purpose: Purchase farm property	School Rate: 5.25 Filed: November 2, 2007	\$1,000,000.00
4. Stevens Point County of Portage Application #: 02008037 Purpose: Finance blight elimination project in TIF #6	City Rate: 5.50 Filed: October 22, 2007	\$1,000,000.00

5.	Tomahawk County of Lincoln Application #: 02008034 Purpose: Refinance loan for TIF #2	City Rate: 5.50 Filed: October 16, 2007	\$632,254.56
6.	Tomahawk County of Lincoln Application #: 02008035 Purpose: Refinance ER-TIF cleanup debt	City Rate: 5.50 Filed: October 16, 2007	\$536,842.44
7.	Wausau County of Marathon Application #: 02008036 Purpose: Acquire and develop industrial sites	City Rate: 5.00 Filed: October 18, 2007	\$2,957,000.00
TOTAL			\$6,581,097.00

MOTION: Commissioner Sass moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

ITEM 4. EXECUTIVE SECRETARY'S REPORT

Deputy Secretary German reported that the agency's Biennial Report has been published and the Board would be receiving a copy.

ITEM 5. ADJOURN

MOTION: Commissioner Sass moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.



Tom German, Deputy Secretary

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

**BOARD MEETING
DECEMBER 4, 2007**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Centuria County of Polk Application #: 02008041 Purpose: Finance utilities and road in industrial park	Village Rate: 5.25 Filed: November 19, 2007	\$343,719.05
2. Genoa County of Vernon Application #: 02008042 Purpose: Finance reconstruction of flood-damaged town roads	Town Rate: 4.75 Filed: November 20, 2007	\$432,000.00
3. Mishicot County of Manitowoc Application #: 02008044 Purpose: Finance parking lot and driveway blacktopping	Village Rate: 4.75 Filed: November 26, 2007	\$68,300.00
4. New Richmond County of St Croix Application #: 02008045 Purpose: Finance irrigation system and existing debt refinance	City Rate: 5.25 Filed: November 26, 2007	\$1,200,000.00
5. Richfield County of Washington Application #: 02008043 Purpose: Purchase park land	Town Rate: 5.00 Filed: November 20, 2007	\$219,225.00
TOTAL		\$2,263,244.50

**BOARD MEETING
DECEMBER 4, 2007**

**AGENDA ITEM 4
APPROVE ATV POLICY**

SUMMARY:

The Board of Commissioners of Public Lands has tightly restricted the use of All Terrain Vehicles (ATVs) on most Trust Lands with the intention of preventing the degradation of the value of income potential on such lands. The vast majority of the remaining Trust Lands are Normal School Lands which came to BCPL through Swamp Land Grants from the federal government. Those lands generally contain wetlands or easily compactable soil that is easily degraded by ATV use. BCPL has recognized limited exceptions to this general prohibition. In certain situations where staff has determined that the degradation threat to trust lands from ATV use is deemed "minimal," BCPL has permitted limited exceptions to the prohibition against ATV use.

The DNR also has a policy of generally prohibiting ATV use on DNR lands except for certain designated trails. The DNR does recognize an exception to this general prohibition for disabled persons with a documented disability. In 2005, BCPL also recognized an exception to its general prohibition against ATV use for disabled persons with a documented disability who have received a permit to use motorized vehicles on DNR lands.

Agency staff has received requests for ATV trail permits from private citizens and staff believes that it would be prudent to formalize the policy of the Board with respect to ATV use on trust lands.

ACTION RECOMMENDED:

BCPL staff recommends that the Board affirm the restrictions regarding ATV use on Trust Lands and formalize the policy and recognized exceptions.

RESOLUTION

RESOLVED, that the Board of Commissioners of Public Lands affirms the general policy of restricting or prohibiting All Terrain Vehicles on Trust Lands.

FURTHER RESOLVED, that the Board of Commissioners of Public Lands will consider exceptions to the general prohibition in those instances where staff determine that the threat of degradation to Trust Lands by All Terrain Vehicle use is deemed "minimal."

FURTHER RESOLVED, that the Board of Commissioners of Public Lands recognizes a limited exception to the general prohibition against All Terrain Vehicles on Trust Lands in favor of disabled persons with a documented disability who have received a permit to use motorized vehicles on DNR Lands.

FURTHER RESOLVED, that the Executive Secretary is authorized and directed to implement this policy with any reasonable restrictions she/he deems necessary and the Executive Secretary is authorized and directed to develop any forms necessary for the implementation of this policy.

**BOARD MEETING
DECEMBER 4, 2007**

**AGENDA ITEM 5
PURCHASE OF WAUSAU PAPERS' PROPERTY
TOWN OF SUGAR CAMP, ONEIDA COUNTY**

RECITALS

- A. Wausau Papers has offered to sell certain property more particularly described as the Southeast Quarter of the Southeast Quarter in Section Thirty-Two (32); the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter in Section Thirty-Three (33); all in Township Thirty-Nine North (T39N), Range Ten East (R10E), Town of Sugar Camp, Oneida County Wisconsin (the "Property").
- B. The Property has been evaluated by BCPL staff against purchase criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for purchase according to such criteria. A copy of the summary purchase analysis is attached to this resolution as Exhibit A.
- C. The Property consists of approximately 120 acres of forestland and has been appraised at a value of \$2,000 per acre. A copy of the certification of valuation has been attached to this resolution as Exhibit B.
- D. Wausau Papers is willing to accept \$1,900 per acre for a total price of \$228,000.
- E. The Property has no legal access at the present time. However, BCPL staff is in the final stages of developing an easement agreement with adjoining property owners and expect to obtain an access easement in the near future that would serve not only the Property but also BCPL's current land holdings in the area.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the purchase of the Property from Wausau Papers at the price of Two Hundred Twenty-Eight Thousand Dollars (\$228,000) 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 transaction is contingent upon BCPL having sufficient funds available in land bank accounts to close the purchase and further contingent upon obtaining legal access to the Property. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such purchase transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Purchase
Draft 5, September 27, 2006

County & Township of Parcel(s) Oneida T.39 N.-R10 E

File # (Obtain from Accountant) _____

Name of Seller(s): Wausau Papers

Address of Seller(s): ~~XXXXXXXXXXXX~~ 2290 County Road X
Mosinee, WI. 54455 Suite A

Seller Phone # (715) 675-8344

Seller's Attorney or Agent Rob Kudick

Contact Info: same as above

Seller's Attorney or Agent Phone Number(s) (715) 675-8344 or 297-4727 (cell)

Asking Price: \$ 240,000

Acres of productive forest land in parcel(s): 90

Acres of non productive land in parcel(s): 30

Acres of land with public access in parcel(s): 0

Acres of land without public access in parcel(s): 120

Acres of current BCPL land that will become accessible to the public through parcel(s): 0

Acres of our current BCPL land that will become accessible for timber management purposes through parcel(s): 40

Descriptions:
SWSW Sect. 33
SE SW Sect. 32
SESE Sect. 32
all in T.39 N-R10E

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

This Wausau Paper parcel is surrounded on three sides by BCPL land (W, S, E) and would be imminently subject to development if BCPL did not purchase it. It will add good quality, well-managed northern hardwood timber to adjacent northern hardwood owned by BCPL, and it will help protect a large NA-1 natural area.

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

9 out of 12

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

- Yes
- No


Signature of Forest Land Supervisor

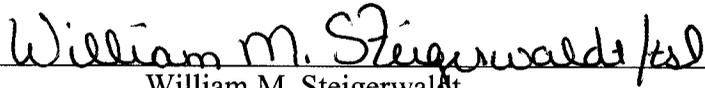
6/21/07
Date

REAL ESTATE APPRAISAL – RESTRICTED USE REPORT

CERTIFICATION

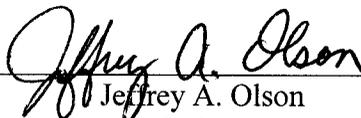
We certify that, to the best of our knowledge and belief:

- a. The statements of fact contained in this report are true and correct.
- b. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- c. We 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.
- d. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- e. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- f. Our 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.
- g. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Uniform Standards of Professional Appraisal Practice."
- h. Jeffrey A. Olson personally inspected the property that is the subject of this report.
- i. No one provided significant assistance to the person signing this report.
- j. It is our opinion that the subject property has a market value of \$240,000.00 as of September 26, 2007.



William M. Steigerwaldt

Wisconsin Certified General Appraiser #394



Jeffrey A. Olson
Appraisal Assistant

STEIGERWALDT LAND SERVICES, INC.